

Clayton to the north. The A646 Great Horton Road/Highgate Road provides access to Queensbury and to Halifax within Kirklees along with the A6036 Halifax Road beginning at Odsal Top. The southern extent of the area borders onto the Calderdale District boundary.

- 3.4.2 This section of Bradford's urban area is mainly situated within Bradford South and East Constituencies with a small portion of the West Constituency to the south of Bradford City Centre.

### **Historical Development**

- 3.4.3 Similarly to the south eastern area of the city by 1851, the south west was very sparsely populated with few farmsteads and several number small communities including Great Horton, Little Horton, Wibsey Clayton and Clayton Heights. There were a number of small coal pits, collieries and iron stone works scattered amongst the landscape to far south. In 1878 the Bradford to Thornton railway line opened to passengers and freight with a station at Clayton. This helped the mills prosper and attracted commuters from Bradford to the area. However the railway later closed to passengers in 1955 and to freight in 1965. Additionally infrastructure was provided in this section of the city with two large reservoirs being by 1890 situated to the east of Clayton Heights, namely Brayshaw's and Horton Bank to serve the increasing population of Bradford at this time.
- 3.4.4 Settlements continued to expand in the late 19<sup>th</sup> century and by 1910 many had almost doubled in size with further developments being concentrated along the main highway routes including Halifax Road and Great Horton Road. Areas towards the city centre received the majority of development such as Great Horton and Little Horton which led to them becoming very densely developed and populated. Other settlements such as Clayton became commuter settlements due to their out of town and rural backdrop.

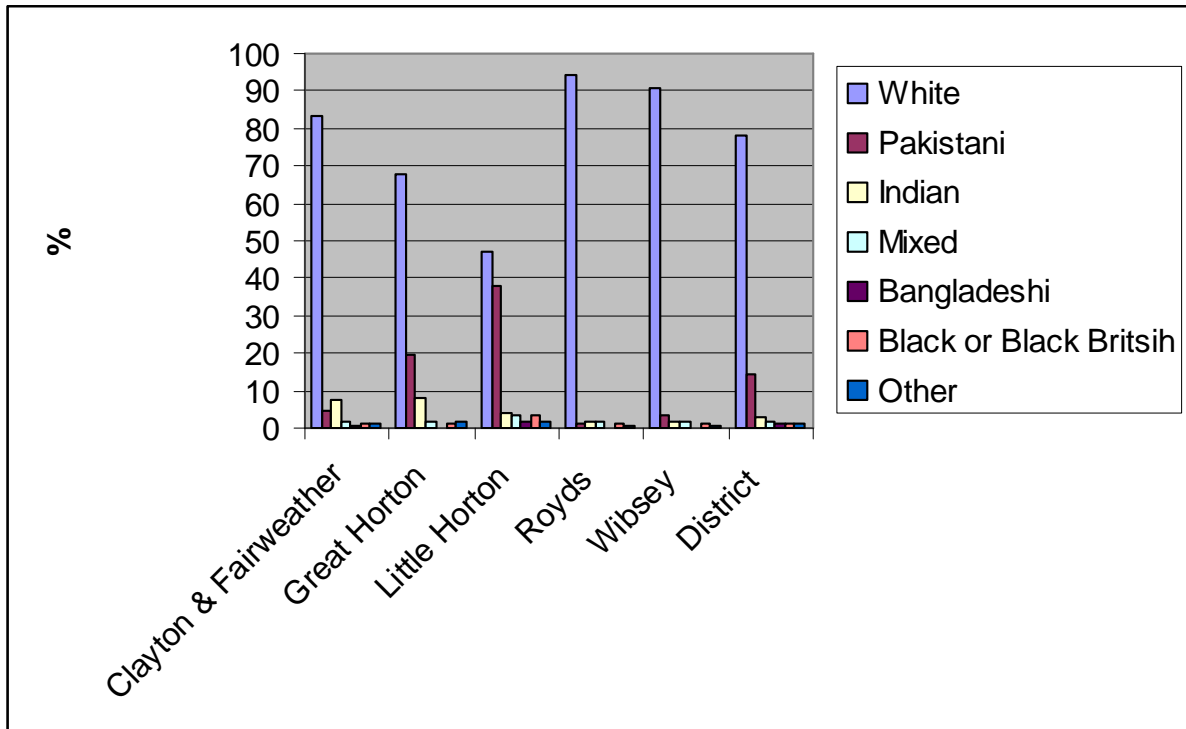
### **Role of the settlement**

- 3.4.5 The South West of Bradford comprises of a collection of residential communities with mixture of older settlements with more traditional and modern housing estates which have merged together to form the Bradford urban area.

**Population and Social Structure**

3.4.6 The south west of Bradford has a population of over 84,000 with a relatively large proportion of residents being of 71.2% white origin with the next largest groups consisting of Pakistani's accounting for 17.9% and Indian's 5.2% of the population<sup>84</sup>. Figure 12 below illustrates the distribution of ethnic groups across this area.

**Figure 12: Ethnic groups in Bradford North East compared with the District**



3.4.7 The Index of Multiple Deprivation (IMD) data (2004) indicates slight disparities in terms of deprivation between wards in this section of Bradford. Great Horton and Royds were considered to be more deprived, particularly within the income, employment, education and crime domains in Royds, however the housing domain was considered to be less deprived in this Ward. Clayton & Fairweather and Wibsey Wards were only slightly deprived in comparison to the District average, particularly within the education, employment, crime and environment domains<sup>85</sup>.

<sup>84</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Clayton & Fairweather; Great Horton; Little Horton; Royds and Wibsey)

<sup>85</sup> Index of Multiple Deprivation (2004) (taken from CBMDC (June 2004) Bradford District Ward Profiles (Clayton & Fairweather; Great Horton; Little Horton; Royds and Wibsey)

## Housing

- 3.4.8 The South West section of Bradford contains approximately 31,222 households, of which 68.7% of homes are privately owned, 19.0% are social housing and 12.2% are owned by other means. The majority of housing within this area is semi-detached housing (41.4%), with terraced housing accounting for 39.47% of stock and 11.1% flats/conversions. There is a significantly low amount of detached dwellings in this area which only account of 8.0% of houses in this area in comparison to the Districts average of 13.5%<sup>86</sup>.
- 3.4.9 There is a relatively large amount of Phase 2 and Safeguarded Land in this area as allocated in the Replacement UDP, giving a combined total of 16.59 hectares available for potential housing development in the future.

## Employment

- 3.4.10 This area contains a variety of employment uses which are distributed sporadically across the area. There are clusters of employers on Thornton Road, Great Horton Road and Shearbridge Road close to the Listerhills Science Park. St Luke's Hospital is located within the Little Horton area providing non-emergency health care to the city, as well as a large proportion of employment opportunities within the area. Other large employers include Yorkshire Water on Halifax Road, with 2,158 employees; Grattan on Ingleby Road employing 4,000 people; and Farmers Boy on Cemetery Road with over 900 employees.

## Retail

- 3.4.11 There are a number of district and local retail centres within this area of Bradford which provide convenience and comparative goods to the local population, these include:
- **District Centre:** Great Horton
  - **Local Centres:** Bankfoot, Buttershaw, Clayton, Horton Grange, Lidget Green, Princeville, Shearbridge/Listerhills and Wibsey.

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<sup>86</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Clayton & Fairweather; Great Horton; Little Horton; Royds and Wibsey)

**Table 22: Retail Centres in Bradford South East**

<b>GREAT HORTON DISTRICT CENTRE <sup>87</sup></b>	
<b>Location</b>	The centre is located less than 2 miles from the city centre to the south west. It is a linear centre and straddles the A647 Great Horton Road which connects to Bradford, Queensbury and onto Halifax. There is a large Tesco Extra which is located immediately adjacent to the centre.
<b>Outlets</b>	The centre has a strong convenience retailer which includes a specialist Asian supermarket. The retail sector is well represented and is dominated by independent outlets and 28% of retail outlets comprise of fast food takeaways which is excessive. There is very limited provision of shops selling comparison goods in this centre.
<b>Condition</b>	The environmental quality of the area was deemed to be adequate in the main.
<b>Vacancies</b>	The Retail and Leisure Study (2008) records 15% of retail outlets and 9% of retail floorspace as being vacant in 2007; this is above the national average at 10% and 8% respectively.
<b>Accessibility</b>	Accessibility by car is unproblematic due to the centres location on the A647. The Tesco's supermarket has a large car parking area; and on-street parking is available. Bus services run through the centre along Great Horton Road connecting to Bradford, Queensbury and Shipley, amongst other destinations.
<b>Health</b>	The study concluded that the dominance of independent retailers served a role in the provision of 'top-up' services to the catchment population, and the adjacent Tesco's supermarket now serves as an important destination for convenience shopping. Overall it is adequately performing the role of a District centre.
<b>Recommendations</b>	None stated.

<b>BANKFOOT (MANCHESTER ROAD) LOCAL CENTRE <sup>88</sup></b>	
<b>Location</b>	The centre is situated on Manchester Road to the south of Bradford City centre.
<b>Outlets</b>	The centre contains 22 outlets which includes a Post Office, a Lloyds Pharmacy, a newsagent, and an off licence together with a number of restaurants and take away outlets.
<b>Condition</b>	Not stated.

<sup>87</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 162; 165 & Appendix 7

<sup>88</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 169; 184; Appendix 8

<b>Vacancies</b>	The centre contained a large proportion of vacancies, accounting for 23% outlets.
<b>Accessibility</b>	Easily accessible by car and has free on and off street parking. The guided bus route provides regular services to Bradford City Centre. Manchester Road does somewhat restrict pedestrian movements, although pedestrian crossings are provided.
<b>Health</b>	The study concludes that this centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	The centre should be monitored carefully and appropriate scaled retail developments encouraged.

#### BUTTERSHAW LOCAL CENTRE <sup>89</sup>

<b>Location</b>	The centre is located to the south of the District adjacent to Halifax Road (A6036) which links the M606 approximately 2 miles to the east and Halifax 3 miles to the south west.
<b>Outlets</b>	It is a small centre containing 12 outlets. It is dominated by the Tesco's supermarket; other outlets include a Post Office and a number of small independent traders.
<b>Condition</b>	Not stated.
<b>Vacancies</b>	None recorded.
<b>Accessibility</b>	There are pedestrian links to and from the Tesco's store to the surrounding area and road crossings are available on Halifax Road. Car access is unproblematic and there is plenty of off-street parking in the centre.
<b>Health</b>	Tesco's dominates the retail provision in the centre which limits the cohesive between other parts and functions as a collection of separate retail outlets.
<b>Recommendations</b>	The study recommends that Buttershaw not be defined as a local centre.

#### CLAYTON LOCAL CENTRE <sup>90</sup>

<b>Location</b>	This centre is located within the village of Clayton which adjoins the Bradford conurbation to the west.
<b>Outlets</b>	The centre incorporates retail outlets along Green End, Park Lane and School Street which are relatively dispersed over this area. The centre mainly provides retail, leisure, financial and business services all above the national average. Other services include: an estate agents, public

<sup>89</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 171; 184 & Appendix 8

<sup>90</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 172; 183 & Appendix 8

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	houses, a conservative and a liberal club. Additionally there is a Co-Op foodstore located to the edge of the centre to the north. Furthermore a church and a public library are located within the centre.
<b>Condition</b>	The environmental quality of the centre is variable. Whilst most outlets are well maintained, the vacant outlet is of poor quality.
<b>Vacancies</b>	There was 1 vacancy on School Street in the 2007 survey, accounting for 5% of outlets and 1% of floorspace.
<b>Accessibility</b>	The centre is easily accessed on foot, although outlets are dispersed. There is free on-street parking.
<b>Health</b>	The local centre is performing well in its role.
<b>Recommendations</b>	None stated.

### HORTON GRANGE LOCAL CENTRE <sup>91</sup>

<b>Location</b>	The local centre is located in close proximity to the University of Bradford and the city centre. It is linear in form and straddles Great Horton Road (A647).
<b>Outlets</b>	The centre contains 32 outlets with leisure services being the most prolific occupier of retail floorspace. The centre is very ethnically diverse with a number of large of Asian restaurants, butchers, deli's, music and travel shops. Other occupiers include a Post Office and a pharmacy.
<b>Condition</b>	The environmental quality is good for most part, although there are several poor quality vacancies and retail outlets are visible.
<b>Vacancies</b>	The centre has a high proportion of vacancies accounting for 25% of all outlets. Much of this is due to a large vacant outlet situated at the junction of All Saints Road and Great Horton Road.
<b>Accessibility</b>	The centre is located on a steep incline, but despite this is unproblematic to walk around with pedestrian crossings provided. Free on-street parking is available and regular buses run though the centre.
<b>Health</b>	The local centre is performing well in its role.
<b>Recommendations</b>	None stated.

### LIDGET GREEN LOCAL CENTRE <sup>92</sup>

<b>Location</b>	The centre is situated around the junction of Legrams lane, Beckside Road, cemetery Road and Clayton Road.
<b>Outlets</b>	The centre provides a good range of retail goods and services for the local population which includes a Co-op foodstore, a pharmacy, and a

<sup>91</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 176; 183 & Appendix 8

<sup>92</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 177; 183 & Appendix 8

	Post office.
<b>Condition</b>	The centre is generally well maintained.
<b>Vacancies</b>	There were 8 vacancies in 2007 accounting for 18% of all outlets and 12% of retail floor space; significantly above the national average.
<b>Accessibility</b>	The road junction is busy which causes problems with noise and air pollution, although pavements are wide and pedestrian crossings are provided.
<b>Health</b>	The local centre is performing well in its role.
<b>Recommendations</b>	None stated.

#### PRINCEVILLE LOCAL CENTRE <sup>93</sup>

<b>Location</b>	It is a linear centre located on the southern side of Legrams Lane to the west of Bradford city centre.
<b>Outlets</b>	Outlets in the centre include a Co-Op convenience store, a café, several newsagents and two autoparts shops.
<b>Condition</b>	Many of the vacant properties are of poor quality.
<b>Vacancies</b>	The centre is dominated by vacant outlets which account for 33% of outlets and 31% of floorspace compared with the national averages of 9% and 7% respectively.
<b>Accessibility</b>	Access around the centre is unproblematic on foot and there is free on-street parking available.
<b>Health</b>	The study indicates that this centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	Vacant outlets would benefit from improvements with many having a run down appearance.

#### SHEARBRIDGE/LISTERHILLS LOCAL CENTRE <sup>94</sup>

<b>Location</b>	This centre is located primarily on Woodhead Road within a residential area located within the Bradford Ring Road connecting Thornton Road (B6145) to the south-east and Horton Grange Road (A6177) to the south-west.
<b>Outlets</b>	The centre has a modest amount of retail provision with a total of 11 outlets. The centre contains four specialist Asian clothes/textile shops, a Lloyds pharmacy, a general comparison goods store and a specialist Asian jewellery store. Other traders include a greengrocer, a fast food

<sup>93</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 178; 184 & Appendix 8

<sup>94</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 179; 185 & Appendix 8

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	and take-away outlet and a restaurant.
<b>Condition</b>	Outlets are generally of good quality and are well maintained.
<b>Vacancies</b>	There was 1 vacant outlet in 2007 accounting for 9% of all outlets and 7% of floorspace, similar to that of the national averages.
<b>Accessibility</b>	Pedestrian movement around the centre is unproblematic and free parking is available.
<b>Health</b>	The study concludes that Shearbridge not be defined as a local centre.
<b>Recommendations</b>	Other recommendations include that the Council should also consider extending the boundary of the Local Centre to incorporate outlets outside of the area.

**WIBSEY LOCAL CENTRE <sup>95</sup>**

<b>Location</b>	The centre is located to the south of Bradford City Centre and is linear with outlets on either side of high Street and fair Road (B6380).
<b>Outlets</b>	The centre contains a good representation of both retail and leisure services with national and independent traders. Outlets include: a Co-Op, Lloyds pharmacy, Abbey bank, a Post Office, Halifax and a NatWest.
<b>Condition</b>	The shopping environment is of good quality.
<b>Vacancies</b>	There were 4 vacant outlets in 2007 accounting for 6% of outlets and 4% of floorspace, both below the national averages of 9% and 8% respectively.
<b>Accessibility</b>	Pedestrian movement around the centre is easy, although high Street and Fair street are busy with slow moving traffic. There are a number of designated crossing points provided. The Co-Op has limited free parking and on street parking is available. Regular bus services run through the centre connecting Great Horton, Mayo Avenue, Buttershaw, Bradford and Greengates.
<b>Health</b>	The local centre is performing well in its role.
<b>Recommendations</b>	None stated.

<sup>95</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 182-183 & Appendix 8



### Community Facilities

3.4.12 The south western area of Bradford contains a full range of local facilities and amenities which serve the local communities, which in comparison to the rest of the city has some of the highest levels of facilities available to residents. These include:

#### Education

3.4.13 There are 26 primary schools and 2 secondary schools within Bradford South West. These schools include the newly built Buttershaw High School developed as part of Phase 1 of the Building Schools for the Future (BSF) Programme which provides new and modern education facilities for students and Grange Technology College.

**Table 23: Education Facilities within Bradford South West**

PRIMARY SCHOOLS		TOTAL OF 26
<ul style="list-style-type: none"> <li>o All Saints CE Pprimary</li> <li>o Bankfoot Primary</li> <li>o Brackenhill Primary</li> <li>o Clayton CE Primary</li> <li>o Clayton Village Primary</li> <li>o Copthorne Primary</li> <li>o Farfield Primary</li> <li>o Farnham Primary</li> <li>o Hollingwood Primary</li> <li>o Home Farm Primary</li> <li>o Horton Grange primary</li> <li>o Horton Park Primary</li> <li>o Lidget Green Primary</li> </ul>	<ul style="list-style-type: none"> <li>o Marshfield Primary</li> <li>o Princeville Primary &amp; Children's Centre</li> <li>o Reevy Hill Primary</li> <li>o Southmere Primary</li> <li>o St Anthony's Catholic Primary (Clayton)</li> <li>o St John The Evangelist Catholic Primary</li> <li>o St Joseph's Catholic Primary</li> <li>o St Oswald's CE Primary</li> <li>o St Paul's CE Primary</li> <li>o St Winefride's Catholic Primary</li> <li>o Stocks Lane Primary</li> <li>o Wibsey Primary</li> <li>o Woodside Primary &amp; Children's Centre</li> </ul>	
SECONDARY SCHOOLS & ACADEMY'S		TOTAL OF 2
<ul style="list-style-type: none"> <li>o Buttershaw High School</li> <li>o Grange Technology College</li> </ul>		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

#### Healthcare

3.4.14 St Luke's Hospital is located within Little Horton and provides non-emergency care to the Bradford District as well as providing local employment opportunities. The following GP surgeries, dental and optical practices and pharmacies listed in Table 20 below are located throughout this area.

**Table 24: Healthcare Facilities in Bradford South West**

<b>Hospitals</b>	
Westwood Park Diagnostic & Treatment Centre	Westwood Park Community Hospital
<b>GP Surgeries</b>	<b>Total of 21</b>
Bradford City PCT - Bevan House – BD5 0BH Bradford Student Health Service – BD5 0NH Cowgill Surgery – BD14 6ES Dr Sinha H K – BD6 3ET Grange Medical Centre - BD7 3AH Horton Bank Practice – BD7 4PL Horton Park Centre – BD7 3EG Little Horton Lane Medical Centre – BD5 0NX Low Moor Medical Centre – BD12 0TH Mayfield Medical Centre – BD14 6NF Mughal Medical Centre – BD7 3HY	Park Grange Medical Centre – BD7 2BL Royds Healthy Living Centre – BD6 3UD Sunnybank Medical Centre – BD12 9NG The Parklands Medical Practice - BD5 0SG The Parklands Medical Practice - BD6 2DD The Ridge Medical Centre – BD6 1HA The Ridge Medical Centre – BD7 3JX Wibsey & Queensbury Medical Practice – BD13 2AG Wibsey Medical Centre – BD6 1TD Woodhead Road Surgery – BD7 2BL
<b>Dentists</b>	<b>Total of 11</b>
Bashir – BD7 2LS Bedford & Associates – BD12 8BD Buttershaw Lane Dental Care Unit – BD6 2DD Great Horton Dental Practice – BD7 4PY Luty & Furniss – BD14 6RH P Tsakpo – BD5 8DN	Parkside Road Dental Care Unit – BD5 8DN Rayner & Rayner & Associates – BD6 3AD Westend Apex Dental Surgery – BD5 0AL Whitecross Dental Care Ltd – Bd7 3NN Z Hussain – BD7 1AD
<b>Opticians</b>	<b>Total of 7</b>
J J Earnshaw – BD6 1QR K S Karu Opticians Ltd – BD7 1AL K S Visioncare Ltd – BD7 2JL Roy Foster Opticians – BD6 1QN	The Eye Clinic, University of Bradford – BD7 1HR Tunnacliffe & Lambert Ltd – BD7 3DL Wyke Opticians Ltd – BD12 9JD
<b>Pharmacies</b>	<b>Total of 23</b>
Assura Pharmacy – BD14 6NF Cohens Pharmacy – BD5 0NX Currie's Chemists – (Wyke) Ltd – BD12 9JQ Felkris Ltd – BD12 8AD Health-Check Pharmacy – BD7 1PS Healthy Living Pharmacy – BD6 3LX Lloyds Pharmacy – BD7 3AQ Lloyds Pharmacy – BD6 1TP Lloyds Pharmacy – BD7 3JX Lloyds Pharmacy – BD12 0TH Lloyds Pharmacy – BD5 8NN Mahmoods Ltd – BD12 0AD	Rowlands Pharmacy – BD6 1TD Rowlands Pharmacy – BD6 2DD Rowlands Pharmacy – 14 6AN Siddique Pharmacy – Ltd – BD7 3BG Tesco Instore Pharmacy – BD7 4EY Tesco Instore Pharmacy – BD6 2DE Your Local Boots Pharmacy – BD5 0SG Your Local Boots Pharmacy – BD7 2RD Your Local Boots Pharmacy – BD7 4PL Your Local Boots Pharmacy – BD7 2JN Your Local Boots Pharmacy – BD5 7AT
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

3.4.15 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 25 below outlines the additional facilities within Bradford West. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 25: Other Community facilities in Bradford South West**

<b>POST OFFICES</b>		<b>TOTAL OF 12</b>
Buttershaw – BD6 2EA	Lidget Green – BD7 2JL	
Clayton – BD14 6RH	Paradise Green – BD7 2RD	
Cooper Lane – BD6 3PB	Princeville – BD7 2AA	
Dracup Road – BD7 4EF	Southfield Lane – BD5 9HS	
Holme Top – BD5 7LR	Wibsey Bank Foot – BD5 8NN	
Horton Grange – BD7 3HS	Wyke – BD12 9JA	
<b>LIBRARIES</b>		<b>TOTAL OF 4</b>
Clayton Library – BD14 6AY	Wibsey Library – BD6 1TR	
Great Horton Library – BD7 3JT	Wyke Library – BD12 8HS	
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 12</b>
Bedale Community Centre – BD6 3ST		
Bradford Day Shelter – BD5 0BH		
Buttershaw Christian Family Centre – BD6 3PZ		
Canterbury Community Centre – BD5 9LQ		
Leuva Patidar Samaj Yorkshire Community Centre- BD7 0RF		
Muslin Association of Bradford Elderly day Centre – BD5 0BP		
Odsal Residents Association – BD6 1HX		
Scholemoor Community Association – BD7 2RJ		
Shirley Manor & St Marys Community Association – BD12 8QU		
The Hudson Street Project – BD5 7QA		
The Morley Street Resource Centre – BD7 1BB		
Wyke Manor Community Centre – BD12 9PX		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>		
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>		
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

Open Space

3.4.16 A wide range of open spaces and recreational facilities. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 26: Open Space and Recreational Facilities in Bradford South West**

<b>OPEN SPACE AND RECREATIONAL FACILITIES IN BFD SOUTH WEST</b>	
<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>▪ This area contains the following parks: Brackenhill Park, Harold Park, Horton Bank Country Park, Horton Park, and Wibsey Park.</li> <li>▪ In 2010 Harold Park has gained a Green Flag Award.</li> <li>▪ The study highlights that there is a minor catchment gap in the amount of Parks and Gardens.</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>▪ There are 95 sites across the Bradford South constituency area, totally over 73ha, along with a further 5 green corridor sites.</li> <li>▪ Gaps have been identified to the north west of this area, near Great Horton.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>▪ Within the Bradford South constituency area there were 31 play areas, 9 of which were of high quality. Both Harold Park and Wibsey Park have recently had new play provision installed.</li> <li>▪ Gaps in the provision of play areas have been highlighted to the west and the north of this area.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>▪ There are 13 allotment spaces within the Bradford South constituency; some Council sites consist of: Abb Scott Lane, Cecil Avenue, Haycliffe Lane, Legrams Lane, Speeton Road and Worthing Head.</li> <li>▪ No gaps have been identified within this sub-area.</li> </ul>
<b>Civic spaces</b>	There is 1 civic space (hard surfaced areas designed for pedestrians) within the Bradford South constituency.
<b>Playing Pitches</b>	Provision shortfall identified in this area for the following sports: football, cricket and rugby league. The Horsfall Playing Fields and Stadium hosts a number of athletic and sporting clubs and is a county significant venue.
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>▪ Scholemoor Cemetery and Crematorium, and Clayton Cemetery serve this area.</li> <li>▪ There is no gap in provision within Bradford.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

- 3.4.17 The following emergency services are located in this area:
- The nearest police stations are located in Bradford south east is the central police station on Nelson Street, Bradford.
  - The nearest fire station is located at Odsal on Huddersfield Road.
  - The Bradford Royal Infirmary (BRI) and St. Luke's Hospital provide healthcare to this part of the city, with the BRI equipped to deal with emergency cases.

### **Transport**

3.4.18 The A6177 City Ring Road cuts through Great Horton and Little Horton which provides access across the city, The A647 Great Horton Road and the A641 Manchester Road / Huddersfield Road provide access to the south of the District and beyond into Halifax and Huddersfield, respectively.

3.4.19 There are a number of high frequency bus routes which serve this area linking it to Bradford and beyond into Queensbury, Halifax and Huddersfield. The completed A641 Manchester Road guided bus lane has greatly improved the reliability and speed of public buses into and out of the centre of Bradford. Whilst there is no rail station nearby at present, the bus service provides easy access to the central stations within the City Centre; and the proximity to the motorway network provides easy access to other destinations. The potential future re-opening of the railway station at Low Moor within Bradford South East will improve transport connectivity with Bradford South.

### **Natural Environment**

3.4.20 This area is very densely developed, however the areas to the edges of the built-up area provides an important respite to the built up area of Bradford with large sections of land to the south and west of the area allocated as Green Belt. The landscape to the south of the urban area is located within the Bradford South Landscape Character. The sensitivity of this landscape is low to the west of Huddersfield Road and increases in sensitivity towards the district boundary<sup>96</sup>.

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<sup>96</sup> CBMDC (2008) Landscape Character SPD – Volume 5: South Bradford  
LDF Evidence Base

### **Nature Conservation**

3.4.21 There are several Bradford Wildlife Areas (BWAs) within this area of Bradford. These are located within existing areas of urban greenspace and playing fields within the urban area.

### **Land Conditions**

3.4.22 There is an area of flood risk that runs from the village of Thornton eastwards towards the City Centre along the route of Bradford Beck. This may pose as a constraint to any future development.

### **Local Heritage**

3.4.23 There are four Conservation Areas within this area, namely:

- Little Horton,
- Little Horton Green,
- Great Horton; and
- Clayton.

3.4.24 Horton Park and Scholemoor Cemetery are locally important sites which are included in the Register of Parks and Gardens of Special Historic Interest in England.

### **Local Schemes and Plans**

3.4.25 Bradford Trident, the community led company, have been working since 2000 to transform the areas of Park Lane, Marshfields and the West Bowling area of Bradford into regenerated and sustainable communities. The key aims of this organisation are to tackle the major issues within these areas to improve all aspects of community life including, education, crime, housing, health and environment and the local economy. Whilst Bradford Trident is nearing the end of its term, plans are being put in place to ensure that the benefits are not lost. Significant projects have included the current redevelopment of the Reyner House Site off Manchester Road; housing improvements at Roundhill Road, Park Lane and Hudson Street.

### **Key planning based issues for Bradford South West**

3.4.26 The following key issues, challenges and opportunities have been identified for the South West of Bradford, these are listed below:

- Balance the needs of a multi-cultural community;
- Tackle local deprivation through the provision of quality housing, access to jobs and an attractive environment;
- Gaps in the provision of open space facilities and recreational facilities within this area.

### **Key opportunities for Bradford South West**

3.4.27 The following key opportunities have been identified for the South West of Bradford, these are listed below:

- Potential re-opening of Low Moor Railway Station;
- Available land for future housing and employment developments within the area.

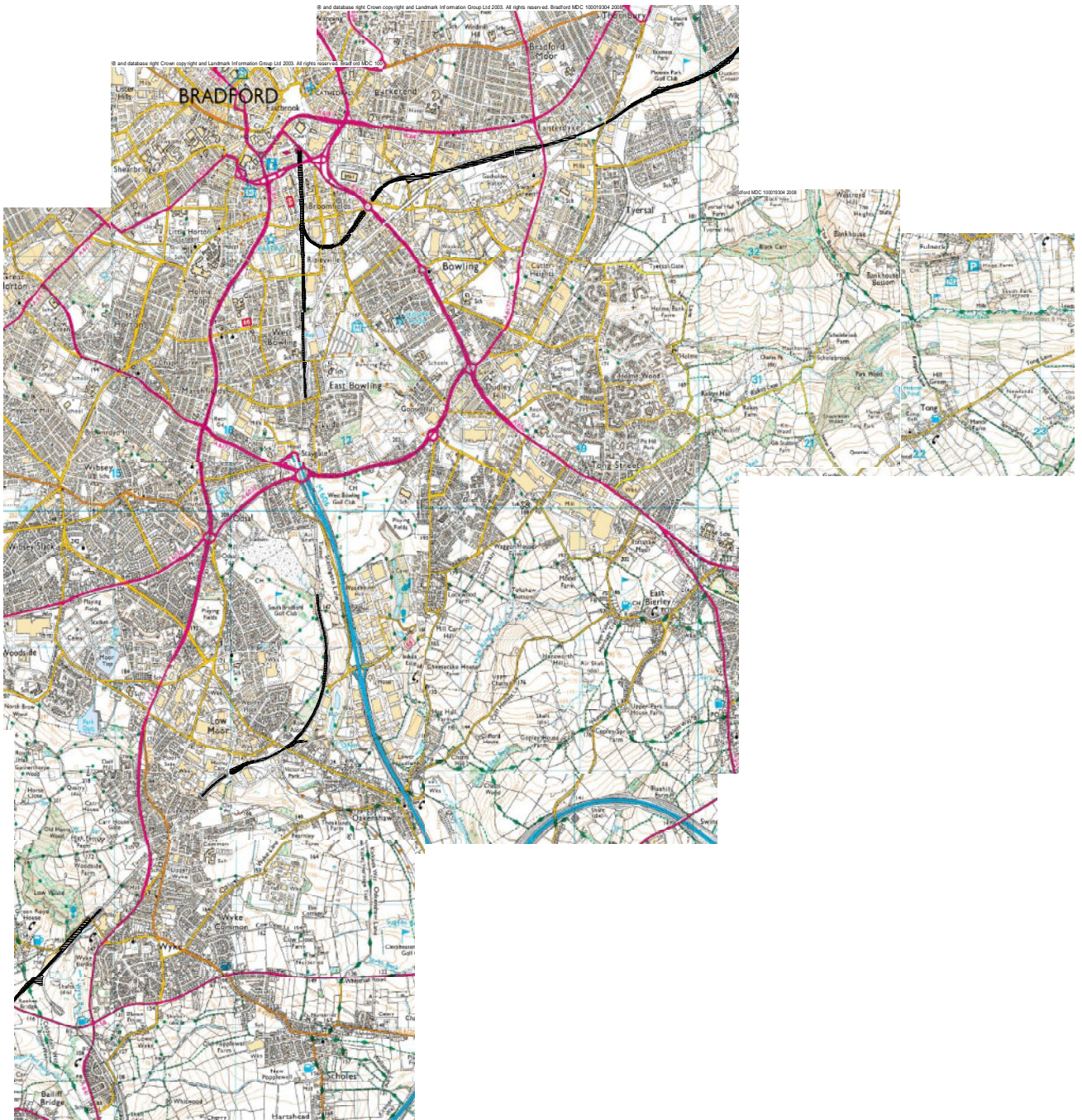
### **Community Based Issues for Bradford South West**

3.4.28 Bradford South West is covered by Bradford South and Bradford West Area Committee Action Plans 2009-2011. In addition there are 14 area based locality plans which have been produced in conjunction with certain neighbourhoods within this area. The following area based issues have been raised by the public:

- Poor environmental quality with a lack of community facilities and spaces.
- There is poor availability and accessibility to recreational and sporting facilities;
- High unemployment levels accompanied by lack of employment and training opportunities.
- Increase in migrant communities, particularly in the Great Horton area, which is consequently putting extra strain on local services and facilities.
- Prevalence of crime and anti-social behaviour.



### 3.5 BRADFORD SOUTH EAST



#### Location

3.5.1 This area is clearly defined by A647 Leeds Road to the north, Green Belt to the east, and A641 Manchester Road/Huddersfield Road to the west. The area contains a variety of neighbourhoods, namely the older villages of Low Moor, Wyke and Lower Wyke to the far south; the inner city areas of East and West Bowling, Laisterdyke; the industrial heartland of Bowling, and peripheral housing estates of Holme Wood, Bierley, Odsal, and Tyersal. The village of Tong is



located to the far east outside of the main urban area surrounded by the green belt, however will be considered as part of this area. The southern extent of the area borders onto the Kirklees District boundary.

- 3.5.2 Bradford South East sector covers parts of Bradford North, West and South Constituencies. The sector also comprises of the following Wards: Bowling and Barkerend; Wyke, and Tong.

### **Historical Development**

- 3.5.3 By 1851, land to the south of Bradford was sparsely populated with farmsteads and small communities. Many ironworks were located around Low Moor and other industrial works in the surrounding area which shaped the surrounding landscape. Low Moor, Wyke (formally known as Wike), Bowling and Tong were some of the early dispersed settlements that developed within this area which were surrounded by open landscapes and many areas of woodlands.
- 3.5.4 The development of the network of railways by the mid 19<sup>th</sup> century extended from the centre of Bradford southwards towards Low Moor, through Wyke and onto Halifax on the Caldervale Line. This also served the Spenn Valley Line to Cleckheaton in the Kirklees District. Low Moor Station became a major hub for passenger and steelworks traffic at its peak. The line is still open today, however Low Moor Station closed in 1965 (at the same time as the Spenn Valley route), although Metro currently has plans to re-open this station for passenger traffic.
- 3.5.5 By the mid twentieth century extensive growth had occurred in Bradford, particularly along main routes between settlements nearest to the city which dramatically altered the landscape. This section of the city became very densely developed all the way south as far as Wibsey with few large areas of open space remaining untouched by development.

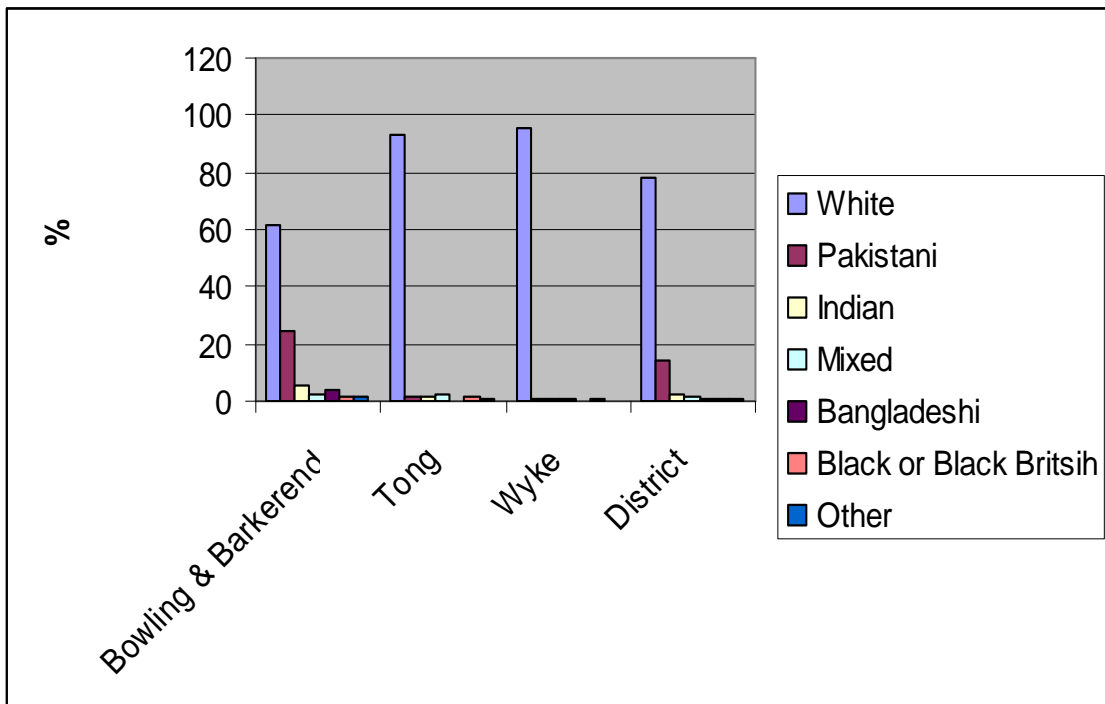
### **Role of the settlement**

- 3.5.6 Bradford South East comprises of a collection of residential communities with mixture of older settlements and more traditional and modern housing estates. It is the industrial hub of the city due to its proximity to the M606 corridor and the national motorway network. The M606 Corridor is a strategic employment location within the city.

**Population and Social Structure**

3.5.7 The south east of Bradford had a population of over 50,000, with a relatively large proportion of residents being of 81.4% white origin with the next largest ethnic group consisting of Pakistani's accounting for 11.0% of the population. In comparison to the District, the percentages of ethnic groups within this area were slightly above the average with 2.7% of people of Indian origin, 2.0% Mixed, 1.7% Black/Black British and 0.9% other<sup>97</sup>.

**Figure 13: Ethnic groups in Bradford South East compared with the District**



3.5.8 All three Wards within this area of Bradford experience levels of deprivation lower than that compared with the District with the Bowling & Barkerend Ward being the most significantly deprived area in all domains. Wyke experienced greater levels of deprivation within the environment, crime, housing and education domains with less deprivation experienced within income, employment and health domains in comparison to the District as a whole. Tong was considered to be more deprived than the Districts average, except within the environment domain<sup>98</sup>.

<sup>97</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bowling & Barkerend, Tong and Wyke)

<sup>98</sup> ONS Census 2001 Indices of multiple Deprivation (2007); taken from CBMDC (June 2004) Bradford District Ward Profiles (Bowling & Barkerend, Tong and Wyke)

## **Housing**

- 3.5.9 The South East section of Bradford contains the lowest amount of housing compared with the other three sectors of the city with approximately 20,148 households. A total of 62% of homes are privately owned, and larger percentage of housing is within the social sector (25.6%) and 12.3% owned by other means. The majority of housing within this area are semi-detached and terraced houses accounting for 37.7% and 38.3% respectively. A total of 15.4% of the housing stock is flats/conversions which is 1% higher than the District average. However there is a significantly low amount of detached dwellings in this area which only account of 8.6% of houses in this area in comparison to the Districts average of 13.5%<sup>99</sup>.
- 3.5.10 In terms of housing, there is opportunity to develop new housing within this area as there is 3.77 hectares of Safeguarded Land as allocated in the Replacement UDP available for potential future development.

## **Employment**

- 3.5.11 This area contains some of the major employment areas within the District and is characterised by office, manufacturing, storage and distribution along with head offices for financial and business services. Its direct accessibility and proximity to the M62 motorway network makes this area an attractive location for businesses. The M606 corridor is a key employment location with clusters of businesses on Staithgate Lane and the Euroway Trading Estate further to the south, in Bierley and Dudley Hill. Bowling Back Lane close to the city centre is another employment area which is characterised by heavy industrial and traditional manufacturing uses and is bound by Sticker Lane, Wakefield Road and the Leeds Bradford railway line which presents a clear and definable location for these uses.
- 3.5.12 The largest employer within this area is Yorkshire Building Society on Rooley Lane, employing over 1,300 people. BASF (formally CIBA) Chemical Works in Low Moor also employs around 980 people.

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<sup>99</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bowling & Barkerend, Tong and Wyke)

## Retail

3.5.13 There are a number of district and local centres within this area of Bradford which provide convenience and some comparative goods, these include:

- **District Centres:** Mayo Avenue and Tong Street
- **Local Centres** include: Holme Wood, Laisterdyke, Marshfields, Sticker Lane and Wyke.

**Table 27: Retail Centres in Bradford South East**

<b>MAYO AVENUE DISTRICT CENTRE <sup>100</sup></b>	
<b>Location</b>	This centre is relatively small and is located less than 2 miles south of the city centre adjacent to the junction of A6177 which connects the M606 and the A651.
<b>Outlets</b>	The centre is primarily a centre for food shopping with a Morrison's supermarket on site, along with a Matalan and petrol filling station. Although it is a busy centre, it lacks the range of facilities which are normally present within a district centre.
<b>Condition</b>	The retail outlets comprise of modern purpose built facilities in a well maintained area.
<b>Vacancies</b>	None.
<b>Accessibility</b>	The centre is easily accessed on foot with zebra crossings for pedestrians and by car and has free off-road parking. A bus stop is located on Mayo Avenue and Manchester Road which connects the centre to many local destinations.
<b>Health</b>	Due to its limited size the centre does not follow the standard formula and the centre lacks the range of services commonly found within a centre.
<b>Recommendations</b>	Due to the lack of diversity of uses, the study recommends that the centre be delisted as a District Centre and is unallocated in future planning documents.
<b>TONG STREET DISTRICT CENTRE <sup>101</sup></b>	
<b>Location</b>	The centre is located 2 miles south east of Bradford city centre, close to the Kirklees boundary and is situated either side of the A650 Tong Street.
<b>Outlets</b>	The centre consists of Avenue Retail Park and smaller outlets along Tong Street. There were 4 convenience stores, the largest being Netto, which

<sup>100</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 163; 165 & Appendix 7

<sup>101</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 164; 165 & Appendix 7

	accounted for 11% of outlets, 3% above national average. Comparison retailers included a Superdrug, Wynsors and Poundstretcher which accounted for 32% of outlets and 25% of floorspace. 27% of outlets were occupied by leisure services such as fast food outlets and takeaways. There was one estate agent within the centre at the time of the survey.
<b>Condition</b>	The centre has a variable environmental quality with Tong Street creating a barrier for pedestrians.
<b>Vacancies</b>	There were 5 vacant outlets in 2007 accounting for 14% all outlets and 12% of floorspace.
<b>Accessibility</b>	The centre is situated on either side of Tong Street (A650) which
<b>Health</b>	Due to the condition of the centre, the health of the centre was deemed to be in a poor state.
<b>Recommendations</b>	The study recommends that the centre becomes a priority for regeneration and investment in order to support its role.

<b>HOLME WOOD LOCAL CENTRE <sup>102</sup></b>	
<b>Location</b>	The centre is located to the south-east of the District close to the boundary with Leeds.
<b>Outlets</b>	It is a compact centre with retailing concentrated on a parade of shops called Rycroft Village which contains 13 units. Outlets include: a Post office, a pharmacy and a supermarket/newsagent.
<b>Condition</b>	Vacant outlets incorporate roller shutters which create a dead frontage and consequently detract from the environmental quality. Occupied outlets are generally well maintained however the area does look somewhat outdated and would benefit from some investment.
<b>Vacancies</b>	The centre has a problem with vacancies and in 2007 there were 5 vacant outlets.
<b>Accessibility</b>	The centre is accessible by foot and by car, and off-street parking is available adjacent to the parade.
<b>Health</b>	The centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	The centre would benefit from investment to improve its appearance.

<sup>102</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 176; Appendix 8

<b>LAISTERDYKE LOCAL CENTRE</b> <sup>103</sup>	
<b>Location</b>	The centre is located along Leeds Road (A647) and Killinghall Road (A6177). Killinghall Road forms part of the Bradford Ring Road whilst Leeds Road connects directly to Bradford City Centre to the east and links the Leeds area to the west.
<b>Outlets</b>	The centre offers a range of comparison goods, although contains only one convenience retailer. The centre also contains a number of health and beauty outlets together with two restaurants and several take-away outlets and a Yorkshire Bank branch.
<b>Condition</b>	The environmental quality of the centre is variable. Some outlets are well maintained and others are poor in quality.
<b>Vacancies</b>	Vacancies with the centre are high and are above the national average with respect to outlets (18%) and floorspace (15%).
<b>Accessibility</b>	Movement around the centre is relatively easy although both main roads are busy with traffic. Free on-street parking is available on Leeds Road.
<b>Health</b>	The centre is performing well in its role.
<b>Recommendations</b>	None stated.

<b>MARSHFIELDS (MANCHESTER ROAD) LOCAL CENTRE</b> <sup>104</sup>	
<b>Location</b>	The centre is situated either side of Manchester Road about one mile south of Bradford City Centre.
<b>Outlets</b>	There are 56 outlets with the centre. Retail outlets are generally small housing independent traders. Other outlets include a Yorkshire Bank, Lloyds TSB in addition to a number of hairdressers and cafes.
<b>Condition</b>	Many of the outlets are of poor quality.
<b>Vacancies</b>	There were 8 vacant outlets in 2007 accounting for 14% for outlets and 25% of floorspace.
<b>Accessibility</b>	Traversing the busy Manchester Road can be difficult, but pedestrian crossings are present.
<b>Health</b>	The centre contains a good range of retail and leisure traders and is performing well in its role.
<b>Recommendations</b>	None stated.

<sup>103</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 177; 183 & Appendix 8

<sup>104</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 178; 183 & Appendix 8

<b>STICKLER LANE LOCAL CENTRE <sup>105</sup></b>	
<b>Location</b>	The centre is located either side of the A6177 which forms part of the Bradford ring-road.
<b>Outlets</b>	The centre contains 17 outlets and is dominated by the Dunelm Mill store which accounts for 64% of all retail floorspace. The remaining outlets are small in size and comprise of two purpose built lines of shops on Sticker Lane, three public houses and a Working Mans Club. It also contains a Post Office, a small convenience store, a butcher, 2 hairdressers, sandwich makers, bookmakers and dry cleaners.
<b>Condition</b>	Not stated.
<b>Vacancies</b>	There were 2 vacant outlets in 2007 accounting for 12% of outlets and 2% of floorspace.
<b>Accessibility</b>	Pedestrian movement around the centre is unproblematic. The Dunelm Mill store provides free off-street parking.
<b>Health</b>	The centre is struggling and would benefit from investment or a greater diversity of uses.
<b>Recommendations</b>	None stated.

<b>WYKE LOCAL CENTRE <sup>106</sup></b>	
<b>Location</b>	This centre is located in the village of Wyke to the south-eastern quarter of the Bradford District.
<b>Outlets</b>	There is a wide array of different retail and leisure services. Convenience retailing accounts for 36% of all floorspace; the centre contains a Netto and a Co-Op foodstore. Other outlets include a Post Office, newsagents, and a pharmacy.
<b>Condition</b>	The environmental quality of the centre is variable as many leisure outlets are shut during the day time. Some poor quality vacancies exist, although most properties have well maintained frontages.
<b>Vacancies</b>	There were 9 vacant outlets accounting for 16% of outlets and 12% of floorspace; the national average is 9% and 7% respectively.
<b>Accessibility</b>	Movement around the centre on foot is unproblematic, and some free on-street parking is available along Town Gate. The Co-Op and Netto stores have free off-street parking for customers. A number of bus services in the centre connect it to Bradford, Huddersfield, Shipley and Bingley.
<b>Health</b>	The centre is performing well in its role.
<b>Recommendations</b>	None stated.

<sup>105</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 180; 183 & Appendix 8

<sup>106</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 183 & Appendix 8

3.5.14 Furthermore, the Retail and Leisure Study (2008) suggested that the Council gives consideration for the designation of Low Moor as Local Centre<sup>107</sup>.

### Community Facilities

3.5.15 The south eastern sector of the Bradford Urban Area contains a full range of community facilities and amenities which serve the local communities, which in comparison to the rest of the city has some of the highest levels of facilities available to residents.

### Education

3.5.16 There are 19 primary schools and 6 secondary schools within Bradford South East. These include Tong High School which was completed as part of the Phase 1 of the Building Schools for the Future (BSF) Programme. Tong, along with Salts Grammar have been voted as two of the top six new secondary schools nationally by the Times Educational Supplement (TES), which are the only schools in the north of England to be nominated for an award.

**Table 28: Educational Facilities in Bradford South East**

PRIMARY SCHOOLS		TOTAL OF 19
o Bowling Park Primary	o Shirley manor Primary	
o Carrwood Primary	o St Columba's catholic Primary	
o Fearnville Primary	o St John's CE Primary	
o Hill Top CE Primary	o St Matthews CE Primary	
o Knowleswood Primary	o St Stephen's CE Primary	
o Low Moor CE Primary	o Thornbury Primary	
o Lower Fields Primary	o Wellington Primary	
o Newby Primary	o Woodlands CE Primary	
o Newhall Park Primary	o Worthinghead Primary	
o Ryecroft Primary		
SECONDARY SCHOOLS & ACADEMY'S		TOTAL OF 6
o Appleton Academy (Wyke)	o Tong High School	
o Bradford Academy	o Yorkshire Martyrs Catholic College (Due to close on 31 August 2010)	
o Dixons City Academy		
o Lasiterdyke Business & Enterprise College		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

<sup>107</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); 14.04; pg 185  
LDF Evidence Base



Healthcare

3.5.17 Table 29 below lists the NHS registered facilities which are located throughout this area.

**Table 29: Healthcare facilities in Bradford South East**

<b>HOSPITALS</b>		
Leeds Road Community Hospital		
<b>GP SURGERIES</b>		<b>TOTAL OF 5</b>
Birch Medical Centre / Woodroyd Centre – BD5 8EL	New Hey Surgery – BD4 7JD	
Bowling Hall Medical Practice – BD4 7SS	Rooley Lane Medical Centre – BD4 7SS	
Highfield Health Centre – BD4 9QA		
<b>DENTISTS</b>		<b>TOTAL OF 4</b>
Dentistry@BD4 – BD4 0PU	Malik & Chaudry – BD4 7PT	
Hunjan & Associate – BD3 9TY	Olney, Olney & Associates – BD4 7QP	
<b>OPTICIANS</b>		<b>TOTAL OF 4</b>
Christopher R Limbert – BD5 8AB	Tong Optical Services – BD4 6LY	
Optikal Eye Care Ltd – BD3 9TY	Tunnacliffe & Lambert Ltd – BD4 6HD	
<b>PHARMACIES</b>		<b>TOTAL OF 8</b>
Asda Pharmacy – BD4 7SR	Lloyds Pharmacy – BD4 7SS	
Averroes Pharmacy – BD5 8EL	Lloyds Pharmacy – BD4 9EJ	
Bierley Pharmacy – BD4 6AA	Lloyds Pharmacy – BD4 9QA	
Lloyds Pharmacy – BD4 7HX	Thackley Pharmacy – BD1	
Source: Bradford & Airedale Teaching PCT (2010)		
<a href="http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

Other Community Facilities

3.5.18 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 30 below outlines the additional facilities within Bradford South East. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 30: Other Community facilities in Bradford South East**

<b>POST OFFICES</b>		<b>TOTAL OF 6</b>
Bierley – BD4 6AX	Thornbury – BD3 8JB	
Holme Wood Estate – BD4 9HN	Tong Street – BD4 9RU	
St Johns – BD4 7HY	Wakefield Road – BD4 7AB	
<b>LIBRARIES</b>		<b>TOTAL OF 3</b>
East Bowling – BD4 7RH	Laisterdyke – BD3 8RP	
Holme Wood – BD4 9DY		

COMMUNITY CENTRES & HALLS	TOTAL OF 11
Bierley Community centre – BD4 6BU	
Bierley Sports Development – BD4 6BU	
Day Centre for the Elderly – BD5 7AS	
Greenhill Resource Centre – BD3 8EX	
Holme Christian Care Centre – BD4 9RY	
Listonshields Centre – BD4 6DN	
Parkside Community Centre – BD5 8DB	
Ryecroft Community Centre – BD4 0LS	
Sutton Community hall – BD4 8NB	
Thornbury Centre – BD3 8JX	
Womenzone Community Centre & Gym – BD3 9TE	
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>	
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>	
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>	

### Open Space

3.5.19 A wide range of open spaces and recreational facilities. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 31: Open and Recreational Facilities in Bradford South East**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>• Bowling Park and Victoria Park, Oakenshaw lies within this area.</li> <li>• The study highlights that there is a minor catchment gap in the amount of Parks and Gardens within this area.</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>• There are 95 sites across the Bradford South constituency area, totally over 73ha, along with a further 5 green corridor sites.</li> <li>• No gaps have been identified within this section of Bradford South.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>• Within the Bradford South constituency area there were 31 play areas, 9 of which were of high quality.</li> <li>• Gaps in the provision of play areas have been highlighted to the east of this area.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• There are 13 allotment spaces within the Bradford</li> </ul>

	<p>South constituency. Council owned sites include: Avenue Road, Bowling park, Derby Road and Sunny Bank Road.</p> <ul style="list-style-type: none"> <li>• No gaps have been identified within this sub-area.</li> </ul>
<b>Civic spaces</b>	<p>There is 1 civic space (hard surfaced areas designed for pedestrians) within the Bradford South constituency.</p>
<b>Playing Pitches</b>	<p>Provision shortfall identified in this area for the following sports: football, cricket and rugby league.</p>
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>• Bowling, North Bierley and Tong Cemeteries serve this area.</li> <li>• There is no gap in provision within Bradford.</li> </ul>
<p>Source: KKP (2007) Open Space &amp; Sport and Recreation Study</p>	

3.5.20 This area of Bradford is also the location of Odsal Stadium, home of the Bradford Bulls RLFC and the Richard Dunn Sports Centre at Odsal. These are important sporting facilities within the District providing a range of sporting facilities. Current potential plans include the creation of Odsal Sports Village which would replace Richard Dunns Sports Centre and would become a regionally significant centre for sporting activities.

3.5.21 The West Bowling Golf Club, located off Rooley Lane is currently being developed as a warehousing and distribution centre – Prologis Park. This development has had an impact in the number of golf course provision within Bradford.

3.5.22 The TFD Centre in Holme Wood serves as a locally important Council run facility for the local community. Furthermore the Holme Wood Open Space, Sport and Recreation Provision Study (KKP, 2006) identifies that there is a shortfall of formal open space within the area and an over provision of informal open space, although this can be rectified by regarding the open spaces as available outdoor provision.

3.5.23 The following emergency services are located in this area:

- The nearest police station is located in Bradford City Centre on Nelson Street.
- A fire station is located in Odsal on Huddersfield Road.

- The Bradford Royal Infirmary (BRI) and St. Luke's Hospital provide healthcare to this part of the city, with the BRI equipped to deal with emergency cases.

### **Transport**

3.5.24 The highway infrastructure is an important and vital asset to this area of Bradford with the M606 provides the gateway into the city from other destinations such as Leeds, and Manchester. The city ring road, the A6177 Rooley Avenue, Rooley Lane and Sticker Lane provides key road links to the rest of the city. The A650 Tong Street extends from the city centre through to Tong and beyond into the Leeds District.

3.5.25 There is a good level of public transport facilities that serve the area; the completed Manchester Road guided bus route allows for speed and efficiency, and the West Yorkshire Local Transport Plan (WYLTP) 2 proposes another route to be located along the A650 Tong Street. Additionally, the Local Transport Plan cites the re-opening of Low Moor rail station as a potential project that would create a more connected area of the city. The Replacement UDP also puts forward a new railway station at Laisterdyke which would improve connectivity between Leeds and Bradford. Some of the major industrial and employment growth areas are located in this area, especially around Low Moor, and the land surrounding the M606 Corridor favour the development of employment uses.

3.5.26 The road junction at Manchester Road and Mayo Avenue has been identified as an Air Quality Management Zone (AQMZ) due to the high levels of pollution generated in this area.

### **Natural Environment**

3.5.27 Land to the east of Holme Wood is designated as Green Belt which also covers Tong Village, and small areas to the south leading to the Kirklees boundary are also designated as areas of Green Belt land which provide separation between the adjoining districts.

3.5.28 The landscape to the far south of Bradford falls within the South Bradford Landscape Character Assessment. Large portions of the landscape which surround the M606 have been classified as the industrial corridor with land to the far south, around Wyke and to the east of the Euroway Trading estate being

classified as Enclosed Pasture land. Furthermore, the landscape to the east, around Tong, falls within the Tong Valley Landscape Character Assessment and is also 'Enclosed Pasture' land which is considered to be of medium sensitivity<sup>108</sup>.

### **Nature Conservation**

3.5.29 This area contains several Bradford Wildlife Areas which are within existing areas of urban greenspace and playing fields. Railway Terrace in Low Moor has recently been designated as a Local Nature Reserve (LNR).

### **Land Conditions**

3.5.30 The area around the A H Marks Chemical Works in Low Moor is classified as a hazardous installation zone and is a major constraint for development within this area. There is also a small area of Flood Risk close to the City Centre.

### **Local Heritage**

3.5.31 There are two designated Conservation Area within Bradford South East, namely:

- Lower Wyke - to the far south of Bradford;
- Tong – to the far south-eastern corner

3.5.32 Bowling Park is a locally important site which is included in the Register of Parks and Gardens of Special Historic Interest in England.

### **Local Schemes and Plans**

3.5.32 Bradford Trident, the community led company, have been working since 2000 to transform the areas of Park Lane, Marshfields and the West Bowling Area of Bradford into regenerated and sustainable communities. The key aims of this organisation are to tackle the major issues within these areas and to improve all aspects of community life including, education, crime, housing, health and environment and the local economy. Whilst Bradford Trident is nearing the end of its term, plans are being put in place to ensure that the benefits are not lost within communities. Significant projects have included a local centre at St Stephen's Road and Gaythorne Road

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<sup>108</sup> CBMDC (2008) Landscape Character SPD – Volume 5 South Bradford  
LDF Evidence Base

3.5.33 Areas based mastepans for Laisterdyke and Holme Wood would bring seek to bring about significant and regeneration within these areas. These plans have been commissioned by the Council and are currently in progress.

#### **Key planning issues and challenges for Bradford South East**

3.5.34 The following key issues, challenges and opportunities have been identified for the South East of Bradford, these are listed below:

- Balance the needs of a multi-cultural population;
- Gaps in the provision of open space and recreational facilities within the area;
- Tackle the effects of the Air Quality Management Zone (AQMZ) at the road junction at Manchester Road and Mayo Avenue though the Air Quality Action Plan.

#### **Key opportunities for Bradford South West**

3.5.35 The following key opportunities issues have been identified for the South West of Bradford, these are listed below:

- Designation of Low Moor as a Local Service Centre within the retail hierarchy;
- The regeneration of Laisterdyke and Holme Wood would bring about many localised community benefits.
- Potential development of Odsal Sporting Village;
- Capitalise on the Prologis development to attract further investment into the district.

#### **Community Based Issues for Bradford South West**

3.5.36 Bradford South, North and West Area Committee's Action Plans (2009-2011) cover portions of the Bradford south-eastern area of the city. In addition there are 15 area based locality plans which have been produced in conjunction with certain neighbourhoods within this area. The following area based issues have been raised by the public:

- Crime, anti social behaviour and poor community cohesion.
- Standard of existing housing is poor and there is a lack of affordable housing.

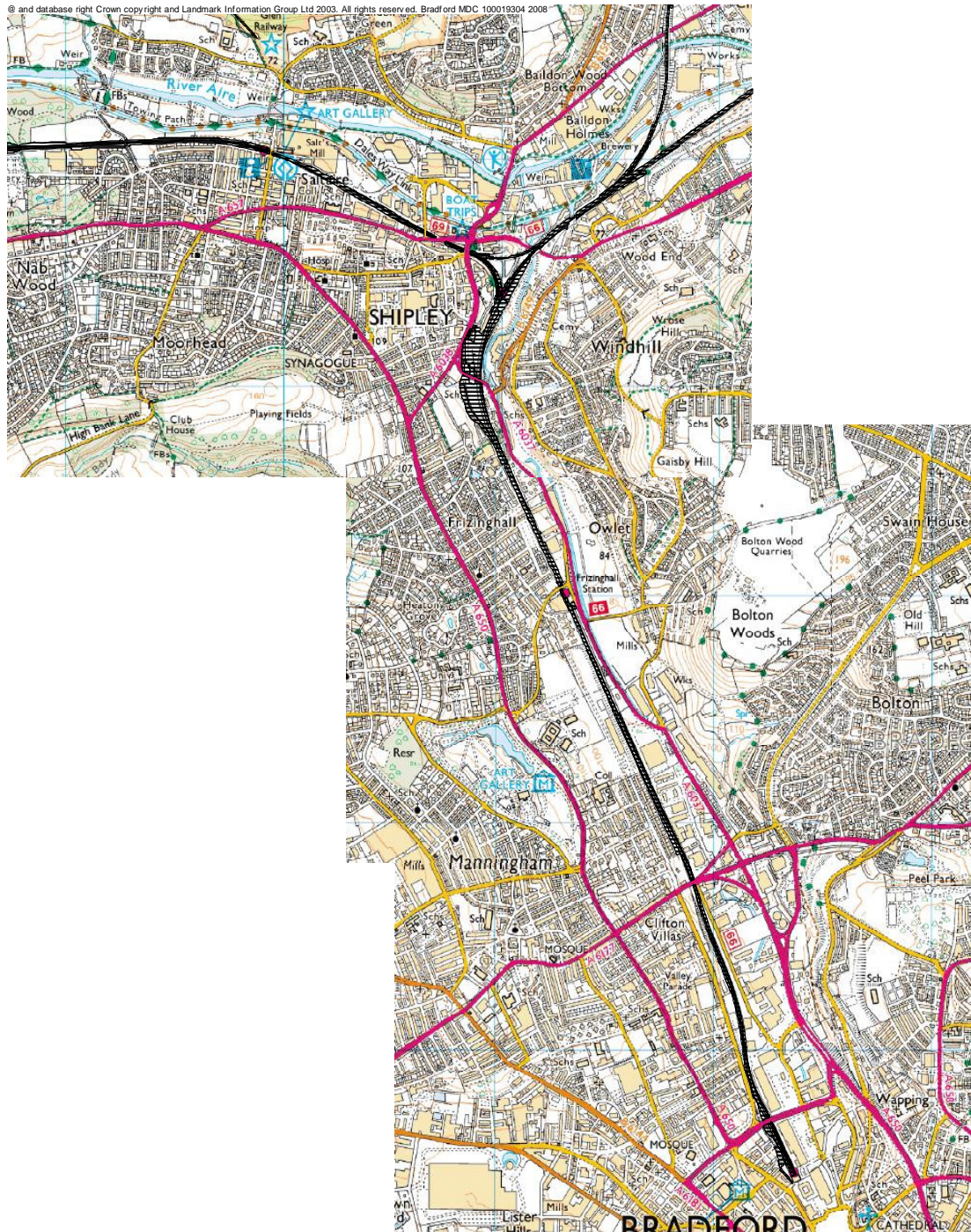
- Lack of provision of open spaces and facilities for younger people.
- High unemployment in some areas and this is compounded with a lack of employment and training opportunities to counteract the skills shortage.
- Low educational attainment.
- Families migrating out of the area towards those areas with better or more school provisions.
- There is a lack of accessible health facilities in this area, particularly access to NHS Dentists in Tyersal.
- The increase in Eastern Europeans into parts of this area, particularly the Leeds Road and West Bowling areas, is putting extra demand on local facilities and provisions already under strain.

3.5.37 A neighbourhood survey undertaken within Holme Wood (BMG Research, 2009) outlines the local community's views on their neighbourhood. The report highlighted that an overwhelming number of residents were satisfied with the neighbourhood as a place to live, stating that the main concerns were:

- Activities for teenagers (44%)
- Cleanliness of the streets (39%)
- Level of crime (32%)
- Parks and open spaces (29%)
- Affordable decent housing (7%)
- Job prospects (7%)
- Sports and leisure facilities (6%)
- Access to nature (5%)
- Shopping facilities (5%)
- Public transport (4%)



### 3.6 CANAL ROAD CORRIDOR



#### Location

3.6.1 The Canal Road Corridor is a regeneration area which extends northwards from the Forster Square in the city centre in the south, straddling along the A6037 Canal Road, a major strategic route linking Airedale to Bradford, with the railway to the west until Shipley Town Centre in the north. It incorporates Bolton Woods Quarry, Oswin Mills, into Windhill and along Thackley Old Road until the railway



line crosses Otley Road. The boundary then heads south west into Shipley Town Centre, on Kirkgate and St Paul's Road, before joining Otley Road and heading back into Bradford along the railway line.

- 3.6.2 The land immediately surrounding Canal Road is flat, but rises very steeply to the east close to Bolton Woods quarry. It falls again at Shipley towards the river and railway line. The area contains a number of neighbourhoods such as Bolton Woods and Owlet, along with a number of industrial areas at Valley Road and Canal Road close to Bradford City Centre.
- 3.6.3 This regeneration area falls within Bradford East, Bradford West and Shipley Parliamentary Constituencies and straddles the Bolton and Undercliffe and Windhill and Wrose Wards and part of the Shipley Ward to the south.

#### **Historical Development**

- 3.6.4 During the 18th century, Bradford was becoming an important centre of the wool trade, a combination of the cost of transport, lack of a river and being set deep within a valley had a impact on this trade. During 1760's and 1770's, the successful development of the Leeds and Liverpool Canal and its offshoot the Bradford Canal improved the town's communications. But from the 1830s, railways began to be built around the country and by 1843 a line had been built from Leeds to Bradford via Shipley. It was the engineer George Stephenson, who routed the line up the Aire valley to Shipley, and then south up Bradforddale to Bradford — the only reasonably flat approach to Bradford. This development transformed this corridor within the City into a major transportation corridor.
- 3.6.5 By 1890 much of the land surrounding the railway line had been developed, particularly around the City Centre, Manningham and Frizinghall and then at Shipley. A large proportion of this development on the north-eastern side of the track was occupied by a number of works which included mills, dyeworks, gas works and sewage plants, whereas land to the south-western side were residential communities. By the mid-twentieth century the areas surrounding the railway were densely developed leaving only small portions of open land immediately adjacent to the railway line in the northern sections before the approach to Shipley.

### **Role of the Area**

- 3.6.6 The Canal Road Corridor is a traditional employment corridor as well being a key transport route northwards into and out of the city, forming a gateway into Airedale and beyond.

### **Population and Social Structure**

- 3.6.7 Despite being a strategic transport corridor, this area is home to over 1,170 people. The majority of these people are of White origin accounting for around 80%, with 3.5% being of Pakistani origin<sup>109</sup>.
- 3.6.8 There are neighbourhoods in this corridor that suffer from high levels of social deprivation. When ranked into national percentiles the Shipley-Bradford Corridor contains a large number of super output areas that are within the 10% most deprived in England.

### **Housing**

- 3.6.9 Within this corridor there are approximately 565 households, but given the nature of the corridor this figure is not surprising<sup>110</sup>. There is limited data available to effectively assess the tenure and type of dwellings in this area.
- 3.6.10 This area is a targeted area for future housing developments within the Local Development Framework. The development potential of the Canal Road Corridor is a consequence of its strategic location, and the extensive areas of unused and underused land and buildings. It has the potential to make a significant contribution to the regeneration of the District.

### **Employment**

- 3.6.11 The central section within the Bradford Urban Area is characterised by a variety of retail and light industrial employment uses mainly located alongside Canal Road. To the south, the area has a predominance of retail uses, which link to the retail uses at Forster Square retail area. The northern section covers Shipley Town Centre, which comprises of a variety of town centre uses. There are over thirty employers within this corridor each employing over ten people; the largest being PM Group Plc which employs 150 people, and Arnold Laver & Co Ltd which employs 140 people.

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<sup>109</sup> ONS Census 2001 population data; adapted from CBMDC Maps & Stats (v2.1.1).

<sup>110</sup> ONS Census 2001 population data; adapted from CBMDC Maps & Stats (v2.1.1).

3.6.12 The Canal Road Corridor is a regeneration and growth area for both employment and housing, as identified within the Local Development Framework (LDF) for Bradford. The development potential of the Canal Road Corridor is a consequence of its strategic location, and the extensive areas of unused and underused land and buildings. It has the potential to make a significant contribution to the regeneration of the District.

**Retail**

3.6.13 The Canal Road Corridor is within close proximity to Bradford City Centre with a range of retail and other uses. However in terms of the corridor itself, there is a predominance of retail uses, including a large 24hour Tesco’s supermarket, which link in to the adjacent retail uses at Forster Square. The remainder of the site is occupied by commercial and industrial businesses until Shipley Town Centre in the north which also has a range of retail and commercial outlets.

**Community Facilities**

3.6.14 There are very limited provisions of community facilities within this area due to the relatively small population. It would be unviable in many cases to provide a variety of facilities for such a small population. The facilities that do exist serve the small communities which border onto the corridor such as Bolton Woods, Frizinghall and Windhill. Within the corridor itself residents generally have to travel to neighbouring communities for essential facilities such as health care, education and other community facilities such as a library, or a post office.

Education

3.6.15 There are approximately 8 primary schools and 3 secondary schools within the vicinity of the Canal Road Corridor; Table 33 below lists these and the area in which the fall within.

**Table 33: Education Facilities within or adjacent to the Canal Road Corridor**

PRIMARY SCHOOLS		TOTAL OF 8
o Bradford Christian School (NE)	o Shipley CE Primary (Shipley)	
o Frizinghall Primary (NW)	o St Mary’s Catholic Primary (NE)	
o High Craggs Primary (Shipley)	o Westminster CE Primary (NE)	
o Poplars Farm Primary (NE)	o Windhill C of E Primary (Shipley)	

SECONDARY SCHOOLS & ACADEMY'S	TOTAL OF 3
<ul style="list-style-type: none"> <li>○ Feverham College</li> <li>○ Bradford Grammar School</li> <li>○ St Joseph's Catholic College</li> </ul>	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

Healthcare

3.5.16 Table 24 below lists the NHS registered health facilities which are either within or adjacent to the Canal Road Corridor. The majority of facilities are outside of this regeneration area.

**Table 34: Healthcare facilities within or adjacent to the Canal Road Corridor**

GP Surgeries	Total of 1
Frizinghall Medical Centre – BD9 4LH	
Dentists	Total of 0
NONE	
Opticians	Total of 2
Optical Express – BD18 3QH	Paul Verity – BD18 3QQ
Pharmacies	Total of 4
Boots UK Ltd – BD18 3QJ	Rowlands Pharmacy – BD18 3EG
Boots UK Ltd – BD1 4AU	Tesco Instore Pharmacy – BD1 4RB
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

3.6.17 There are a number of indoor and outdoor community facilities in this general area. There are 3 community centres consisting of Windhill, Church Street; Bolton Woods, Livingstone Road; and Frizinghall, Midland Road. In addition there are a number of outdoor facilities which include sporting facilities and allotments and community gardens.

3.6.18 The following emergency services are located in this area:

- The nearest police station is located within the centre of Bradford on Nelson Street.
- The nearest fire stations are located on Leeds Road and Idle.
- The Bradford Royal Infirmary (BRI) and St. Luke's Hospital provide healthcare to this part of the city, with the BRI equipped to deal with emergency cases.

## **Transport**

- 3.6.19 The Canal Road Corridor is identified with the Shipley Canal Road Masterplan as being a valuable link between Shipley and Bradford which currently has good transport links catering for road, cycle and pedestrian traffic along the main A6037 Canal Road, and rail travel via the Airedale railway line which runs parallel to Canal Road from Bradford Forster Square through Manningham, Frizinghall onto Shipley in the north.
- 3.6.20 Despite having good transport links, the masterplan states that no modes of transport are currently being used to their full potential and this is negatively impacting on investment and development in the area. Key transport problems identified on this route include current and future congestion on A6037 Canal Road and issues involving safety, severance and local access (including cross valley movement). Furthermore, the road junction at Canal Road Corridor and Church Bank has been identified as an Air Quality Management Zone (AQMZ).

## **Natural Environment**

- 3.6.21 The majority of the land within the southern end of this corridor is developed or is brownfield land; there are also extensive areas of unused and underused land and buildings in the area, particularly towards the city centre. This landscape changes somewhat towards Shipley where recreation open space, playing fields and allotments border the road. These green areas are lined with trees and mark the course of the Bradford Beck towards the city.

## **Nature Conservation**

- 3.6.22 There are no nature designations within this corridor; however the Bradford Beck which runs parallel to Canal Road has added to the attractiveness of the area towards Shipley as trees have grown along its course.

## **Land Conditions**

- 3.6.23 Large parts of the area lie within flood risk zones, more specifically, the valley bottom along Canal Road from the City Centre to Shipley. This may have an impact on the location of development in this area. Bolton Woods Quarry is a Mineral Extraction Site, which plays an important role in the economy of the District. The Buffer Zone is protected from further quarry development to maintain social amenity for communities in close proximity.

### **Local Heritage**

3.6.24 The Canal Road Corridor is adjacent to four Conservation Areas (Bradford City Centre, Cathedral Quarter, St Paul's, Clifton Villas). Additionally Conditioning House is a large Grade II listed former mill building which is located at the southern end of this corridor just outside of the city centre.

### **Local Schemes and Plans**

3.6.25 The area, along with parts of Shipley to the north, has been identified in the Local Development Scheme (LDS) to be the subject of an Area Action Plan to deliver the regeneration and redevelopment of the corridor, and also support the reintroduction of the Bradford Canal and other major infrastructure projects. Currently, there is no land allocated as Phase 2 Housing or Safeguarded Land in the Replacement UDP, but there is an ample supply of previously developed land and buildings which could be utilised.

3.6.26 A 4 year long (2006-2010) government-funded Neighbourhood Management Programme has worked to bring improvements in the quality of life for people living in the Windhill, Bolton Woods, Crag & Owlet, and Valley Road neighbourhoods, particularly in terms of cleaner and safer outcomes. This programme has successfully involved and empowered local residents in taking responsibility for their community and increased their ability to influence decisions which affect their lives and the neighbourhood where they live. This programme and its outcomes should be seen as an opportunity to build on the excellent partnership work between the Council, other agencies and residents to continue to bring regeneration to the area.

### **Key planning issues within the Canal Road Corridor**

3.6.27 The Canal Road Corridor is a unique area within Bradford and presents a number of very locally specific issues and opportunities which are fairly isolated, but could have an impact on surrounding areas, these are outlined below.

- Due to the areas dominance by vehicles in this strategic transport corridor, the area is not particularly attractive or conducive to residential uses.
- Minimise, mitigate and manage the Air Quality Management Zone (AQMZ) at Shipley Airedale Road and Church Bank to reduce risk to people's health;

- The Canal Road Corridor Masterplan (2006) highlighted a number of issues including the fragmented nature of the area due to its topography, the road network and railway; the poor physical environment that is characterised by industry; and the poor quality of some of the housing in the northern section of the Corridor.
- Lack of community facilities to serve a local community at present.

### **Key opportunities for the Canal Road Corridor**

3.6.28 The following key opportunities have been identified for the North West of Bradford, these are listed below:

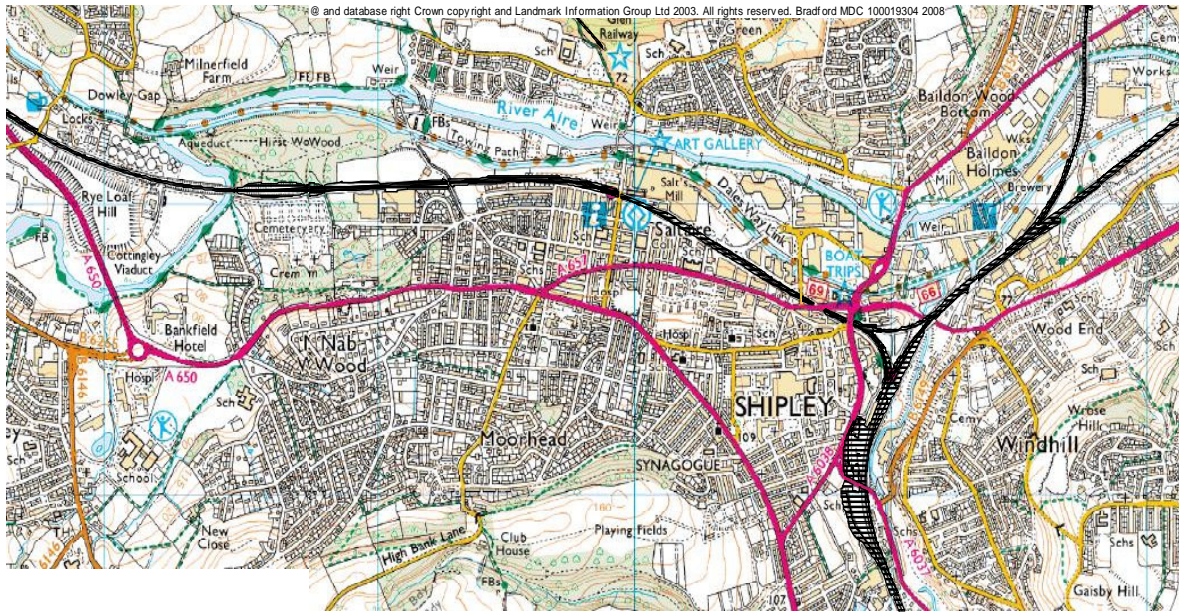
- The regeneration of this corridor and subsequent development will increase the viability of new community facilities within the area.
- Underused land within the area will be brought back into use;
- Encourage and provide more community facilities as and when developments take place within the area.

### **Community Based Issues for the Canal Road Corridor**

3.6.29 A Neighbourhood Action Plan has been prepared by local people covering Crag, Owlet and Bolton Woods and cites a number of social and economic issues, such as difficulties obtaining employment, poor safety, poor environment, and lack of affordable health and fitness facilities. This would be applicable to the entire regeneration area.



### 3.7 SHIPLEY



#### Location

3.7.1 The town of Shipley is located by the River Aire covering and covers a large area, spanning from the Green Belt boundary in the east close to Esholt, to the edge of the built up area at Nab Wood in the west. Shipley is situated approximately 4 miles north east of Bradford and 14 miles to the west of Leeds. Whilst the town sits within the City of Bradford, it is generally considered to be outside of Bradford itself with its own identity and issues. For the purpose of this study, Shipley's boundary has been defined by Otley Road to the north and the extent of Northcliffe Park in the southwest and the Shipley Canal Road Corridor boundary to the southeast. The area contains a number of neighbourhoods ranging from those characterised by low quality housing in Hirst Wood, to the leafy suburbs of Nab Wood, Moorhead and Shipley; and also the dense but well preserved World Heritage Site at Saltaire.

3.7.2 For the purpose of this study the settlements of Windhill and Wrose have been included within the Bradford North East section of this report. Whilst it is recognised that these settlements have strong community links to Shipley as a local centre, the location of these settlements in broader geographical terms form part of the Bradford North East area.

3.7.3 Shipley falls within Shipley Parliamentary Constituency along with the Shipley Ward.



### **Historical Development**

- 3.7.4 By 1851 Shipley had developed into an expanding town centred upon the Leeds and Bradford railway and the station which was completed in 1846.
- 3.7.5 By 1853, Sir Titus Salt had built Saltaire which is located within the centre of Shipley, to the west of the Shipley station and close to the River Aire. The model village was planned by Salt for his workforce at his Mill – Salt’s Mill, which manufactured alpaca and woollen cloth at the height of the industrial revolution. The mill sits beside the Leeds and Liverpool Canal to the north of the village with the village to the south. Salt built stone houses for his workforce along with wash houses, a hospital, church, library, concert hall a school and allotments. The international importance of the site was recognised in 2002 as Saltaire was designed as a World Heritage Site by UNESCO.
- 3.7.6 Throughout the course of the 19<sup>th</sup> and 20<sup>th</sup> centuries there had been extensive development to the southern side of the railway line in the west. By the 1940’s the extent of Shipley as we can see today had developed.

### **Role of the Settlement**

- 3.7.7 Shipley is a self sustainable town within the Aire Valley which combines a number of residential areas with a strong employment base; it also serves as a commuter settlement for Bradford and Leeds. It provides the link between Airedale, Bradford and Leeds as a communications corridor for road, rail and waterways. The village of Saltaire is designated as a World Heritage Site and is a key tourist destination - locally, regionally, nationally and internationally. There is potential for an increased economic role, but the Green Belt constraints and flood risk along the valley bottom limit such potential.

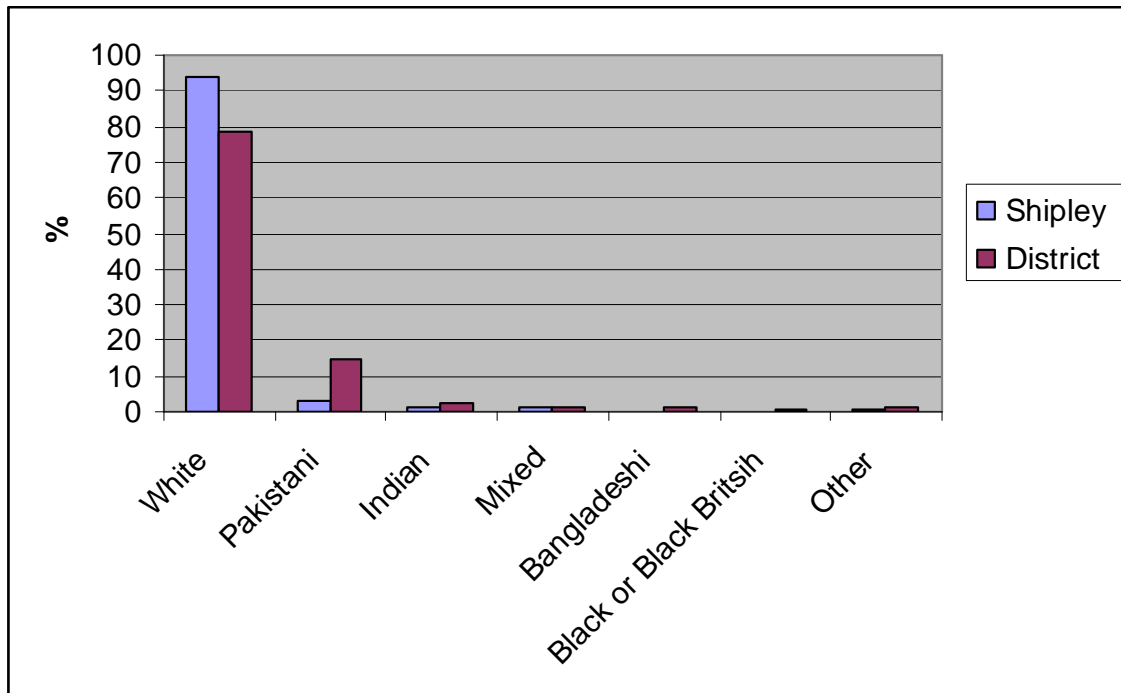
### **Population and Social Structure**

- 3.7.8 Over 16,900 people live in this area with a significant proportion of the population (95%) being of White, and the remaining population consisting of Pakistani’s (2.0%), Mixed (2.0%), Indian (0.8%), Other (0.5%) and Black/Black British (0.2%) and lastly Bangladeshi (0.1%)<sup>111</sup>.

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<sup>111</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Shipley)

**Figure 14: Ethnic Groups in Shipley compared with the District**



3.7.9 The Index of Multiple Deprivation (IMD) data (2007) for the Shipley Constituency as a whole indicated that it is least deprived compared with the District as a whole<sup>112</sup>.

### Housing

3.7.10 Shipley contains approximately 5,000 households, of which 75.7% of homes are privately owned, 12.5% are social housing and 11.8% are owned by other means. The majority of housing within this area is terraced housing (39.9%) with semi-detached housing accounting for 30.8% of stock and a higher amount of flats/conversions (20.3%) due to the conversion of a number of the former mills in the area, with Victoria Works being the prime example. There is a significantly low amount of detached dwellings in this area which only account of 9.3% of houses in this area in comparison to the Districts average of 13.5%<sup>113</sup>.

<sup>112</sup> Index of Multiple Deprivation (2004) (taken from CBMDC (June 2004) Bradford District Ward Profiles (Shipley))

<sup>113</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Shipley)

### Employment

3.7.11 Shipley has a strong employment base due to its origins as a textile and manufacturing base. The main employment locations are situated to the east of the town and along the canal corridor. The northern part of the Canal Road Corridor is located within Shipley which is a key regeneration area for the District. Despite these activities and opportunities, the town is heavily constrained by its location within the valley bottom and the surrounding topography. Shipley serves as a commuter settlement for Bradford and Leeds, however there are issues in relation to transport congestion within the town.

3.7.12 The largest employer in Shipley is DENSO Marston Ltd in Lower Baildon which employs 900 people. Filtronics and PACE in Saltaire are also key employers in the digital industry, employing 500 and 450 people respectively. There are also clusters of employers in Shipley Town Centre and also around Dockfield Road. Shipley College is located in Saltaire on Exhibition Road, offers a range of courses, apprenticeships and skills training for local people; as well as being a large employer.

### Retail

3.7.13 Shipley Town Centre serves as an important provider of convenience and comparison goods and services for its catchments population. Table 35 below summaries the town’s offer and health from the Retail & Leisure Study (2007):

**Table 35: Retail Provision within Shipley Town Centre**

SHIPLEY TOWN CENTRE <sup>114</sup>	
<b>Location</b>	Shipley is one of five town centres within the Bradford District. It lies to the north of Bradford City Centre and to the south east of Bingley. Shipley is located at the junction of the A6037 which links Bradford City Centre, the A657 leads to Leeds and the A6038 which connects to Otley Town Centre.
<b>Outlets</b>	Shipley had a total of 197 outlets in 2007 with the largest outlet consisting of the Asda superstore on Market Street. There are a range of other retailers, leisure services and financial and business services within Shipley as would be expected in a town. The town centre also benefits from having a permanent indoor market and

<sup>114</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 155-159; Appendix 6

	an outdoor market which operates three times a week in the Market Square.
<b>Condition</b>	The centre suffers from low environmental quality, however there is an opportunity awaiting to improve the quality of the local environment as well as expanding the town centre to provide more local facilities.
<b>Vacancies</b>	There were 30 vacant outlets in 2007 accounting for 4,940 sq m of floorspace (13%) compared against a national average of 8%.
<b>Accessibility</b>	Shipley has easy access and links to Bradford City Centre, to Leeds and to Otley Town Centre via several key routes. Parking comprises a mixture of off-street and free short stay on-street parking facilities. Shipley train station is centrally located which provides links to Leeds, Bradford and further a field to Glasgow and London. A bus station is located on Market Square. Pedestrianisation of the primary shopping area aids movement on foot, elsewhere pedestrian crossings are provided.
<b>Health</b>	Shipley seems to be a destination mainly for convenience goods, with Asda being the major food retail outlet. The centre offers a variety of goods and services and is deemed to show signs of modest vitality and viability.
<b>Recommendations</b>	None stated.

**SALTAIRE LOCAL CENTRE**<sup>115</sup>

<b>Location</b>	The retail area within Saltaire is located to the north-east of Shipley Town Centre. It is linear in nature and stretches along Bingley Road (A650) to the north of the World Heritage Site
<b>Outlets</b>	The centre contains all categories of goods and services: convenience, retail, and leisure services, all of which are above the national average. Outlets include a Co-Op supermarket and a Post Office as well as a number of health and beauty shops, restaurants and cafes. It also contains a high number of estate agents.
<b>Condition</b>	The environmental quality of the centre is of high quality with well maintained and unique facades and frontages to the shops.
<b>Vacancies</b>	There were 5 vacant outlets in 2007 accounting for 9% of outlets and 7% of retail floorspace. These are comparable to the national average.
<b>Accessibility</b>	Pedestrian movement around the centre is not difficult, although Bingley

<sup>115</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 179; 173 & Appendix 8

	Road itself is busy with traffic at most times of the day. Several pedestrian crossings are provided. On street parking is provided freely with pay and display off-street car parking located to the rear of the Co-Op.
<b>Health</b>	The centre is considered to be a strong and healthy local centre is performing well in its role.
<b>Recommendations</b>	None stated.

### Community Facilities

3.7.14 Shipley has a range of community facilities available to its local communities which are highlighted in this section. In addition to its employment role, Shipley also has a civic role which provides a range of services and facilities for its population; these include a leisure centre, a swimming pool, a health centre on Alexandra Road, a library and a town hall. Further community facilities include:

#### Education

3.7.15 There are 9 primary schools and 1 secondary school within Shipley. The Phase 1 of the Building Schools for the Future (BSF) Programme has seen the completion of Titus Salt School in Saltaire. Salts, along with Tong and Yorkshire Martyrs Specialist Sporting College in Tong have been voted as two of the top six new secondary schools nationally by the Times Educational Supplement (TES), which are the only schools in the north of England to be nominated for an award.

**Table 36: Education Facilities within Shipley**

PRIMARY SCHOOLS		TOTAL OF 9
<ul style="list-style-type: none"> <li>○ High Craggs Primary</li> <li>○ Low Ash primary</li> <li>○ Saltaire primary</li> <li>○ Sandal Primary &amp; Nursery</li> <li>○ Shipley CE primary</li> </ul>	<ul style="list-style-type: none"> <li>○ St Anthony's Catholic Primary</li> <li>○ St Walburga's Catholic primary</li> <li>○ Windhill CE primary</li> <li>○ Wycliffe CE primary</li> </ul>	
SECONDARY SCHOOLS		TOTAL OF 1
<ul style="list-style-type: none"> <li>○ Titus Salt School</li> </ul>		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

Health Care

3.7.16 Shipley has a number of healthcare facilities within the town; table 37 below provides a list of all the registered NHS services available to local communities:

**Table 37: Healthcare Facilities within Shipley**

<b>HOSPITALS</b>		
Shipley Hospital		
<b>GP SURGERIES</b>		<b>TOTAL OF 4</b>
Saltaire Medical Practice – BD18 4RX	Windhill Green Medical Practice – BD18 1QB	
Shipley Medical Practice – BD18 3EG	Urgent Care (New Mill) – BD18 3LD	
<b>DENTISTS</b>		<b>TOTAL OF 5</b>
Avondale Dental Practice – BD18 3NT	Saltaire Orthodontics – BD18 1BP	
Harrop & Associate – BD18 4DH	The Shipley Dental Team Ltd – BD18 1BP	
Matharoo & Associate – BD18 3QH		
<b>OPTICIANS</b>		<b>TOTAL OF 7</b>
Dolland & Aitchison – BD19 3Q	Optical Outlook Ltd – BD18 4SB	
Michael J Leaver – BD18 3QX	Paul Verity Opticians – BD18 3QQ	
NS Naru – BD18 3TJ	Specsaveers Opticians – BD18 3QJ	
Optical Express Southern Limited – BD18 2QH		
<b>PHARMACIES</b>		<b>TOTAL OF 5</b>
Boots UK Ltd – BD18 3QJ	Rowlands Pharmacy – BD18 1QB	
Lloyds Pharmacy – BD18 4RS	Rowlands Pharmacy – BD18 3EG	
Pharmacy Care Direct – BD18 1AX		
Source: Bradford & Airedale Teaching PCT (2010)		
<a href="http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

Other Community Facilities

3.7.17 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 38 below outlines the additional facilities within Shipley. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 38: Other Community facilities in Shipley**

<b>POST OFFICES</b>		<b>TOTAL OF 3</b>
Coach Road – BD17 7LT	Shipley – BD18 3RY	
Saltaire – BD18 4SB		
<b>LIBRARIES</b>		<b>TOTAL OF 1</b>
Shipley Library – BD18 3QH		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 11</b>
Kirkgate Community Centre – BD18 3EH		

Victoria Hall – BD18 3LB

Sources: Post Office Branch Finder: <http://www.postoffice.co.uk/portal/po>Libraries: [http://www.bradford.gov.uk/bmdc/leisure\\_and\\_culture/library\\_and\\_information\\_services/](http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/)Community Halls: [www.locallife.co.uk/bradford](http://www.locallife.co.uk/bradford)Open Space

3.7.18 Shipley has a wide range of open spaces and recreational facilities; table 32 below provides a summary of the opens spaces within this area:

**Table 39: Open Spaces within Shipley**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	Both Roberts Park in Saltaire and Shipley Glen are both popular attractions within this area. Roberts Park has undergone extensive restoration in 2009-2010 which has significantly improved the historic fabric and integrity of the local park. Other parks include Crowgill Park and Shipley Central Park.
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>• There are 101 sites within the Shipley constituency area, totally over 92ha, along with a further 22 green corridor sites.</li> <li>• No gaps have been identified in this area.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>• Within the Shipley constituency area there were 49 play areas, 7 of which were of high quality and 5 were deemed to be below average.</li> <li>• There are no gaps in the provision of play areas.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• There are 19 allotment spaces within the Shipley constituency. Council owned sites include: Carlton Avenue, Caroline Street, Northcliffe and Red Beck.</li> <li>• No gaps have been identified within Shipley.</li> </ul>
<b>Civic spaces</b>	There are 2 civic spaces (hard surfaced areas designed for pedestrians) within the Shipley constituency.
<b>Playing Pitches</b>	A significant shortfall in the provision of football pitches has been identified within Shipley.
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>▪ Nabwood Cemetery and Crematorium serves Shipley.</li> <li>▪ No gaps in provision have been identified in this area.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	



3.7.19 The following emergency services are located in this area:

- Shipley Police Station is located on Manor Lane; there is also a police contact point in Saltaire.
- A fire station is located on Station Road within Shipley.
- The nearest hospitals are Bradford Royal Infirmary (BRI) and Airedale in Steeton; both of these provide emergency and non-emergency care.

### **Transport**

3.7.20 The transport infrastructure is an important aspect of this part of Bradford as Shipley is a gateway to Bradford along the A6037 Canal Road; Airedale via the A657, and the west of Leeds via the A6038 Otley Road. There are issues with the road network; some areas are heavily congested at peak periods, resulting in a poor environment for local residents.

3.7.21 There is a good level of public transport facilities that serve the area which include two railway stations providing access to places as far as Glasgow and London, along with a small bus station in the central market place. The vast majority of the area lies within 400m of a ten-minute frequency bus route and within 800m of the railway stations. Shipley has excellent rail links to Airedale, Wharfedale, Leeds and Bradford via Shipley railway station. There is a second station at Saltaire, providing direct access to Bingley, Keighley, Shipley, Leeds and Bradford. However areas to the east of Shipley fall outside of this high frequency public transport area.

3.7.22 In terms of bus services, the West Yorkshire Local Transport Plan has identified some major public transport projects in Shipley; these are focused on connecting the bus interchange with the railway station. The Bradford District Transport Strategy (2006-2021) cites the completion of the “missing link” between Shipley, Saltaire and Cottingley to remove the congestion from primarily residential areas as a Highway Investment Proposal.

### **Natural Environment**

3.7.23 Green Belt land surrounds Shipley to the north, south and west which separate the built up area from Cottingley and Bingley to the west and northwest respectively. Baildon Moor which is located to the north of Shipley provides instant access to the open countryside for residents; this landscape is also part of

the Airedale Landscape Character Area which is classified as being of low sensitivity<sup>116</sup>.

### **Nature Conservation**

3.7.24 The Leeds Liverpool Canal passes through the area and is an important leisure facility, acting as a functioning canal and as a route for pedestrians and cyclists. The canal has also been designated as a Site of Ecological and/or Geological Importance (SEGI) for its wildlife and fauna interest. Another SEGI consists of Hirst Wood which abuts the area in the north east of Shipley. Shipley also has a locally designated butterfly reserve at Shipley Station<sup>117</sup>.

### **Land Conditions**

3.7.25 Parts of the Shipley, around the Bradford Beck and north close to the River Aire, lie within flood risk areas which pose as a constraint to development.

### **Local Heritage**

3.7.26 Saltaire World Heritage Site is an important asset for the whole District, and is nationally and internationally recognised as a reminder of our industrial past. Today, Saltaire village plays a key role in the tourist economy for Bradford. The World Heritage Site along with the Leeds and Liverpool Canal which passes through the Shipley area and Saltaire are designated by the Council as Conservation Areas. Within these Conservation Areas there are a considerable amount of Listed Buildings and structures which are protected under Planning Law and Policy.

3.7.27 Roberts Park in Saltaire is a Registered Historic Park and Garden as well as being included within the World Heritage Site boundary of Saltaire. The park has recently been restored with money from the Heritage Lottery Fund and various other partners.

### **Local Schemes and Plans**

3.7.28 The Airedale Corridors Masterplan (2005) highlights Shipley as one of the corridors towns as the 'International Gateway to Airedale'. The strategy sets out a number of key issues and areas whereby key intervention would bring about

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<sup>116</sup> CBMDC (2008) Landscape Character SPD – Volume 1 Airedale

<sup>117</sup> CBMDC (2008) Landscape Character SPD – Volume 1 Airedale; Para 2.4 Biodiversity

change which would benefit the wider area of Airedale. Such schemes and priorities for action include Shipley Eastern Link Road that would divert traffic from the centre, allowing for redevelopment and improvements to public transport. These measures would potentially unlock employment land whereby digital technologies could expand. Also, unlocking the full potential of Saltaire as a World Heritage Site would also be a key measure, including a new visitor centre and a hotel for tourists.

### **Key planning issues within Shipley**

3.7.29 There are a number of potential opportunities within Shipley, these include:

- What is the role of the town centre in light of competition from Leeds and Bradford?;
- Shipley's town centre appears somewhat run down and is struggling economically;
- Key decisions needed regarding the future of the indoor and outdoor markets;
- Poor public transport links to Leeds Bradford International Airport;
- Traffic congestion in Shipley and at Saltaire roundabout at peak times;
- Weak links between public transport modes in the town centre;
- Flood risk at the valley bottom at the River Aire and the Leeds and Liverpool Canal;

### **Key opportunities for Shipley**

3.7.30 The following key opportunities have been identified for Shipley, these are listed below:

- Opportunity for the expansion of the town centre and improvements to the environmental quality to make the centre appear more attractive to visitors.
- Improve the road systems at Saltaire roundabout to alleviate traffic congestion within the area;
- Continue to promote Saltaire World Heritage Site as a unique tourist destination within the District, regional and country.

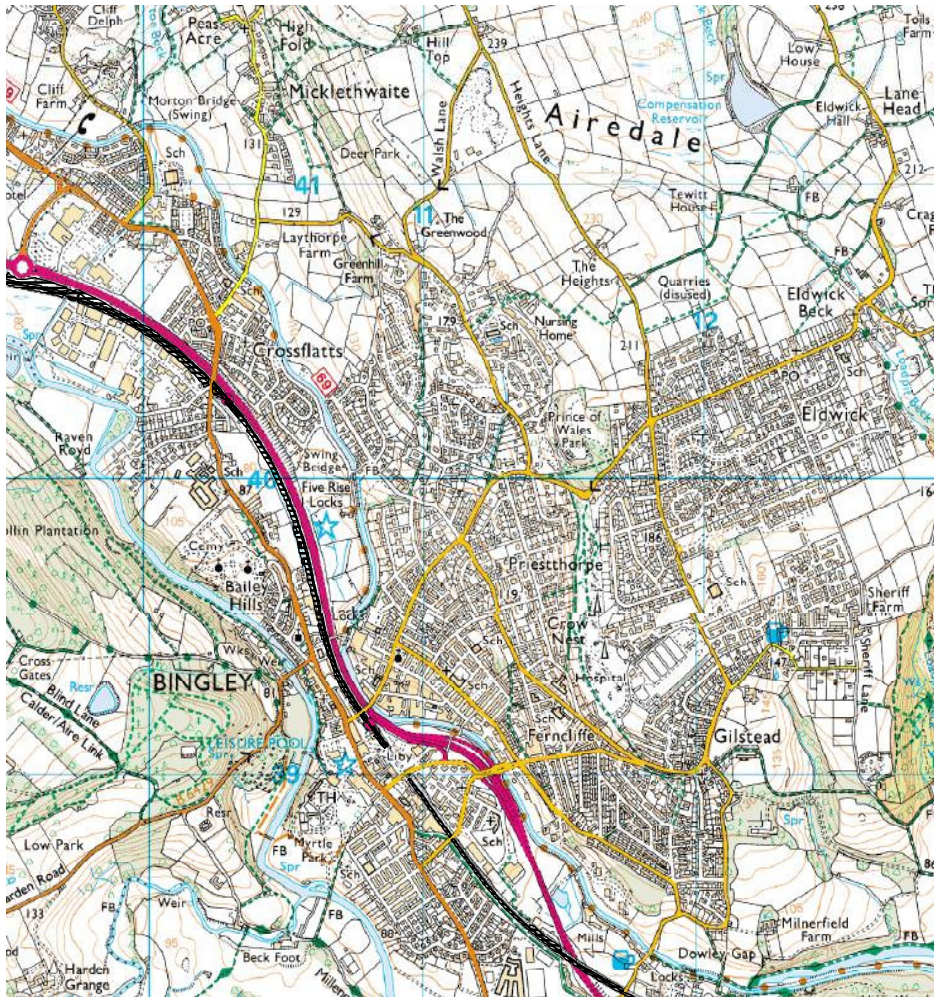
### **Community Based Issues for Shipley**

3.7.31 The Shipley Area Committee Action Plan (2009-2011) along with four Neighbourhood Action Plans have been produced for areas within the wider

Shipley area, these plans highlight the issues raised by local residents which include:

- Lack of affordable housing,
- Lack of local employment opportunities,
- Poor access to greenspace and
- Poor access to healthcare services,
- Traffic congestion in the local area.

## 4.1 BINGLEY



### Location

- 4.1.1 The market town of Bingley is situated in a picturesque setting in the Aire Valley (Airedale), about six miles northwest of Bradford and twelve miles northwest of Leeds. It is situated on the major A650 route that joins Bradford to Keighley and Skipton. The topography of the area has forced the canal, railway and road to pass within the vicinity of the town and consequently it is an important centre of communications.
- 4.1.2 Bingley falls within the Shipley Constituency and lies within the Bingley Ward.

### Historical Development

- 4.1.3 The Bingley Conservation Area Assessment<sup>158</sup> describes how Bingley's setting on the banks of the River Aire at the junction of two wooded valleys where the river

<sup>158</sup> CBMDC (2004) Bingley Conservation Area Assessment - History  
LDF Evidence Base

could easily be crossed made it an ideal location for early habitation. Historically, Bingley was an important settlement in its local context. It became a meeting place, on account of the fact that it had its own church and was granted a market charter in 1212. It became a centre of communications, as a major coaching route, and on account of its proximity to the Leeds to Liverpool Canal and later the railway. The area of the later Victorian redevelopment and growth stands as evidence of a significant age in Bingley's development and testifies to the technical, economic, social and religious changes of the day.

### **Role of the Settlement**

- 4.1.4 Bingley is largely residential in nature and is used as a commuter settlement for Bradford and Leeds. It has a strong employment base with the main employment areas located along the A650 corridor; this was the location of former Bradford and Bingley's head office. The regeneration of the town centre, in particular the redevelopment of the central shopping area will boost Bingley's role as a retail centre.

### **Population and Social Structure**

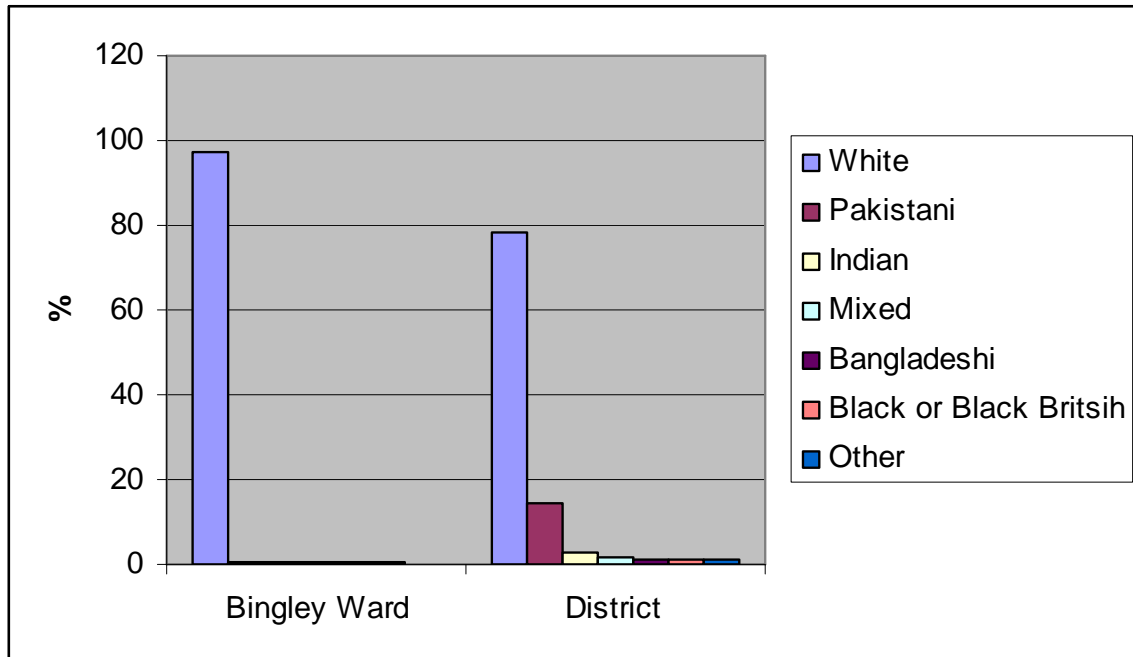
- 4.1.5 At the time of the 2001 Census, Bingley Ward had a population over 14,980 people living within the urban area of Bingley. The area has a relatively old population, in comparison to the district as a whole, with 14.4% being past retirement age in 2001, compared with the district average of 6.7%. At the same time 23.4% of the area's population was under 16 years of age, compared with 23.4% of the district as a whole<sup>159</sup>. Compared to the Bradford District figures, Bingley is relatively affluent with comparable levels of car ownership, and higher levels of home ownership, economic activity and employment.
- 4.1.6 The area is predominantly white (97.3%) with a low BME population which consists of people of mixed race (0.8%) and Indian and Pakistani's (0.8%) representing the next largest groups<sup>160</sup>. Figure 19 below compares the ethnic groups within the Bingley Ward to that of the average for the District.

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<sup>159</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley)

<sup>160</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley)

**Figure 19: Ethnic groups in Bingley compared with the District**



### Housing

4.1.7 There were 6,436 households within Bingley, of these a high proportion of houses (21.7%) were detached houses, 8.2% higher than the Districts total, along with 31.0% of semi-detached housing and 29.0% terraced housing. The number of flats/conversions within Bingley accounted for 18.0% of housing, 3.7% higher than the Districts total. A large majority of the housing stock within Bingley is privately owned (78.6%) which is slightly higher than the District average of 71.7%. A total of 12.6% of housing ownerships were within the social sector in comparison to the districts average of 16.6%<sup>161</sup>.

4.1.8 There is a total of 17.65 hectares of Phase 2 land as allocated in the Replacement UDP for potential future housing development.

### Employment

4.1.9 Located within Airedale, Bingley has a strong employment base. The main employment areas are located along the A650 corridor, which until recently was the location of the Bradford and Bingley Head Office. Damart is now one of the largest employers in Bingley, employing around 700 staff, and there is a cluster of smaller businesses at Crossflatts.

<sup>161</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley)



## Retail

4.1.10 Bingley Town Centre and its Local Centre caters for the day to day needs of the local population. Table 61 below summarises the survey data from the Retail and Leisure Study (2008) regarding the Bingley Town Centre and Eldwick Local Centre.

**Table 61: Retail Provision in Bingley**

<b>BINGLEY TOWN CENTRE <sup>162</sup></b>	
<b>Location</b>	Bingley is situated approximately 7 miles north-west of Bradford. The town centre of Bingley extends along Main Street and incorporates the Myrtle Walk shopping centre and Chapel Walk.
<b>Outlets</b>	There are 132 outlets within Bingley which include a number of services such as banks and building societies, estate agents, restaurants, public houses, cafes, bars and beauty shops.
<b>Condition</b>	The environmental quality of Bingley Town Centre is of good quality and improvements to the public realm in recent years have contributed to this.
<b>Vacancies</b>	The centre had somewhat declined with a total of 14 vacant outlets in 2005; the majority of these being located in the Myrtle walk Shopping Centre. These figures do not take into account the reopening of Myrtle Walk Shopping centre in 2009 therefore these figures are likely to have changed.
<b>Accessibility</b>	The town is situated adjacent to the A650 which connects Keighley to Bradford via Shipley. As a result of this diversion away from the Town, Main Street has been downgraded from an A to a B road. This has made the town more accessible and safe for pedestrians. There are a number of off road car parks in the centre catering for long and short stay visits. Bingley benefits from a centrally located train station on Wellington Street which provides connections to Skipton, Keighley, Leeds and Bradford Forster Square amongst other destinations.
<b>Health</b>	In the past Bingley has been described as having a limited shopping function when compared to other town centres in the District. It had

<sup>162</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); pg 34 & 162; & Appendix 6

	been rated the second lowest level of expenditure of the District's network of town and district centres. Nethertheless, recent improvements to the centre have now Bingley is a vital and viable centre.
<b>Developments</b>	The recent refurbishment of the Myrtle Walk Shopping, now known as '5Rise' which opened in December 2009, has brought about a significant improvement to the environmental quality and retail offer within the town. The centre offers circ. 60,000 sqft of new and refurbished retail space across consisting of 18 individual shop units. The anchor tenant is a brand new 12,000 sq ft Co-operative food store <sup>163</sup> .
<b>Recommendations</b>	Recommendations related to investment in the centre to improve its quality; however recent works to the Myrtle Walk Shopping Centre and Town Square have significantly improved the centre to date.

**ELDWICK LOCAL CENTRE**<sup>164</sup>

<b>Location</b>	Eldwick Local Centre is situated along Otley Road in the Bingley area.
<b>Outlets</b>	The centre contains a diversity of uses and services including banks and building societies, estate agents, restaurants, public houses, cafes, bars and beauty shops. It is evident that the centre is under-provided for in the retail sector.
<b>Condition</b>	Not stated.
<b>Vacancies</b>	There were 2 vacant outlets in 2007 accounting for 29% of all outlets and 29% of floorspace.
<b>Health</b>	The centre does not offer the required array of goods and services that a local centre should offer according to PPS6 guidance, therefore its health is at risk.
<b>Recommendations</b>	The study recommends Eldwick should not be defined as a local centre.

**Community Facilities**

4.1.11 The level of facilities within Bingley is relatively good with a range of facilities available, including a number of GP surgeries, pharmacies, post offices. Further facilities are outlined below:

<sup>163</sup> 5Rise (2010) <http://www.5rise.co.uk/>

<sup>164</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 174; 184 & Appendix 8

Education

4.1.12 There are 6 primary schools and 3 secondary schools within the Bingley area; these include:

**Table 62: Education Facilities in Bingley**

PRIMARY SCHOOLS		TOTAL OF 6
o Crossflats Primary School	o Priestthorpe Primary	
o Eldwick Primary	o St Joseph's catholic Primary	
o Myrtle Park Primary	o Trinity All Saints CS Primary	
SECONDARY SCHOOLS		TOTAL OF 3
o Beckfoot		
o Bingley Grammar School		
o Nab Wood		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

Healthcare

4.1.13 There are a number of NHS registered health facilities across Bingley that serve local residents. In December 2009, the new Bingley Health Centre was formally handed over to NHS Bradford and Airedale with an opening planned for February 2010. The new centre at Kingsway will see two of Bingley's long-established GP practices based at the centre – Bingley Medical Practice and Springfield Centre, and will include an on-site pharmacy.

**Table 63: Healthcare Facilities in Bingley**

HOSPITALS		
Bingley Hospital - BD16 4HD		
GP SURGERIES		TOTAL OF 3
Bingley Medical Practice – BD16 4RP	Canalside Healthcare Centre – BD16 4RP	
Bingley Health Centre – BD16 2TL		
DENTISTS		TOTAL OF 2
Blackmur – BD16 4BD	Oasis Dental Care – BD16 4BL	
OPTICIANS		TOTAL OF 2
David C Kenyon – BD16 1AJ	David Haworth – BD16 2HR	
PHARMACIES		TOTAL OF 4
Boots UK Ltd – BD16 2HT	Crossflats Pharmacy – BD16 2EZ	
Boots UK Ltd – BD16 1AJ	Your Local Boots Pharmacy – BD16 4RP	
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

Other Community Facilities

4.1.14 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people’s lives. Table 64 below outlines the additional facilities within Bingley. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 64: Other Community Facilities in Bingley**

<b>POST OFFICES</b>		<b>TOTAL OF 3</b>
Bingley – BD16 2HT Eldwick – BD16 3EE	Gilstead – BD16 3NL	
<b>LIBRARIES</b>		<b>TOTAL OF 1</b>
Bingley Library – BD16 1AW		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 3</b>
Bingley Arts Centre – BD16 2LZ Bingley Vountary Action – BD16 2LA Crossley Wood Community Centre – BD16 4QF		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a> Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a> Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

Open Space

4.1.15 A wide range of open spaces and recreational facilities, which a number of outdoor facilities and recreational open spaces for the local community in Ilkley. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 65: Open Space and Recreational Facilities in Bingley**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>Bingley has a number of large parks which include the Prince of Wales Park; Myrtle Park and the St Ives Estate to the west of the settlement.</li> <li>There are no gaps in provision within Bingley.</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>Figures for the Shipley constituency indicated that there are 101 sites, totally over 92ha, along with a further 22 green corridor sites.</li> <li>The study identifies a gap in provision of this space within the centre of Bingley.</li> </ul>

<b>Play areas</b>	<ul style="list-style-type: none"> <li>• Within the Shipley constituency area there are 49 play areas, 5 of which were of high quality and 7 were deemed to be below average.</li> <li>• Bingley is identified as having gaps in the provision of play areas.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• There are 19 allotment spaces within the Shipley constituency. Council owned sites include: Back Lane and Stanley Street.</li> <li>• There are no gaps in provision.</li> </ul>
<b>Civic spaces</b>	The Market Square and Jubilee Gardens forms a civic open space (hard surfaced areas designed for pedestrians) within Bingley.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>• Bingley Cemetery and Nab Wood in Shipley serve this local area.</li> <li>• Bingley has been identified as having gaps in the provision of cemeteries.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

4.1.16 There are a number of leisure and recreational facilities within Bingley. Within the town there is a Council run sports centre which contains a swimming pool and gym facilities. There are further large gyms on the outskirts of the town. In terms of outdoor recreation the St Ives Estate located to the south east of the town provides instant access to the outdoors with a number of facilities for children and walks. The Prince of Wales Park is a large public park which also has a number of facilities available for children.

4.1.17 The following emergency services are located in this area:

- Bingley Police Station is located on Main Street.
- A fire station is located on Sleningford Rise within Bingley.
- The nearest hospitals are Airedale in Steeton which provide emergency and non-emergency care.

### **Transport**

4.1.18 The completion of the A650 Bingley Relief Road in 2003 provided new and improved road links within Airedale as well as having a significant impact on the reduction in traffic and congestion passing through the town centre on Main Street.

However this road link has reinforced a separation of the town centre from the outer lying residential areas.

4.1.19 The town centre is well served by public transport links with a rail station centrally located on Wellington Street in the centre lying on the Airedale Line with connections within Airedale serving Bradford, Shipley, Keighley and Leeds; however this is quite isolated from the bus stops on Main Street. Over half of Bingley's population (54.4%) travel more than 5km to their place of work, the remaining within 5km of the town centre<sup>165</sup>.

### **Natural Environment**

4.1.20 Bingley is surrounded by Green Belt; this land that surrounds the urban area of Bingley falls within the Airedale Landscape Character Area to the north and the Wilsden Character Area to the south west. The character of large parts to the north, south-east and west has been identified as being very sensitive to any form of development, with land to the south of the railway line being of low sensitivity<sup>166</sup>.

### **Nature Conservation**

4.1.21 There are a number of biodiversity designations which lie within Bingley or adjoin the main urban area. The Leeds and Liverpool Canal which cuts through the centre of Bingley is a designated SEGI for its wildlife importance; there is a SSSI (Bingley South Bog) towards the south close to the relief road. Areas of land that are generally free of such designations lie to the north of Bingley.

### **Land Conditions**

4.1.22 Bingley's situation on the banks of the River Aire and the fact that it is surrounded by rising moorland give the town a pleasant rural feel, specifically in the north. However both its topography and the risk of flooding pose significant constraints to any future development within the area. The risk of flooding is particularly prevalent to the north west towards Crossflatts.

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<sup>165</sup> ONS Census 2001 Travel to work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley)

<sup>166</sup> CBMDC (2010) Landscape Character SPD – Airedale Landscape Character Assessment & Airedale Landscape Character Assessment.

### **Local Heritage**

4.1.23 There are three Conservation Areas in Bingley, these consist of;

- **Bingley Town Centre** - the first covers the oldest surviving part of the town, incorporating the parish church and the remains of the early highway (now Old Main Street).
- The **Leeds and Liverpool Canal** which cuts through the centre of Bingley.
- **Micklethwaite**, situated to the edge of Bingley to the north.

4.1.24 Eldwick Beck within Bingley has been assessed as potential conservation area to be designated by the Council. The outcome of this assessment has concluded that the area is considered to be worthy of a conservation area designation.

4.1.25 Additional heritage designations include, the Prince of Wales Park and the St Ives Estate are designated as an Historic Park and Garden. Milnerfields in Gilstead is recognised as a local historic site. Additionally land immediately east of Bingley falls within the 500m Saltaire World Heritage Site Buffer Zone.

### **Local Schemes and Plans**

4.1.26 The Airedale Masterplan (2005) has produced a Town Plan for Bingley identifies some of the changes which will be required to deliver a positive future that the town deserves. The plan's vision for Bingley is summarised below<sup>167</sup>:

- Bingley will become the speciality market and retail destination of Airedale through the development of a market that sits at the heart of the town.
- Bingley will seek to replace insensitive and poor quality development throughout the town centre with development which reinforces its market town image.
- Bingley will seek to maximise the potential of its exceptional location by encouraging high quality contextual development that will repair the fabric of the town as well as creating a destination within Airedale.
- Bingley will become a place to visit for food, drink and relaxation.

### **Identification of planning based issues within Bingley**

4.1.27 The Shipley Area Committee Action Plan (2009-2011) highlights a number of issues which have been raised by local residents of Bingley, these include:

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<sup>167</sup> Airedale Partnership (2004) Airedale Masterplan: Bingley Town Plan; Section 2, para 2.1



- Lack of affordable housing in the area;
- Lack of local employment opportunities;
- Poor access to greenspace;
- Poor access to healthcare services in some areas;
- Future of the Bradford & Bingley Headquarters site within the town centre;
- Traffic congestion.

4.1.28 The Airedale Masterplan (2005) lists the following issues for Bingley town centre:

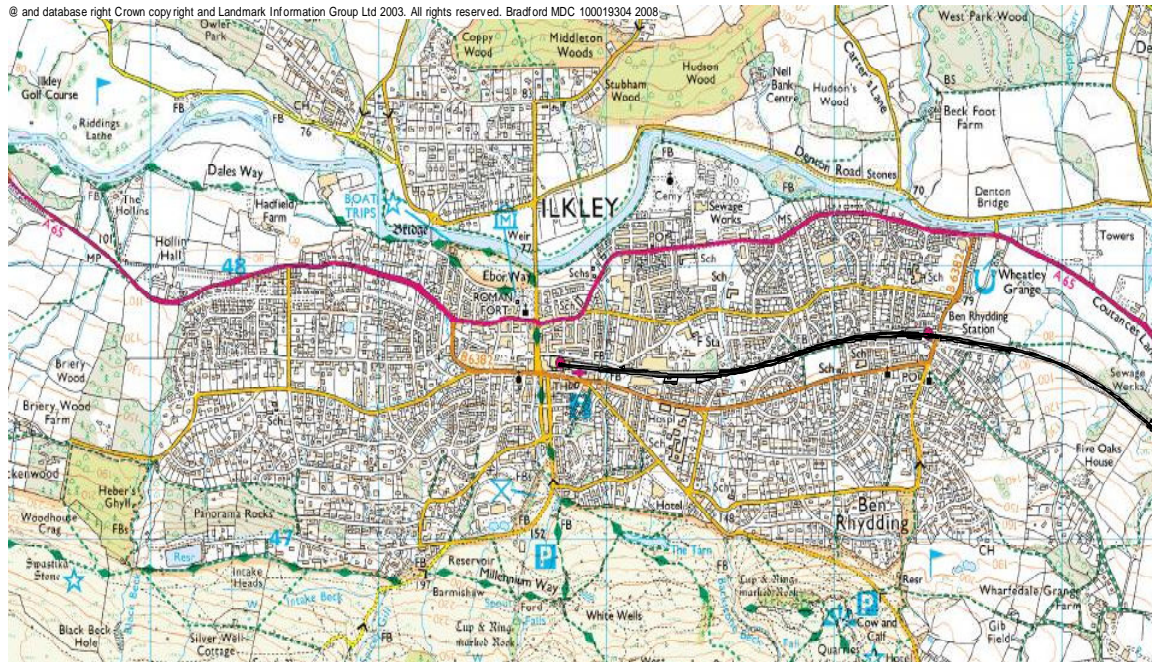
- Poor quality southern retail anchor that does not match the aspirations of the town
- Unbalanced and fragmented retail frontage compounded by substantial non retail activities within the core area
- Lack of a northern retail anchor or composite retail attractor
- Disconnection between the historic and retail cores, weakening both
- The use of high value central area sites for car parking
- Lack of variety and quality of retail units
- Poor quality of public realm within the retail environment
- The isolation of positive supplementary civic attractors from the core
- The neglect of the natural setting of the central area (that should provide the town with its major point of difference).

#### **Key planning opportunities within Bingley**

4.1.29 The following key opportunities have been identified for the Bingley, these are listed below:

- Full delivery of a comprehensive redevelopment of the Myrtle Walk Shopping Centre to revitalise the shopping experience within Bingley.
- The redevelopment of the former Bradford and Bingley Building Society site.
- The potential designated of Eldwick Beck as a Conservation Area by the Council.

## 4.2 ILKLEY



### Location

4.2.1 The town of Ilkley is located to the north of the Bradford District and which includes the adjacent settlements of Ben Rhydding to the east and Middleton to the north of the River Wharfe. The town is situated approximately 12 miles north of Bradford and 16 miles North West of Leeds, and lies mainly on the south bank of the River Wharfe in Wharfedale.

### Historical Development

4.2.2 There is historic evidence which shows that Ilkley first formed as a Roman settlement named Olicana, however it was abandoned by the early 5th century. Within the 14<sup>th</sup> century it had developed as a medieval village centred on Church Street and Brook Street. By the 18<sup>th</sup> century agriculture, some textiles and quarrying works were the primary industries; however a new wave of growth occurred following the development of the spa industries with the most notable one being at White Wells. By the mid 19<sup>th</sup> century the introduction of the railway saw many people coming to the area for the spas and subsequently led to the further expansion of the town. The decline of previously lucrative spa industries some years later was offset by the growth of tourism which was aided by improved access from the railway. Today, Ilkley continues to grow slowly and is now a popular dormitory town for people working nearby in Leeds and Bradford.

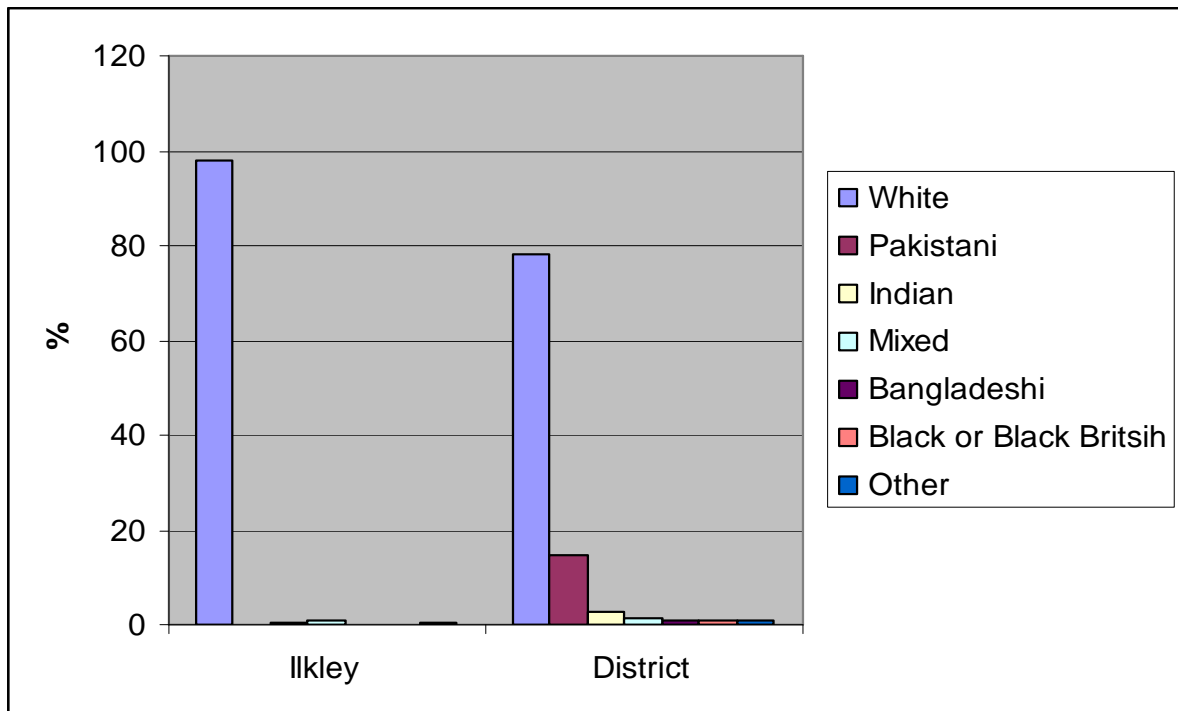
**Role of the Settlement**

4.2.3 Ilkley is the largest town in Wharfedale which has developed from a spa town to now fulfil a significant role as a self sustainable service, employment and transport hub for the surrounding area. It functions as a commuter settlement for Bradford and Leeds, yet is also a popular tourist centre for a range of outdoor activities.

**Population and Social Structure**

4.2.4 The Ilkley Ward had a population of 13,828 at the time of the 2001 Census with over 25% of people aged over 65, nearly double the District's average<sup>118</sup>. This higher than average figure is due to the fact that Ilkley is a highly desirable place to live, particularly for the retired and elderly population as the settlement has a close proximity of local facilities and is set within a stunning setting with the opportunity for walking activities. In addition, there is a very limited BME population with 98% of the population being of white origin with less than 100 people of each minority ethnic groups, as highlighted in Figure 15 below<sup>119</sup>.

**Figure 15: Ethnic groups in Ilkley compared with the District**



<sup>118</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Ilkley)

<sup>119</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Ilkley)

- 4.2.5 In terms of levels of deprivation, the Ilkley area is ranked as one of the least deprived areas both locally and nationally with Ben Rhydding being the least deprived area of the district.<sup>120</sup>

### **Housing**

- 4.2.6 There are 5,868 households within Ilkley, of which 82.6% of these are owner occupied; 10.5 % private and other are renting; leaving only 6.9% of households being rented from the Council or a housing association<sup>121</sup>. The Strategic Housing Market Assessment (2009) identified tenure as an issue within Wharfedale suggesting that there needs to be more tenure diversity within the settlement. Ilkley contains an even proportion of housing types, unlike the District averages, which presents a range of opportunities for people living in this settlement. The housing types available consist of detached (28.6%) which is over two times the District average; semi-detached (23.7%); terraced (24.7%); and flats, conversions and shared dwellings (23.2%)<sup>122</sup>. The SHMA also highlights that properties within this area have a high market value, thus having an impact upon the affordability of properties for young first time buyers<sup>123</sup>.
- 4.2.7 Ilkley has no land allocated as Phase 2 Housing Sites or sites allocated as Safeguarded Land in the RUDP which will present an issue if new housing is to be located within this area.

### **Employment**

- 4.2.8 Ilkley is classified as a Principal Town within the Regional Spatial Strategy - Settlement Hierarchy (2008) as it is considered to fulfil a significant role as a service, employment and transport hub for the surrounding area. However, despite having an attractive setting and a significant rural centre, Ilkley has a shortfall of accommodation for businesses, especially those requiring large floorspaces. The majority of business accommodation is located within converted terraced properties or at first floor level above retail units, and much of

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<sup>120</sup> Data adapted from DCLG (2007) IMD 2007

<http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/>

<sup>121</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Ilkley)

<sup>122</sup> ONS Census 2001 Household Types; taken from CBMDC (June 2004) Bradford District Ward Profiles (Ilkley)

<sup>123</sup> Arc4 (2009) Strategic Housing Market Assessment; Para B.35, page 125

this accommodation is deemed to be of poor in quality and unattractive to the wider market which seeks modern spacious premises<sup>124</sup>.

4.2.9 There are over thirty employers in Ilkley, each employing more than ten people. The largest is Spooner Industries with 90 staff. Additionally, there are twenty-one businesses that employ less than 33 people.

**Retail**

4.2.10 Ilkley Town Centre occupies a position as a provider of convenience and comparison goods to its catchments population. The town is also a popular tourist destination with a good range of associated retail and leisure services. Table 40 below summaries the town’s offer and health from the Retail & Leisure Study (2007):

**Table 40: Retail Provision within Ilkley Town Centre**

<b>ILKLEY TOWN CENTRE</b> <sup>125</sup>	
<b>Location</b>	Ilkley Town Centre is located on the A65 to the north of the Bradford District. It is situated some 16 miles north-west of Leeds and 10 miles north of Bradford City Centre.
<b>Outlets</b>	Ilkley has a diversity of uses present in the centre which include both national and independent traders. It is well represented in the convenience sector with floorspace (23%) being above the national average of 14%. It is anchored by Tesco’s and Booths foodstores. Comparison provision is considered to be below the national average; however there are a range of specialist comparison traders including a number of independent traders which offer a unique retail offer.
<b>Condition</b>	The environmental quality in the town centre is excellent.
<b>Vacancies</b>	In 2007, a total of 7 outlets were vacant, this equates to 3% of all outlets and is below the national average of 9%.
<b>Accessibility</b>	The town is easily accessible by road, rail and bus. It has both a on and off-street parking available for visitors.
<b>Health</b>	Ilkley is a healthy, vital and viable town centre with a high proportion of good quality independent retailers which adds to the

<sup>124</sup> Arup (2007) Bradford Employment Land Review

<sup>125</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 5.15-5.18 and Appendix 6



	diversity and the unique range of goods and services on offer in the town.
<b>Recommendations</b>	The study recommends that in the future the centre will need to balance the delivery of new retail floorspace to ensure that it retains/improves its market share and its retail offer with preserving the good quality environment and independent/specialist nature of the businesses that it contains.

### Community Facilities

4.2.11 Ilkley has a local civic role which provides a range of services and facilities for its population; these include a health centre on Alexandra Road, a library and a town hall and an outdoor swimming pool (Lido). Further community facilities include:

#### Education

4.2.12 Ilkley has 4 primary schools and 1 secondary school which serve the local catchment area including the surrounding towns and villages; these include:

**Table 41: Education Facilities within Ilkley**

<b>PRIMARY SCHOOLS</b>		<b>TOTAL OF 4</b>
o All Saints CE Primary	o Ben Rhydding Primary	
o Ashlands Primary	o The Sacred Heart Catholic Primary	
<b>SECONDARY SCHOOLS</b>		<b>TOTAL OF 1</b>
o Ilkley Grammar School		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

#### Health Care

4.2.13 Ilkley has a number of healthcare facilities within the town. Table 42 below provides a list of all the services available to local residents:

**Table 42: Healthcare Facilities within Ilkley**

<b>HOSPITALS</b>		
Coronation Hospital – LS29 8TG		
<b>GP SURGERIES</b>		<b>TOTAL OF 1</b>
Ilkley & Wharfedale Medical Practice – LS29 8TH		
<b>DENTISTS</b>		<b>TOTAL OF 6</b>
Anderson, Davis & McGurk – LS29 9PA	Leeds Road Dental Practice – LS29 8DP	
DOBSON – LS29 9JB	Regent Orthodontics – LS29 9EA	
Genesis Dental Care – LS29 8TG	The Orthodontic Practice – LS29 9DU	

<b>OPTICIANS</b>		<b>TOTAL OF 6</b>
Dr T J Buckingham – LS29 9DR	Paul Verity Opticians – LS29 9EE	
Lineastral Ltd – LS29 9NQ	Rayner Ltd – LS29 8DE	
Optimeyes Opticians – LS29 9LB	Specsavers Opticians – LS29 9LB	
<b>PHARMACIES</b>		<b>TOTAL OF 2</b>
Boots of Ilkley – LS29 8AG		
Lloyds Pharmacy – LS29 8TH		
Source: Bradford & Airedale Teaching PCT (2010)		
<a href="http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

### Other Community Facilities

4.2.14 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 43 below outlines the additional facilities within Ilkley. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 43: Other Community Facilities in Ilkley**

<b>POST OFFICES</b>		<b>TOTAL OF 2</b>
Ben Rhydding – LS29 8PW	Ilkley – LS29 8HF	
<b>LIBRARIES</b>		<b>TOTAL OF 1</b>
Ilkley Library – LS29 8HA		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 2</b>
James Clarke & Sarah Foley Day Centre – LS29 9DZ		
Kings Hall and Winter Gardens – LS29 8HB		
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>		
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>		
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>		

### Open Space

4.2.15 A wide range of open spaces and recreational facilities, which a number of outdoor facilities and recreational open spaces for the local community in Ilkley. The Open Space and Recreation Assessment (2007) identifies the following within this area:



**Table 44: Open Space and Recreational Facilities in Ilkley**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>Riverside Gardens Park and West View Park (Darwin Gardens) are the local parks within Ilkley,</li> <li>A gap in provision has been identified to the east of Ilkley.</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>Figures for the Keighley constituency indicated that there are 69 sites, totally over 39ha, along with a further 22 green corridor sites.</li> <li>There is a gap in provision within Ilkley.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>Within the Keighley constituency area there are 54 play areas, 8 of which were of high quality and 6 were deemed to be below average.</li> <li>Ilkley is identified as having gaps in the provision of play areas.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 27 allotment spaces within the Keighley constituency.</li> <li>There are minor gaps in provision to the western side of Ilkley.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within the Keighley constituency
<b>Playing Pitches</b>	<ul style="list-style-type: none"> <li>The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.</li> </ul>
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>Ilkley cemetery serves this area;</li> <li>No gaps have been identified.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

4.2.16 There are a range of further leisure and recreational activities on offer in and around Ilkley, including Ilkley Golf Club, Ilkley Lawn Tennis and Squash Club along athletics, badminton, and walking clubs. More notably is the hugely popular Ilkley Lido which is open during the summer months for outdoor swimming; the facility attracts many visitors each year and is considered to be an important tourist magnet.

4.2.17 The following emergency services are located in this area:

- Ilkley Police Station is located on Riddings Road.
- A fire station is located on Little Lane within Ilkley.
- The nearest hospitals are Airedale in Steeton or Otley within the Leeds District Authority; both of these provide emergency and non-emergency care.

### **Transport**

4.2.18 Ilkley is situated in the A65 Leeds Road which is the main road through the centre of Ilkley which provides links to Addingham, Otley in Leeds and Burley in Wharfedale and northern parts of the Bradford District. Ilkley benefits from having two railway stations, Ilkley and Ben Rhydding, both on the Wharfedale railway line with services to Leeds, Bradford Forster Square and Shipley. There is also a bus station within the town centre, from which a range of operators run, however there are no high frequency bus services (every 10 minutes) within Ilkley. Over 57% of the population travel over 5km to work.

### **Natural Environment**

4.2.19 Ilkley is set within a stunning natural landscape with Ilkley Moor forming the town's backdrop to the south. The unique rock formation, known as the Cow and Calf Rocks, is part of a gritstone band which runs along the Rombalds Moor and has formed distinctive cliffs or escarpment ridges such as this one which sits to the south of Ilkley overlooking the town. The rocks are a popular tourist spot.

4.2.20 To the south of Ilkley is Ilkley Moor which falls within the Rombalds Ridge Landscape Character Area. The landscape is classified as gritstone moorland and its strength in character lies in its accessibility yet retaining an open moorland landscape on top of a plateau. The area of Ilkley Moor to Bingley Moor is identified as an area of high sensitivity due to its distinctive character which would be very susceptible to any change<sup>126</sup>.

4.2.21 The natural landscape also offers a number of outdoor activities, including rock climbing, walking, orienteering, bird watching, kite flying, mountain biking, fell running, horse riding, astronomy and archaeological pursuits. It is also in demand as a film location.

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<sup>126</sup> CBMDC (2008) Landscape Character SPD – Volume 4: Rombalds Ridge; Chapter 7.0, page 16.

### **Nature Conservation**

4.2.22 The area of land to the south of Ilkley forms part of the South Pennine Moor Special Protection Area (SPA). The area was designated by the Government under the EU Directive for Wild Birds (known as the Wild Birds Directive) 79/409. It is an area of international importance for the assemblage of a variety of rare and declining breeding bird populations<sup>127</sup>.

4.2.23 There are several designated Sites of Ecological and/or Geological Importance (SEGIs) within Ilkley, these consist of the land surrounding the River Wharfe, Middleton Woods, and the Cow and Calf Rocks on Ilkley Moor.

### **Land Conditions**

4.2.24 Large areas of land to the north of Ilkley and to the south of Middleton around the River Wharfe fall within a flood risk zone. This land condition will be a constraint for any future development here.

### **Local Heritage**

4.2.25 There are three Conservation Areas within the Ilkley area, these consist of:

- **Ilkley** – covering a large proportion of the town including the roman core; central shopping area; railway town; Victorian and Edwardian suburbs and the residential expansion.
- **Middleton** – covers a large proportion of the residential area to the north of the River Aire; and
- **Ben Rhydding** – covering the historic core of this settlement.

4.2.26 Conservation Area Assessments and Conservation Area Appraisals have been carried out for each of these Conservation Areas. These publications have comprehensively recorded the development of each settlement and the essential character of the place. The appraisals provide an analysis of the state of the area, identifying areas and alterations which have either a positive, neutral or negative impact upon the area.

4.2.27 The private garden of 'Heathcote', a lavish former manor house in Ilkley, is considered to be a nationally important site which has been included in the

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<sup>127</sup> CBMDC (2008) Landscape Character SPD – Volume 4: Rombalds Ridge; Chapter 2.0, para 2.4; page 2.  
LDF Evidence Base

Register of Parks and Gardens of Special Historic Interest in England. In addition, the private gardens of 'Heber's Ghyll' are considered by the Council to be of local historic value.

4.2.28 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of both the Ilkley and Ben Rhydding Conservation Areas. An Article 4(2) Direction protects the character of a conservation area by removing certain permitted development rights from certain properties. For example, an Article 4(2) Direction could be introduced to make planning permission necessary for works to roofs, chimneys, boundary walls, windows or doors. This legal direction is subject to council resources at the present time.

#### **Key planning issues within Ilkley**

4.2.29 A number of planning issues have been identified within the Ilkley area, these consist of:

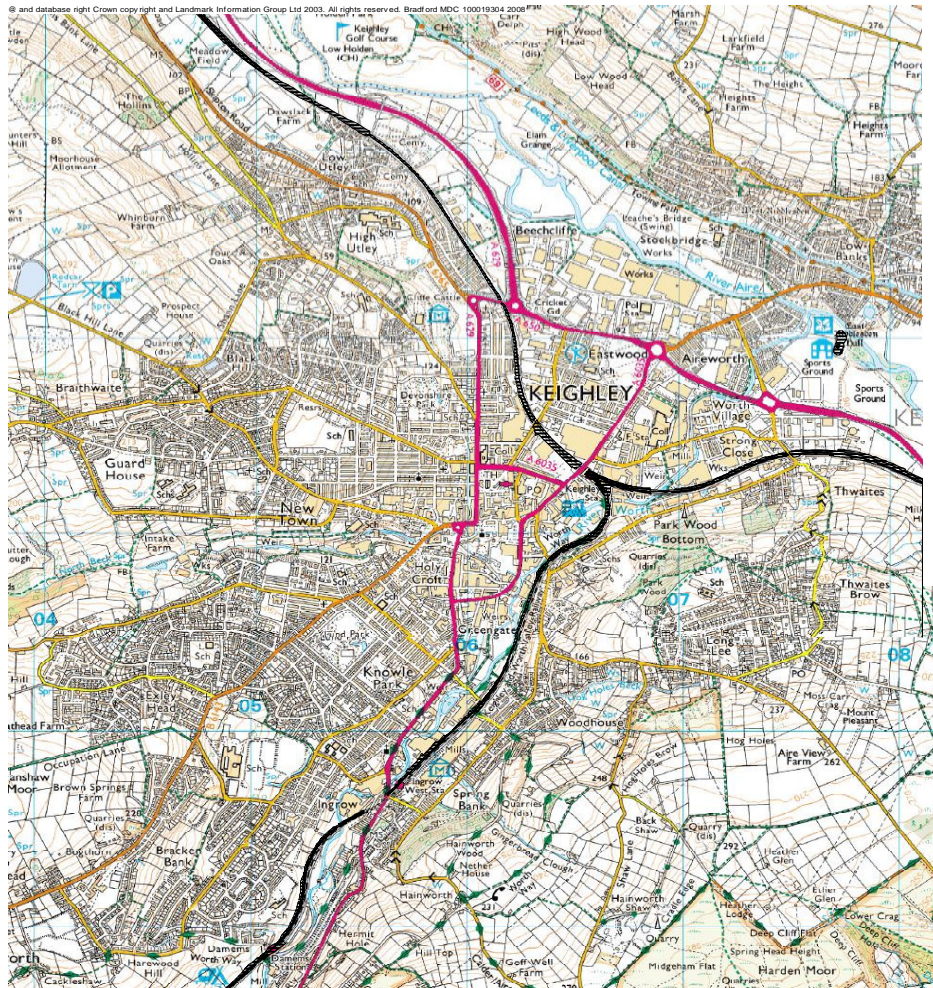
- Providing for an older and aging population to ensure appropriate facilities and adequate housing provision is available for the growing elderly population.
- Lack of affordable homes for first time buyers and families within the area;
- This impact of the economic downturn on specialist retailers may result in the closure of many of these businesses, thus having a negative impact on Ilkley's unique retail offer.
- Businesses may suffer from increased competition from local supermarkets such as Tesco's and Booths. Smaller retail outlets selling convenience goods may not be able to compete at the same levels, therefore this would have a negative impact on their businesses and the wider town.
- Ilkley Grammar School is reportedly at or nearing its capacity. The Council will need to assess educational infrastructure in this area.
- The public have raised concerns regarding the capacity of the line on the Wharfedale line. Mitigation measures will need to be sought to accommodate housing growth in this area.

**Key planning opportunities within Ilkley**

4.2.30 Despite a number of town centre based issues, there are also a number of opportunities within the area which could be capitalised upon in the future. These include:

- The growth of independent and specialist retail businesses will strengthen and underpin the towns' unique retail offer, thus attracting more shoppers into the area.
- The refurbishment and/or upgrade of the existing premises stock in Ilkley would improve the attractiveness of the town for new businesses wishing to set up in the area.
- At present, Ilkley is a hotspot for a range of tourism activities and if this were to be managed in a sensitive but proactive manner then there may be opportunities for further growth in this sector. This anticipated growth may be particularly notable in the leisure and (outdoor) recreation field.
- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric both the Ilkley and Ben Rhydding Conservation Areas.

### 4.3 KEIGHLEY



#### Location

- 4.3.1 Keighley is the second largest settlement within the Bradford District. It is a large town situated to the north-west of the Bradford District, some 11 miles northwest of Bradford. It lies at the confluence of the River Worth and the River Aire therefore is situated within Airedale in the South Peninnes. The town's northern most boundary is marked by the village of Bradley and its southern limit is the edge of Oxenhope. To the west, the town advances up the hill to the suburb of Black Hill and it extends eastwards towards the residential neighbourhoods of Long Lee and Thwaites Brow. Riddlesden is an outlying suburb of Keighley located to the north east of the town

### **Historical Development**

- 4.3.2 The Keighley Conservation Area Assessment<sup>128</sup> documents the development of the centre of Keighley which is summarised here. It explains that the settlement originated where the River Aire meets the River Worth, now to the south-east of the town centre. These watercourses provided an important water source on which the siting of the early Keighley was no doubt dependent and remain a visible component of the town today.
- 4.3.3 The Domesday Book of 1086 provides the first documentary evidence of a settlement on the site, named 'Chicehlai', which Keighley was then called and it comprised of two manors. Within two centuries of the Domesday survey, the de Keighley family had come into possession of the estate and continued to hold the manor until the sixteenth century, when a de Keighley heiress brought it to the Cavendish family. Thence it descended to the Dukes of Devonshire. The street names of modern Keighley reflect the influence of each of these major landowning families.
- 4.3.4 During the sixteenth and seventeenth centuries, a thriving cottage industry based on woollen and worsted production established itself in the town and expanded the range of employment provided in the area. By the mid-eighteenth century, the main occupations of the town had become farming, milling and carpentry.
- 4.3.5 The face of Keighley changed forever with the rapid industrialisation of the settlement that occurred during the late eighteenth and nineteenth centuries. The town was perfectly sited to take advantage of the technical developments of the early Industrial Revolution, with its watercourses providing a ready power source for the new machinery. Transportation improvements also provided Keighley with a spur to development, as they provided a means of getting the products of industrial processes to a wider market. The establishment of the Keighley to Kendal Turnpike Road in the latter half of the eighteenth century and the opening of the Bingley to Skipton stretch of the Leeds to Liverpool Canal in 1773 were both particularly important developments for the town.
- 4.3.6 During the nineteenth century, like many other towns across the country, the rate in which the town grew was unprecedented, with high population as people

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<sup>128</sup> CBMDC (2004) Keighley Conservation Area Assessment; Section 2: History & Archaeology; page 5  
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flocked to the town to find employment in its newly developed industries. New roads were established, both as means of improving communications and on which to construct the new buildings needed to accommodate the functions of the town. The Bradford to Keighley turnpike road was opened in 1814 and more importantly the railway linking Keighley to Leeds was established in 1847. Twenty years later, local businessmen built a branch line from the town up the Worth Valley to Oxenhope, the main purpose of which was to provide cheap coal to the town's textile mills. However, by 1848 most of the roads in the town had been established along their present course.

- 4.3.7 In 1882, Keighley became a borough and the town council, which incited much of the improvement, was established. Keighley was transformed: "steadily, through the eighties and nineties and as the century turned, the narrow hotch-potch town took on a more spacious air. Transportation methods within the town in the later years of the nineteenth century also had a considerable influence on the continued development of Keighley as movement became easier.

#### **Role of the Settlement**

- 4.3.8 Keighley is a Principal Town and is the second largest settlement in the District. The town is the main retail and service centre which serves the surrounding hinterlands. It also has a strong industrial focus with the main employment areas located along the A650, Dalton Lane and to the south of the town.

#### **Population and Social Structure**

- 4.3.9 The wider area of Keighley is home to approximately 47,000 people<sup>129</sup>. The majority of the population of Keighley is of white origin accounting for 81.5% of residents, however the town is very ethnically diverse with a large BME population consisting 14% of people of Pakistani origin, 2.1% Bangladeshi; 1% Mixed, and 0.7% Other Ethnic Origin; 0.4% Indian; 0.3% Black or Black British.<sup>130</sup>
- 4.3.10 The chart in figure 16 below provides a break down of the ethnic groups in the three wards within Keighley. This data highlights that the more urbanised Keighley Central Ward contains a higher proportion of ethnic minority groups than the other wards with the majority remaining people of white origin (58.4%),

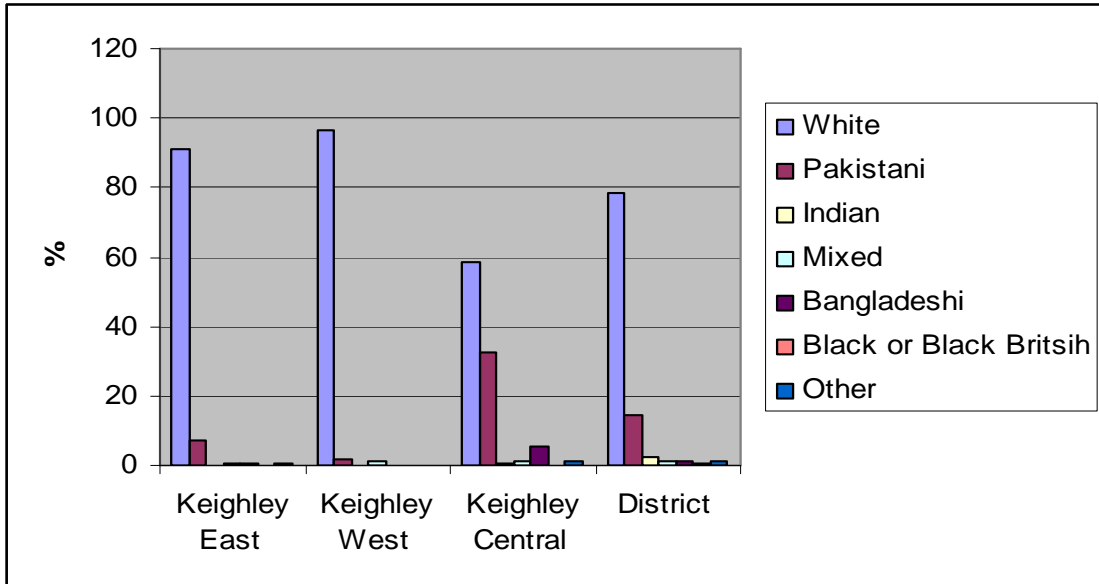
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<sup>129</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley Central, East and West)

<sup>130</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley Central, East and West)

but with 32.8% of people of Pakistani origin and 5.4% of Bangladeshi origin. This is stark contrast to the lesser developed and rural areas of Keighley whereby the majority of people of white origin is within the 90% bracket.<sup>131</sup>

**Figure 16: Ethnic groups in Keighley compared with the District**



4.3.11 Some areas within Keighley, particularly the central areas of the town are ranked as being within the 10% most deprived areas in the Country<sup>132</sup> as illustrated in Figure 5. Table 45 below compares the Keighley ward averages to that of the District's average; the lower figures highlight the most deprived areas and the higher figures the less deprived. The Index of Multiple Deprivation 2007 data shows that the Keighley Central Ward in particular suffers from individually from income, living environment, education, health and employment deprivation.

**Table 45: Keighley's position in the Index of Multiple Deprivation (2007)**

Ward Area	IMD 2007 Ranking Average
Keighley East	14,358.10
Keighley West	10,315.42
Keighley Central	5,579.74
<b>Bradford District</b>	<b>10,656.03</b>

<sup>131</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley Central, East and West)

<sup>132</sup> Index of Multiple Deprivation (2004) (taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley Central, East and West)

## Housing

- 4.3.12 Keighley has around 6,157 households, of which 79.2% of houses are owner occupied, with a lower than District average of houses being rented from the council or housing association (11.7%) and private rented (9.1%). The majority of housing types in Keighley consist of semi-detached housing (42.8%) and terraced housing (36.0%) with 13.9% of detached housing, all slightly higher than the District average. With these higher figures, the percentage of flats, conversions and shared dwellings is significantly lower (7.4%) than the District's average of 14.3%<sup>133</sup>.
- 4.3.13 The Strategic Housing Market Assessment (SHMA) (2010) identifies a number of issues within Keighley; the report highlights that there is a shortfall in three and four bedroom properties in the area and a general lack of diversity of the housing stock, and affordability issues<sup>134</sup>.
- 4.3.14 There is opportunity for future housing developments within the town as there are over 56 hectares of Phase 2 Housing Sites and Safeguarded Land as allocated in the Replacement UDP.

## Employment

- 4.3.15 The town of Keighley is the main retail and service centre serving the wider area including the rural hinterlands. The main employment areas are located along the A650 corridor and Dalton Lane, and older industrial uses are located to the south of the town<sup>135</sup>.
- 4.3.16 Keighley has a large employment base, with over 110 businesses employing over ten people. The largest companies are Peter Black Holdings, Kone, Magnet, RN Wooler, which employ between 200 and 300 people each. There is also a cluster of employment uses along the Worth Valley.
- 4.3.17 The Employment Land Review (2007) highlighted that there is a limited provision of office space within the town and that office space that currently exists is considered to be of poor quality and is generally located above retail units or in

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<sup>133</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley West, Central and East)

<sup>134</sup> Arc4 (2010) Bradford Strategic Housing Market Assessment; Para 5.2; page 93.

<sup>135</sup> Arup (2007) Employment Land Review

converted, often obsolete mill buildings. Despite this, demand for such premises within the town is currently low.

4.3.18 On the other hand, there is a strong demand for industrial premises with many high tech manufacturing and precision engineering businesses locating within Keighley. There is a range of industrial premises available within the area from light industrial units to high quality warehouse and distribution premises.

**Retail**

4.3.19 Keighley is the second largest town within the District and forms the main retail and service centre serving the surrounding rural hinterlands. Due to its somewhat isolated location, it has a self contained centre with a dedicated local catchment population.

**Table 46: Retail Provision in Keighley**

<b>KEIGHLEY TOWN CENTRE <sup>136</sup></b>	
<b>Location</b>	Keighley is located in the north west of the Bradford District at the intersection of the A650 and the A629 trunk road. It is situated in the Aire valley, approximately 11 miles north west of Bradford and 27 miles west of Leeds. The town centre is relatively self-contained retail centre with its own catchment population.
<b>Outlets</b>	There is a diversity of uses within the town centre with 399 outlets. The Goad Survey (2006) revealed that representation of both comparison and convenience floorspace was above the national average, whilst the floorspace of retail, leisure services and financial and business services are below the national average. In addition to the central shopping area which houses a mix of national multiples and independent traders, there are a number of retail parks which contain warehousing which are occupied by several national retailers. Furthermore, the town centre benefits from a permanent indoor market hall.
<b>Condition</b>	The environmental quality of the centre is good with occupied outlets being well maintained. There are a small number of poor quality vacant outlets within the primary centre, however these do not significantly from the overall quality of the environment.

<sup>136</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Apdx.7

<b>Accessibility</b>	Keighley has good road links with the A650 and A629 trunk roads connecting to Skipton and the north, Bradford to the south-east and Halifax to the south. The centre has many designated off-street car parks; on-street parking is available free of charge but is time restricted. A train and bus station is located close to the centre which provides frequent services to the surrounding areas and beyond.
<b>Vacancies</b>	The Retail and Leisure Study (2008) recorded 58 vacant outlets in May 2006 which accounted for 15% of all outlets and 5170sqm of retail floorspace; this was greater than the national average for vacancies of 10% and 8 % respectively.
<b>Health</b>	Keighley Town Centre is both a vital and viable centre with a range of facilities and services.
<b>Recommendations</b>	The town would benefit from re-occupation of vacant outlets into an active use which would also improve the environmental quality.

**FELL LANE LOCAL CENTRE**<sup>137</sup>

<b>Location</b>	This centre is situated within the Keighley area. It is located approximately half a mile to the south-west of Keighley Town Centre and near Oakworth.
<b>Outlets</b>	The centre contains 16 retail units which are located along Oakworth Road. Outlets include a newsagent and a Post Office, however does not include a pharmacy or a small supermarket.
<b>Condition</b>	Occupied retail units are maintained to a good standard on the whole.
<b>Accessibility</b>	The centre is focused on Oakworth Road which is open to vehicular traffic, although this is not fast moving and not unduly hazardous. Bus stops are provided in the centre which connect it to local areas and Keighley.
<b>Vacancies</b>	There was 1 vacant until in 2007 accounting for 6% of outlets and 5% of retail floorspace.
<b>Health</b>	Not stated.
<b>Recommendations</b>	None stated.

4.3.20 In addition, Planning Policy Statement (PPS) 6 requires local planning authorities to consider the designation of new centres in areas of significant growth or in areas of clear deficiency, with priority given to areas of high deprivation, where

<sup>137</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Appendix 8  
LDF Evidence Base

access to local services is needed. As a result, the Retail & Leisure Study (2008) identified Riddlesden as an area which should be considered for such a designation to potentially become a Local Centre<sup>138</sup>.

### Community Facilities

4.3.21 The level of facilities within Keighley is relatively good with a range of community facilities available to serve local residents.

#### Education

4.3.22 Keighley has 17 primary schools and 3 secondary schools. The newly built and opened Park Lane College (Keighley) is located within the town close to the railway station, with further opportunities offering a wide range of courses and apprenticeships at Cavendish Street and at Chesham Street.

**Table 47: Education Facilities in Keighley**

<b>PRIMARY SCHOOLS</b>		<b>TOTAL OF 17</b>
o Eastwood Primary	o St Joseph's Catholic Primary	
o Holycroft Primary	o Our Lady of Victories catholic Primary	
o Ingrow Primary	o Parkwood Primary	
o Keighley St Andrew's Primary	o Riddlesden St Mary's CE Primary	
o Laycock Primary	o St Anne's Catholic Primary	
o Long Lee Primary	o Stanbury Village Primary	
o Merlin Top Primary	o Victoria Primary	
o Nessfield Primary	o Worth Valley Primary	
o Oldfield Primary		
<b>SECONDARY SCHOOLS</b>		<b>TOTAL OF 3</b>
o Greenhead High School (University Academy Keighley from September 2010)		
o Oakbank		
o The Holy Family Catholic		
<b>HIGHER EDUCATION</b>		<b>TOTAL OF 1</b>
o Park Lane College		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

<sup>138</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04;  
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Health Care

4.3.23 Keighley has a number of NHS registered healthcare facilities within the town. Table 48 below provides a list of all the services available to local residents:

**Table 48: Healthcare Facilities within Keighley**

<b>HOSPITALS</b>		
Airedale General (Steeton)		
<b>GP SURGERIES</b>		<b>TOTAL OF 6</b>
Dr Alim S A & Partners – BD21 4DA	Kilmeny Surgery – BD21 1LA	
North Street Surgery – BD21 3AU	Ling House Medical Centre – BD21 2JH	
St Andrews Surgeries – BD21 2LD	Long Lee Surgery – BD21 4TT	
<b>DENTISTS</b>		<b>TOTAL OF 6</b>
Benson – BD21 3DE	Mornington Street Dental Practice – BD21 2EA	
Earl Royd Dental Centre – BD21 3BG	Oasis Dental Care Ltd – BD21 2AU	
Harker & Associates – BD22 6NL	Sowter & Bennett Dental Care – BD21 2AU	
<b>OPTICIANS</b>		<b>TOTAL OF 7</b>
Airedale Opticians & Contact Lens Centre – BD21 3QE	Eyecare Opticians – BD21 2DF	
Boots Opticians Ltd – BD21 3QD	Keighley Specsavers Ltd – BD21 3PY	
Dolland & Aitchison – BD21 3PY	Michael J Leaver – BD21 2AU	
	Rayner Ltd – BD21 3QA	
<b>PHARMACIES</b>		<b>TOTAL OF 11</b>
Aireworth Chemist – BD21 4DH	Sainsburys Pharmacy- BD21 3RU	
Asda Pharmacy – BD21 3ER	Superdrug Pharmacy – BD21 3PS	
Boots UK Ltd – BD21 3PY	Sykes Chemist – BD21 4UX	
Hussain Dispensing Chemist – BD21 3AU	The Co-Operative Pharmacy – BD21 2JH	
Keighley Health Centre Ltd - BD21 1SA	Your Local Boots Pharmacy – BD21 1LA	
Rowlands Pharmacy – BD21 2LD		
Source: Bradford & Airedale Teaching PCT (2010)		
<a href="http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/service directories/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>		

Other Community Facilities

4.3.24 Community Post Offices, libraries, halls and centres and other facilities are often vital services that serve a local population and enhance people's lives. Table 49 below outlines the additional facilities within Keighley. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 49: Other Community Facilities in Ilkley**

<b>POST OFFICES</b>		<b>TOTAL OF 5</b>
Branken Bank – BD22 7AE	Keighley - BD21 3NL	
Crossflats – BD16 2HB	Thwaites Brow – BD21 4SD	

Riddlesden – BD20 5AT	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Keighley Library – BD21 3SX	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 3</b>
Highfield Community Association – BD21 2QG	
Keighley Asian Women’s & Children’s Centre – BD21 3HU	
Sangat Community Centre – BD21 3HU	
Sources: Post Office Branch Finder: <a href="http://www.postoffice.co.uk/portal/po">http://www.postoffice.co.uk/portal/po</a>	
Libraries: <a href="http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/">http://www.bradford.gov.uk/bmdc/leisure_and_culture/library_and_information_services/</a>	
Community Halls: <a href="http://www.locallife.co.uk/bradford">www.locallife.co.uk/bradford</a>	

### Open Space

4.3.25 A wide range of open spaces and recreational facilities. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 50: Open Space and Recreational Facilities in Keighley**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>Cliffe Castle and Devonshire Park, Lund Park and Victoria Park are located within Keighley.</li> </ul>
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>There are 69 sites, totally over 39ha, along with a further 22 green corridor sites. The study identifies a gap in provision to the north of Keighley.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>Within the Keighley constituency area there are 54 play areas, 8 of which were of high quality and 6 were deemed to be below average.</li> <li>Keighley is identified as having gaps in the provision of play areas to the north east and south of the town.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 27 allotment spaces within the Keighley constituency. Council owned sites consist of Keighley allotments.</li> <li>There are no gaps in provision within Keighley.</li> </ul>
<b>Civic Spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within the Keighley constituency.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>There are a number of cemeteries located in the wider Keighley area, including Morton, Stanbury and Utley.</li> <li>A gap in provision has been identified within Keighley.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	



4.3.26 Keighley's leisure centre is located on the edge of the centre and offers a range of sporting and recreational activities for all ages of the local community, which includes a swimming pool and water slide.

- The following emergency services are located in this area:
- Keighley Police Station is located on Royd Ings Road.
- A fire station is located on Bradford Road within Keighley.
- The nearest hospitals are Airedale Hospital in Steeton or Otley within the Leeds District Authority; both of these provide emergency and non-emergency care. In addition, Keighley has an ambulance station.

### **Transport**

4.3.27 Keighley has excellent transport connections, with the A650 and A629 trunk roads providing main road links from Bradford, Saltaire, and Bingley and providing further access to settlements to the north of the District and beyond. The town also has good public transport links with a frequent train service on the Airedale Line serving Bingley, Shipley, Bradford and Leeds. The Keighley is the northern terminus for the Keighley & Worth Valley Railway (KWVR) which is a heritage branch line that is run by volunteers daily in the summer months and at weekends in other seasons to the outer villages of Ingrow, Damens, Oakworth, Haworth and Oxenhope. A bus station is located in the centre of Keighley and has a frequent bus services running along the valley bottom into Crossflatts, Bingley, Shipley and Bradford and into the surrounding villages.

4.3.28 The Airedale Masterplan (2005) states 'the town centre environment is dominated by local and passing traffic making it unattractive for both pedestrians and cyclists'<sup>139</sup>. In addition, pedestrian links connecting the bus and rail stations are considered to be particularly poor. There is an opportunity to improve the situation by introducing restricted access and turning movements in some parts of the town centre to reduce traffic levels.

4.3.29 A relatively low proportion of people travel over 5km to work, with over 62% of people remaining within 5km of the town centre<sup>140</sup>.

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<sup>139</sup> Airedale Partnership (2005) Airedale Masterplan; Keighley Town Centre Para. 1.13 - Access

<sup>140</sup> ONS Census 2001 Travel to Work Data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley Central, East and West)

### **Natural Environment**

4.3.30 Keighley is located within Airedale on the valley floor between Bingley and Riddlesden and Silsden. The valley is a distinct U shaped valley with dramatic contrasts between open exposed upland pastures and busy settlements at the valley bottom. Due to the town's location, it is heavily constrained by its topography; however this also provides dramatic backdrops. The landscape which acts as a backdrop to main urban area of Keighley and some of the larger settlements is designated as Green Belt land.

4.3.31 Keighley is surrounded by three Landscape Character Areas, primarily the Airedale Landscape Character Area to the northeast of the settlement; bus also the Worth and North Beck Valley to the south west; and Wilsden to the south east. The majority of this landscape is of high sensitivity with areas of low sensitivity along the A650 to the north below Riddlesden and Micklethwaite.

4.3.32 There are a number of public parks within Keighley which provide an important respite for people within the urban area. These parks include: Devonshire Park, Lund Park and Holden Park in Oakworth.

### **Nature Conservation**

4.3.33 The Leeds Liverpool Canal which extends through the very north of Keighley is designated as a Site of Ecological and/or Geological Importance (SEGI) for its wildlife habitats.

### **Land Conditions**

4.3.34 As mentioned earlier, land within Keighley is heavily constrained by its topography both by the steep valley sides which may constrain development and also the risk of flooding being located in the valley bottom with the River Worth extending through the town.

### **Local Heritage**

4.3.35 There are five Conservation Areas within Keighley, these areas consist of;

- Braithwaite
- Devonshire Park and Cliffe Castle
- Keighley Town Centre
- Leeds and Liverpool Canal

- Low Utleigh

4.3.36 There are also a further three Conservation Areas which are located outside of the main urban area of Keighley:

- Goose Eye & Laycock
- Hainworth
- Stanbury

4.3.37 The Lund Park and the gardens of Whinburn to the north of Keighley are considered to be nationally important sites which have been included in the Register of Parks and Gardens of Special Historic Interest in England. Cliffe Castle and Devonshire Park is a park and garden which is recognised by the Council as having local value.

4.3.38 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of the Devonshire Park and Cliffe Castle Conservation Area. An Article 4(2) Direction protects the character of a conservation area by removing certain permitted development rights from certain properties. For example, an Article 4(2) Direction could be introduced to make planning permission necessary for works to roofs, chimneys, boundary walls, windows or doors. This legal direction is subject to council resources at the present time.

#### **Key planning issues within Keighley**

4.3.39 The following key issues have been identified for Keighley, these are listed below:

- Balance the needs of the multi-cultural community;
- Severe deprivation within the town;
- Lack of affordable housing;
- Lack of three and four bedroom properties;
- The future impact of the new Asda retail store on town centre businesses.

4.3.40 The Airedale Masterplan<sup>141</sup> also identifies a series of weaknesses within Keighley town centre which are summarised as follows:

- Fragmented and poorly connected commercial core
- Power of retail anchors is not fully tapped by the town centre
- Inappropriate and poor quality development dominates and defines the heart of Keighley
- Neglect and under investment in high quality surviving historic fabric
- Untapped potential for commercial core to accommodate other uses
- Under performing public open space
- Poor quality public realm
- Central area dominated by traffic, buses and parking
- Neglect of water courses

#### **Key opportunities within Keighley**

4.3.41 The following key opportunities have been identified for Keighley, these are listed below:

- The Airedale Masterplan seeks to address the weaknesses within the town, but as part of a unified strategy rather than a piecemeal improvement plan.
- Introduce restricted access and turning movements in some parts of the town centre to reduce traffic levels and congestion. (Airedale Masterplan).
- Land availability In terms of housing there is opportunity for future housing developments within the town as there are over 56 hectares of Phase 2 Housing Sites and Safeguarded Land as allocated in the Replacement UDP.
- In 2009, the Heritage Lottery Fund has earmarked £2million for the Keighley Townscape Heritage Initiative (THI) which funds the regeneration of historic areas with serious social and economic needs. Improvements to the townscape of Keighley will ensure that the historic environment plays a major role in the regeneration of the District.
- The retail area within Riddlesden has been highlighted to become a Local Service Centre within the retail hierarchy.
- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric of the Devonshire Park & Cliffe Castle Conservation Area.

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<sup>141</sup> Airedale Partnership (2005) Airedale Masterplan; Keighley Town Centre  
LDF Evidence Base

### **Community Based Issues for Keighley**

4.3.42 The Keighley Area Committee Action Plan<sup>142</sup> along with six Neighbourhood Action Plans have been produced, highlighting the issues raised by local residents, these include:

- Unemployment – more local businesses needed within the area;
- Shortage of health provision, especially dental practices;
- Lack of decent local shops;
- Lack of adequate sporting facilities;
- Improvements needed to community resources such as parks, places to play safe and allotments;
- Lack of infrastructure in the Hainworth area.

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<sup>142</sup> CBMDC (2009) Keighley Area Action Plan 2009-2011. Keighley Area Committee  
LDF Evidence Base