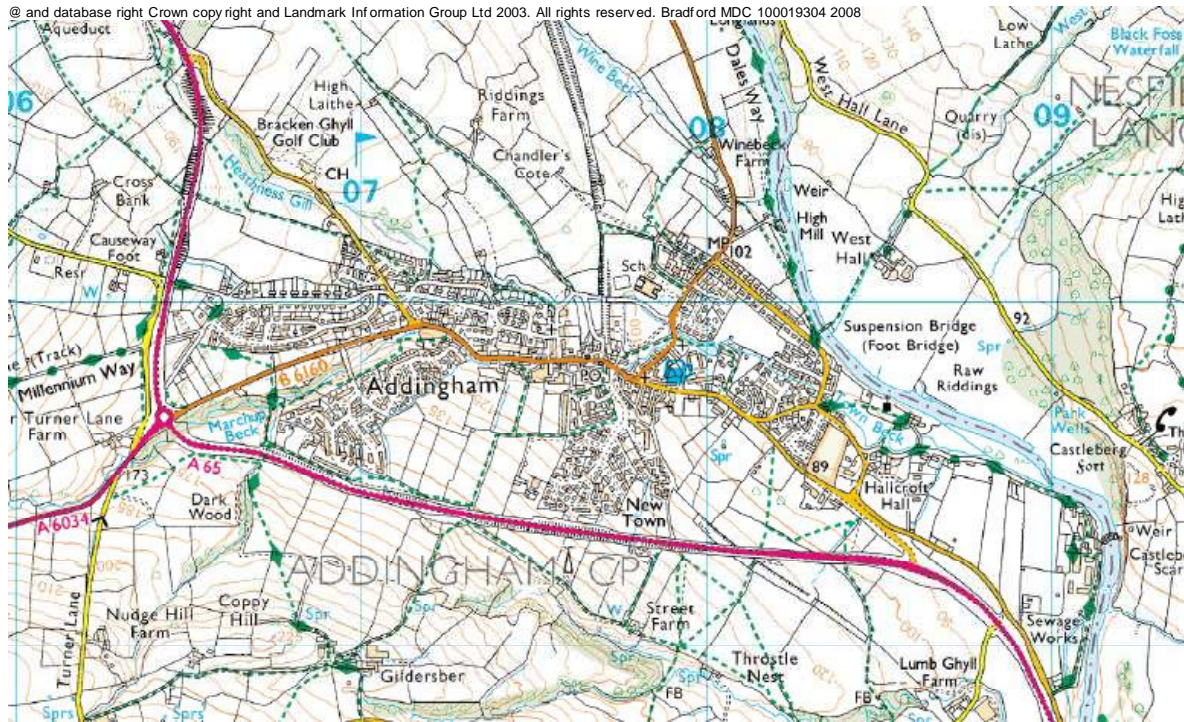


## 5.1 ADDINGHAM



### Location

- 5.1.1 Addingham is a small semi-rural village located to the far north west corner of the Bradford District and situated on the southern side of Wharfedale, close to the River Wharfe. To the south are the pastures of Addingham Moorside, rising up to Rombalds Moor at over 1000 feet. To the north across the river are further pastures leading up to the prominent hill of Beamsley Beacon and Middleton Moor. The Wharfe valley narrows to the north-west into the Yorkshire Dales. The village is located on low lying riverside pasture, its original focus being the spit of land between Town Beck and the Wharfe where the Church of St. Peter stands. The main A65 Trunk Road from Leeds to Skipton passes alongside Addingham to the south.
- 5.1.2 Addingham is situated within the Craven Ward along with the settlements of Silsden and Steeton-with-Eastburn.

### **Historical Development**

- 5.1.3 The Conservation Area Assessment for Addingham<sup>143</sup> describes the early growth of the village which is said to be “one of the oldest identifiable settlements in the Bradford District”. The village grew incrementally over centuries with the main growth occurring between the late 18<sup>th</sup> and mid 19<sup>th</sup> century. In 1787 Low Mill opened on the Wharfe being Yorkshire’s first worsted spinning mill, soon followed by the conversion of High Mill for spinning cotton. In 1888 the coming of the Ilkley to Skipton railway improved links to the major cities, however this closed in 1966. The industrial history of the village has naturally influenced the character and appearance of the settlement which is reflected in the types of buildings from vernacular cottages and houses. However within the last 20 years the cohesion of the village been threatened by expansion to house commuters keen to live in semi-rural surroundings.

### **Role of the Settlement**

- 5.1.4 Addingham is a predominantly residential and retirement commuter settlement serving Wharfedale and Airedale with a strong sense of community.

### **Population and Social Structure**

- 5.1.5 A total of 3160 people lived in Addingham at the time of the 2001 Census. The age breakdown of the total population indicates that Addingham has the second highest proportion (23.8%) of people aged 65 and over living within the settlement in comparison to the Districts average of 6.7%. Additionally, there is also a low percentage (16.9%) of people aged between 0-15 years in comparison to the Districts average of 23.4%. These figures suggest that the population of Addingham is generally mature adults and that of retirement age<sup>144</sup>. There may be a number of reasons for this trend, particularly as a result of the village becoming a much sought after rural location in recent years for people of retirement age.
- 5.1.6 The ethnic breakdown of the population indicates that residents are predominately of white origin, accounting for 98.8%, with the remaining minority

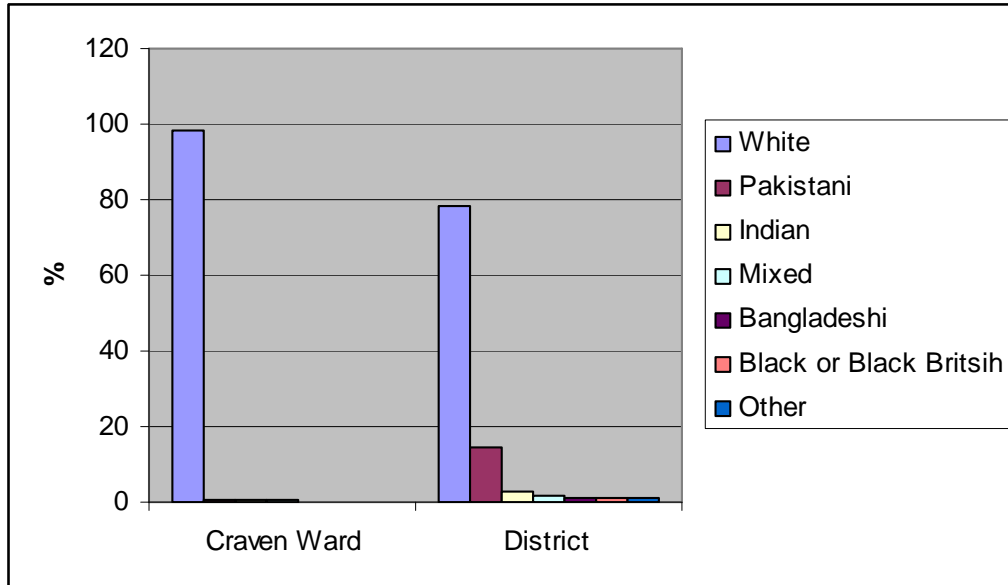
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<sup>143</sup> CBMDC (2004) Addingham Conservation Area Assessment; History & Archaeology; page 7.

<sup>144</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven)

ethnic groups consisting of mixed (0.6%) and Indian, Pakistani and other each accounting for 0.2% of the local population<sup>145</sup>.

**Figure 17: Ethnic groups in the Craven Ward (inc. Addingham) compared with the District**



## Housing

5.1.7 There were a total of 2,312 households within Addingham and Ilkley Moor; of these households a total of 92.7% are within the private sector with 83.1% privately owned leaving 7.3% of households within the social sector<sup>146</sup>. By April 2005 figures from Bradford Council’s tax records indicate an increase in the number of households to 2,605, reducing the social sector housing to 6.8%<sup>147</sup>.

5.1.8 Of the housing stock within the Craven Ward, terraced housing accounts for 33.9% of all dwellings, with 31.8% of semi-detached dwellings and nearly ¼ detached.<sup>148</sup>

5.1.9 Due to the inconvenient access to the railway station, Addingham’s house prices are said to be around 10% lower than the rest of Wharfedale, therefore may be a

<sup>145</sup> ONS Census 2001 Ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven)

<sup>146</sup> CBMDC (2008) Bradford District Local Housing Assessment (2008): Table 10.5.2 Household Tenure Profile by MSOA, Census 2001, Page 118.

<sup>147</sup> CBMDC (2008) Bradford District Local Housing Assessment (2008): Table 10.5 Current Dwelling Stock Tenure Profile by MSOA, as at April 2005. taken from CBMDC Council Tax records as at 01/04/2005. Page 114.

<sup>148</sup> CBMDC (2005) Census 2001 Bradford District Ward Profiles 9. Craven. Housing Type.

more attractive location to first time buyers. However, the Strategic Housing Market Assessment (2010) in its assessment of Wharfedale identifies a number of key issues within this wider area; these include the affordability of properties, the diversity of the tenure of properties as they are generally owner occupied and the need for smaller housing for new households<sup>149</sup>. As this area of this district is gaining an older and aging population, there are additional issues which have been identified relating to the under occupancy of properties.

5.1.10 In terms of housing there is opportunity for potential future housing developments in the area as there is approximately 1.52 hectares of both Phase 2 and Safeguarded Land within Addingham, as allocated in the Replacement UDP.

### **Employment**

5.1.11 Wharfedale as a whole is characterised by the lowest unemployment rates within the District (less than 1%), along with some of the highest household incomes. Whilst Addingham does not have any significant employers located within the village, the majority of residents commute to work elsewhere within the District or further a field with a large proportion of residents, more than 55%, are employed in the 'higher level' occupational groups (managerial, senior, professional or technical occupations)<sup>150</sup>.

### **Retail**

5.1.12 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of the District and Local centres within the District. Table 51 provides a summary of Addingham's Local Centre:

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<sup>149</sup> Arc4 (2010) Bradford Strategic Housing Market Assessment

<sup>150</sup> CBMDC (2008) Bradford District Local Housing Assessment, para. 9.2.24

**Table 51: Retail Provision in Addingham**

<b>ADDINGHAM LOCAL CENTRE</b> <sup>151</sup>	
<b>Location</b>	The local centre is situated within the centre of the village, concentrated along Main Street and clearly serves an important provider of services to local residents.
<b>Outlets</b>	The Retail and Leisure Study (2008) recorded an adequate level of services which includes a Post Office, newsagents, a pharmacy, butchers and delicatessen, a florist, several public houses, takeaways and hairdressers; however the village lacks a small supermarket.
<b>Condition</b>	The environmental quality was deemed to be of a high standard and attractive.
<b>Vacancies</b>	Only one outlet was vacant at the time of the survey
<b>Health</b>	The study concluded that the local centre is performing well in its role serving its local community.
<b>Recommendations</b>	None stated.

### Community Facilities

5.1.13 Despite being a small settlement, Addingham an adequate number of facilities, including a doctor's and dental surgery, a primary school and a library which serve the local community.

### Education

5.1.14 There is one primary school within Addingham. There is no secondary school within the settlement however Ilkley Grammar School is the main school for this area. Parents are able to choose school places depending on a number of factors including faith, single sex schools or based on availability within the school itself.

**Table 523: Education Facilities within Addingham**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Addingham Primary School	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

<sup>151</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); pg 34 & 162; & Apdx.7

Health Care

5.1.15 There are few NHS registered healthcare facilities within the village of Addingham, as can be seen in Table 53 below. The medical centre situated within the centre of the village was completed in August 2009 which has dramatically improved the level and quality of medical care within the village.

**Table 53: Healthcare Facilities within Addingham**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Addingham Medical Centre – LS29 0LZ	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
None	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
None	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Clayfields Chemist – LS29 0LZ	
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

5.1.16 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 54 below outlines the additional facilities within Addingham. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 54: Other Community Facilities in Addingham**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Addingham – LS29 0PD	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Addingham Library – LS29 0NS	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Addingham Memorial Hall – LS29 0PD	
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 Spaces

5.1.17 The Open Space and Recreation Assessment (2007) identified the following open spaces within Addingham:

**Table 55: Open Space and Recreational Facilities in Addingham**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>• There is no park within Addingham.</li> <li>• The study identifies significant gaps within Addingham, however notes that provision may be provided in neighbouring authorities.</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>• The study identifies a gap in provision of this space within Ilkley.</li> </ul>
<b>Play areas</b>	The study identifies Addingham as having gaps in the provision of play areas in the village.
<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 Addingham.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	Addingham is identified within the study as having gaps in provision.
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.1.18 The following emergency services are located in this area:

- The nearest police station is at Ilkley Police, located on Riddings Road.
- The nearest fire station is located in 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**

5.1.19 The B6160 which passes through the heart of the village used to experience a significant amount of heavy traffic until the opening of the A65 bypass Leeds to Skipton and the north-west in October 1990. The Main Street within the village is now a relatively quiet local thoroughfare with greater appreciation of the character and allowing people to move about more freely within the village.

5.1.20 Addingham is no longer served by a rail link and does not have access to a high frequency bus service; however a high proportion of residents (64.2%) travel more than 5km to work suggesting a reliance on the private car. Nether-the-less, over 30% of residents travel less than 5km to their place of work, which suggests that they work nearby in Ilkley.

### **Natural Environment**

5.1.21 The village of Addingham lies within Wharfedale which has strong visual connections with the Yorkshire Dales national Park and Nidderdale Area of Outstanding Beauty, which is partly due to the physical separation from Airedale by the Rombalds Moor. The valley of Wharfedale has retained a strong rural and agricultural character. The River Wharfe is located to the east of the village.

5.1.22 The village is surrounded by Green Belt land; this landscape characterised as 'enclosed pasture' within the Wharfedale Landscape Character Area with land to the south-west of the settlement being identified as being of a very sensitive to change.

### **Nature Conservation**

5.1.23 There are no nature conservation designations within Addingham.

### **Land Conditions**

5.1.24 Due to the topography and location of the village near to the River Wharfe to the east and alongside Marchup and Town Becks which flow through the village, parts of the village lie within a flood risk zone.

### **Local Heritage**

5.1.25 The historic core of Addingham was originally designated as a Conservation Area by the Council in 1977 and was re-designated in 2004 following a re-assessment of the area. The Conservation Area covers the historic core and significant outer



areas of this linear settlement which contains buildings from different eras of the village's history. A recent appraisal of the area concluded that the Conservation Area had an authenticity rating of 77%, which highlights that a great deal of original historic features and details of buildings have been retained or restored in a sympathetic manner.



Photographs sourced from CBMDC (2004) Addingham Conservation Area Assessment

5.1.26 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of the Addingham 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 Addingham**

5.1.27 The following key issues have been identified for Addingham, these are listed below:

- Population imbalance and an ageing population;
- Lack of and need for affordable housing within the village is a key issue;
- Availability of local school places;
- Protection of green spaces;

### **Key opportunities within Addingham**

5.1.28 A number of potential opportunities have been highlighted for Addingham, these are as follows:

- Capitalise on local tourism - the Addingham Parish Plan (2008) recognised the potential of the village to capitalise on its rural location and the surrounding walking trails for tourism. There is an opportunity for this to be achieved in a sensitive manner which would contribute to the local economy.
- Protect and enhance the historic environment – residents have the opportunity to maintain the local distinctiveness of the village through sensitive works to properties. Detailed guidance and advice is freely available from the Council's Design and Countryside Team on the preservation and enhancement of historic properties, both listed and unlisted, along with a Conservation Area Assessment and management proposals.
- There is opportunity for potential future housing developments in the area.
- Introduction of an Article 4 (2) Direction to provide additional protection to the historic fabric of the village.

### **Community Based Issues for Addingham**

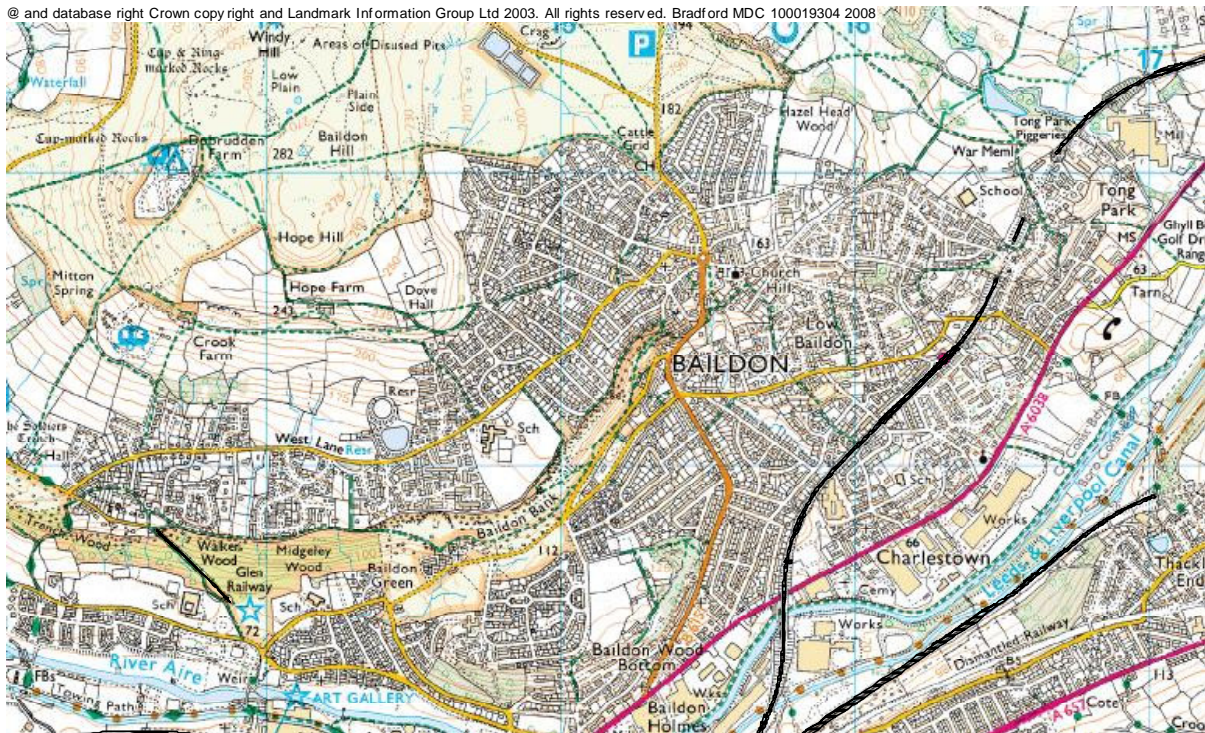
5.1.29 Local residents have highlighted the following concerns via their local village plan<sup>152</sup>:

- Public transport – residents have expressed that there be better co-ordination and connection between buses and trains in Ilkley, and that services are run on an evening within the village.
- Affordable housing is a key concern for residents, expressing that it is a fine balance between no more building to protect the character of the village and building primarily affordable housing stock.
- Availability of school places - in recent year's concern has grown over the availability of these places for Addingham's children.
- Protection of local green spaces and green belt from development.
- Car parking appears to be a significant issue for residents within the village, for both locals and tourists visiting the area. Suggestions to resolve this issue have included the creation of a village car park.

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<sup>152</sup> Addingham Parish Council (2008) Addingham Parish Plan; Appendix 2 and 4  
LDF Evidence Base

## 5.2 BAILDON



### Location

- 5.2.1 Baidon is a village located to the east of the Bradford District approximately 8km to the north of Bradford City Centre and 4.5km to the east of Bingley. It is located on relatively steep sloping land at the foot of Baidon Moor. To the west, Baidon Bank forms a steep escarpment which allows for good long distance views from its highest point across to Shipley and Saltaire to the west.
- 5.2.2 Baidon is located within the Shipley Constituency and lies within the Baidon Ward.

### Historical Development

- 5.2.3 There is a vast amount of surviving evidence which demonstrates an early settlement in Baidon as documented within the Baidon & Station Road Conservation Area Assessment (2005). However it was not until the first Ordnance Survey map in 1848/1852 that showed the extent of development within the village. The late 18<sup>th</sup> and early 19<sup>th</sup> centuries was a period of intense growth and development within Baidon and the Industrial Revolution made its mark economically, socially and environmentally. The swift expansion of the village can be mainly attributed to the development of the mills and textile industry, which



resulted in an influx of workers from the late 18th century onwards. The population of the village increased rapidly: in 1801 census returns indicated that the population of Bieldon stood at 1,719 but by 1851 this had more than doubled.

Source: Ordnance Survey Map of 1852; extracted from CBMDC (2005) Bieldon Conservation Area Assessment.

### Role of the Settlement

5.2.4 Bieldon is a predominantly residential settlement, containing facilities to serve its residents. It acts as a commuter settlement for Bradford and Leeds.

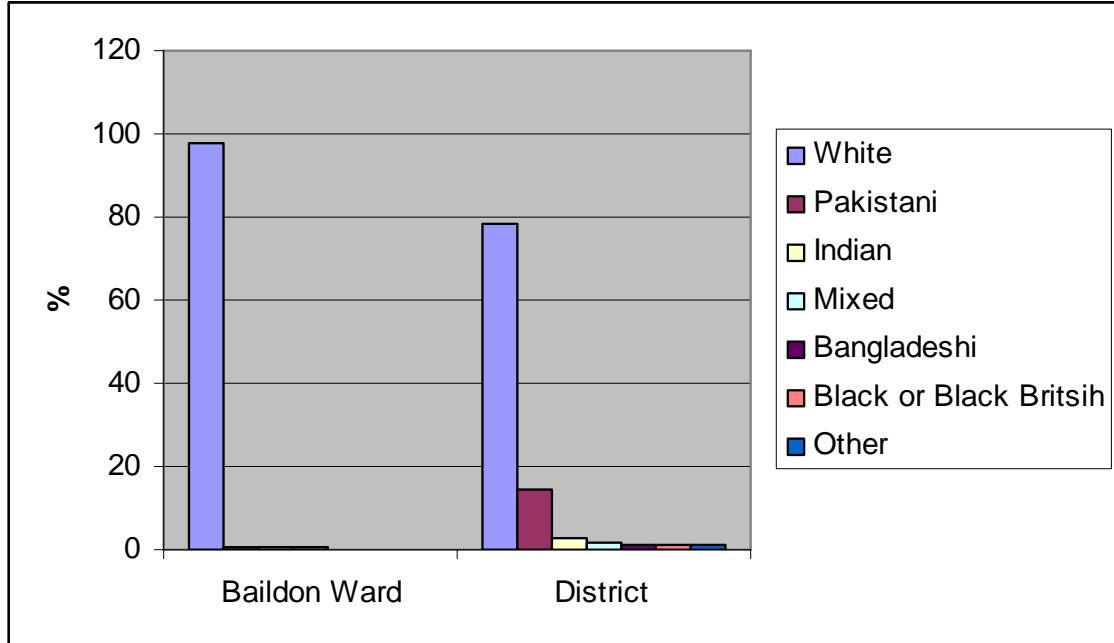
### Population and Social Structure

5.2.5 At the time of the 2001 Census, Bieldon had a population of 15,861 people. Of the total population 62.6% of people are aged between 16-64 years with 18.8% aged over 65 and 18.6% between 0-15 years. This highlights that Bieldon has a relatively older population with the number of younger people being 4.8% below the districts average<sup>153</sup>.

<sup>153</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bieldon)

5.2.6 Within Baildon a large majority of residents, 97.8% are of a white background with the remaining ethnic groups consisting mixed, Pakistani, Indian, Other and Black/Black British<sup>154</sup>. Table 18 below compares the ethnic composition to that of the Bradford District.

**Figure 18: Ethnic groups in Baildon compared with the District**



**Housing**

5.2.7 There were 6,751 households within Baildon at the time of the 2001 census. Nearly ¾ of all homes in Baildon Ward are either detached or semi detached houses. Terraced housing accounts for only 14% of the housing stock, compared to 35.8% for the District as a whole<sup>155</sup>.

5.2.8 In terms of housing there is opportunity for potential future housing developments in the area as there is approximately 4.58 hectares of Phase 2 land within Baildon as allocated in the Replacement UDP.

<sup>154</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Baildon)

<sup>155</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Baildon)

## Employment

5.2.9 There are a number of large companies within Baildon employing between 34 and 350 people located around the junction of Baildon Road and Otley Road. The area in the vicinity of Otley Road contains the major employment uses and also has a number of allocated employment sites for future development.

## Retail

5.2.10 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of District and Local Centres within the Bradford District. Table 56 below provides a summary of Baildon's Local Centre:

**Table 56: Retail Provision in Baildon**

<b>BAILDON LOCAL CENTRE</b> <sup>156</sup>	
<b>Location</b>	Baildon is a village located north of Shipley. The local centre is concentrated around the Towngate roundabout and incorporates outlets on Northgate, Browgate and Westgate.
<b>Outlets</b>	Baildon offers a wide array of comparison, convenience and service uses with a total of 61 outlets. It contains a large format Co-op foodstore, newsagents, banks, a pharmacy, bars, public houses, cafes, restaurants and health and beauty outlets. In addition, the centre contains a public library and information centre, Church and a number of halls.
<b>Condition</b>	Baildon centre is of a high quality and was well maintained, thus having good environmental quality.
<b>Vacancies</b>	The study recorded that only 5% of outlets were vacant and the proportion of vacant floor space (2%) was below the national averages at 9% and 7% respectively.
<b>Accessibility</b>	Pedestrian movement around Baildon is easy and safe with the area being well paved and pedestrian crossings provided. Although the centre is open to traffic, it is slow moving and infrequent and therefore not considered to be a hazard. On and off-street parking is available in the centre.
<b>Health</b>	The centre is healthy and is performing well in its role serving its

<sup>156</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 169; 183 & Appendix 9

	local community.
<b>Recommendations</b>	None stated.

### Community Facilities

5.2.11 Baildon has a good range of facilities, including a doctor's surgery, 3 primary schools, a post office, library and a number of public halls. School children have to travel to Shipley or beyond for secondary education.

### Education

5.2.12 There are 3 primary schools and no secondary schools within Baildon. Titus Salt in Shipley offers the nearest secondary education within the area for children. Table 57 below lists the local schools:

**Table 57: Education Facilities in Baildon**

<b>PRIMARY SCHOOLS</b>		<b>TOTAL OF 3</b>
o Baildon CE Primary	o Hoyle Court Primary	
o Glenaire Primary		
<b>SECONDARY SCHOOLS</b>		<b>TOTAL OF 0</b>
o None		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

### Healthcare

5.2.13 Table 58 below lists the NHS registered healthcare facilities within Baildon.

**Table 58: Healthcare Facilities in Baildon**

<b>GP SURGERIES</b>		<b>TOTAL OF 2</b>
Newton Way Medical Practice – BD17 5NH		
The Surgery – BD17 6NX		
<b>DENTISTS</b>		<b>TOTAL OF 1</b>
Baildon Dental Centre – BD17 6JX		
<b>OPTICIANS</b>		<b>TOTAL OF 1</b>
Rayner & Copley Opticians – BD17 6JX		
<b>PHARMACIES</b>		<b>TOTAL OF 2</b>
Browgate Pharmacy – BD17 6BP		
Your Local Boots Pharmacy – BD17 6LR		
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

5.2.14 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 59 below outlines the additional facilities within Baildon. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 59: Other Community Facilities in Baildon**

<b>POST OFFICES</b>		<b>TOTAL OF 2</b>
Baildon – BD17 5EH	Station Road – BD17 6QB	
<b>LIBRARIES</b>		<b>TOTAL OF 1</b>
Baildon Library – BD17 6ND		
<b>COMMUNITY CENTRES &amp; HALLS</b>		<b>TOTAL OF 1</b>
Ian Clough Hall – BD16 6ND		
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 Spaces

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

**Table 60: Open Space and Recreational Facilities in Baildon**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>Charlestown Park is located to the south of Baildon.</li> <li>The study identifies significant gaps in the provision of parks and gardens within Baildon.</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 minor gap in provision towards the north of Baildon.</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> </ul>



	<ul style="list-style-type: none"> <li>Baildon 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.</li> <li>There are no gaps in provision in this settlement.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within Baildon.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches. Baildon Golf Club and a recreation ground provide access to local sport and recreation facilities in this area.
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>The nearest cemetery is Nabwood which extends towards Baildon.</li> <li>No gap in provision has been identifies in this area.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.2.16 The following emergency services are located in this area:

- The nearest police station is in Shipley on Manor Lane.
- The nearest fire station is in Shipley.
- The nearest hospitals are Bradford Royal Infirmary and Airedale in Steeton; both of these provide emergency and non-emergency care.

### **Transport**

5.2.17 The A6038 is the main road which links Baildon to Shipley and provides access to the North towards Menston and Guiseley in Leeds. There is minor road access to Baildon from Baildon Moor to the north.

5.2.18 Public transport facilities within Baildon are adequate. There is a railway station located to the south-east providing access to both Bradford and Ilkley on the Wharfedale Line; however its location of the station towards the edge of the settlement poses problems in terms of accessibility for its users. Furthermore, Baildon does not have a frequent (10 minute) bus service serving this area; however there are a number of services which connect it to Shipley, Bradford and beyond.

### **Natural Environment**

5.2.19 Despite being in close proximity to the urban areas of Shipley and Bradford, Baildon lies at the foot of Baildon Moor which provides instant access to nature. From the Moor there are spectacular views over Leeds and Bradford. The River Aire and the Leeds and Liverpool Canal are located below Baildon on the valley floor.

5.2.20 Baildon is surrounded by Green Belt land; the Esholt and Rombalds Ridge Landscape Character Areas which cover land to the north of Baildon, along with the Airedale Landscape Character Area to the south and west, contain landscape of a medium sensitivity.

### **Nature Conservation**

5.2.21 Baildon Moor to the north of the settlement contains a number of biodiversity designations such as SEGI's, RIGS's and BWA's. These also cover land to the west and the far north.

### **Land Conditions**

5.2.22 There are two water courses within Baildon which pose a risk of flooding and therefore would act as a constraint to future development. These include land alongside Gill Beck to the north east, and also land surrounding the River Aire within the valley bottom to the south west and south of Otley Road.

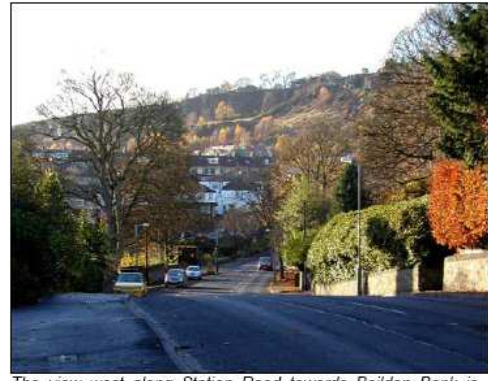
### **Local Heritage**

5.2.23 There are two Conservation Areas in Baildon, namely Baildon and Baildon Green.



*The streetscape along Westgate is varied and interesting.*

**Baildon** - centring on the historic core of the village to the north around Browgate; and



*The view west along Station Road towards Baildon Bank is particularly attractive.*

**Baildon Station Road** – which covers the historic properties, located either side of the highway. This was originally a separate hamlet called Low Baildon, but is now part of the built-up area of Baildon

Photographs sourced from CBMDC (2005) Baildon & Station Road Conservation Area Assessment

5.2.24 Two areas within Baildon have been assessed as potential conservation areas to be designated by the Council; these are Baildon Bank and Baildon Green. The outcomes of this assessment concluded that only Baildon Green is considered to be worthy of a conservation area designation. The area is yet to be formally adopted as a Conservation Area by the Council.

5.2.25 Baildon is within close proximity to the Saltaire World Heritage Site and as a result land to the North West covering much of Baildon Moor and the west of Baildon lies within the 500m Buffer Zone of the World Heritage Site. This zone will have implications for development as it may affect views into and out of the World Heritage Site should be protected.

#### **Key planning based issues within Baildon**

5.2.26 The following key issues have been identified for Baildon, these are listed below:

- Minor gaps in the provision of open space and recreational facilities;
- More frequent bus services dependant upon demand.

### **Key opportunities within Baildon**

5.2.27 The following key opportunities have been identified for Baildon, these are listed below:

- Available land for potential future housing developments within the area;
- The Urban Village Action Plan highlighted an opportunity to address the issues and as a result a number of actions were carried out such as environmental improvement works and improvements community facilities.
- The Council's Conservation Team have undertaken an assessment of Baildon Green and have concluded that the area is worthy of protection through a Conservation Area designation. It is the Council's decision whether or not this is taken forward for formal adoption; however residents will be consulted if this is to happen.

### **Community Based Issues for Baildon**

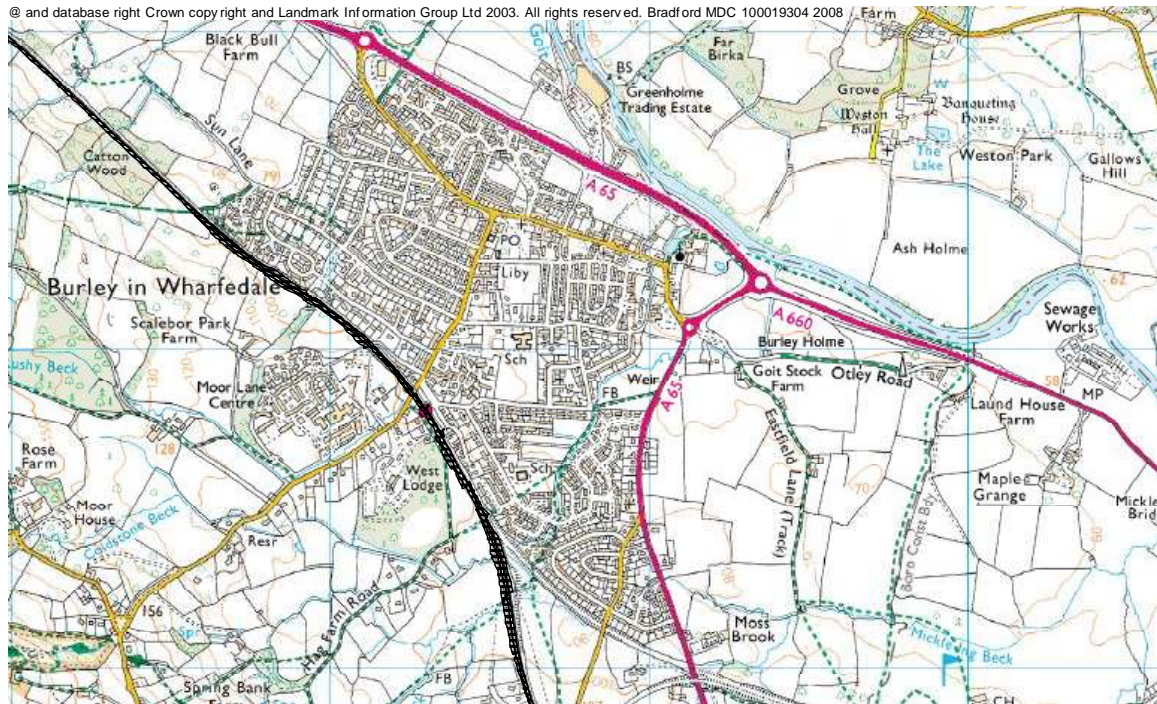
5.2.28 An Urban Village Action Plan<sup>157</sup> for Baildon highlighted a number of issues relating to the area such as:

- The need to improve recreational facilities for all;
- Improvements to housing;
- Improvements to the local environment;
- Improving traffic and transport;
- Enhancing education and the use of school facilities.

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<sup>157</sup> Baildon Futures Partnership & CBMDC (2004) Urban Village Action Plan for Baildon  
LDF Evidence Base

### 5.3 BURLEY IN WHARFEDALE



#### Location

5.3.1 The historic settlement of Burley-in-Wharfedale is a small rural village situated in mid Wharfedale on the A65 between Ilkley and Otley, to the northern edge of the Bradford District and close to the River Wharfe. The village is adjoined by Burley Woodhead to the south, a small cluster of farms and prestigious homes at the foot of Burley Moor. It is a fairly self-contained settlement with distinct boundaries and is surrounded by open farmland which has helped to retain the distinct rural character of the village. Burley is now a popular commuter settlement with good rail links to Bradford and Leeds.

5.3.2 Burley-in-Wharfedale is located within the Shipley Constituency and lies within the Wharfedale Ward within the Bradford District.

#### Historical Development

5.3.3 Burley-in-Wharfedale was originally a small agricultural community, although by the late 18<sup>th</sup> and 19<sup>th</sup> centuries it had developed into an industrial village with many residents employed at Greenholme Mill which was a local cotton mill powered from a goit from the River Wharfe. By the early 20<sup>th</sup> century, the development of both Leeds and Bradford as industrial and commercial centers, combined with the introduction of rail and bus links, prompted major changes to

the village. These changes included the development of Council housing in the 1920s and 1950s, as the village became a dormitory settlement for the two cities. Towards the second half of the twentieth century, Burley-in-Wharfedale became a prosperous but socially diverse commuter village.

**Role of the Settlement**

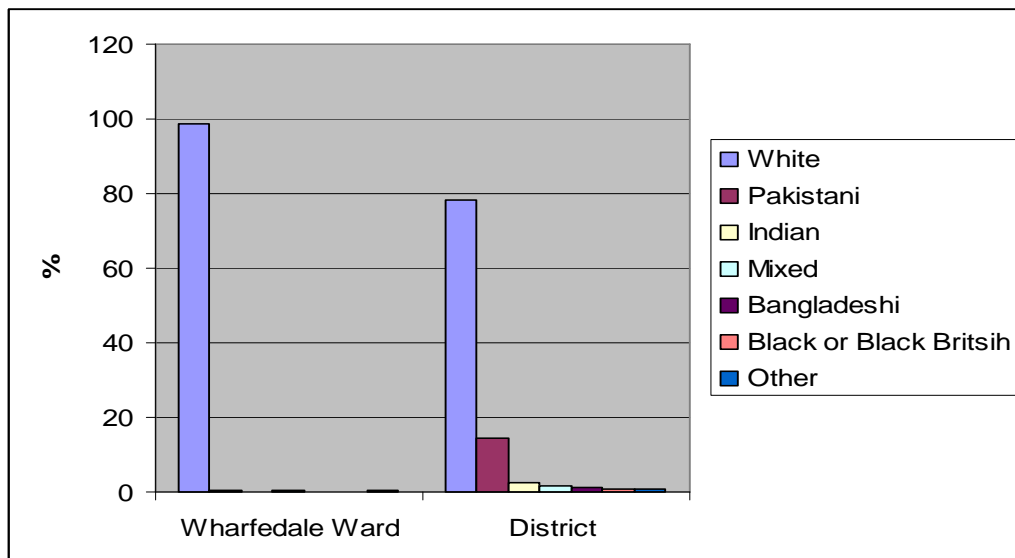
5.3.4 Burley-in-Wharfedale is a predominantly residential community which functions as a commuter settlement with good rail links to Bradford and Leeds centres.

**Population and Social Structure**

5.3.5 The population of Burley-in-Wharfedale at the time of the 2001 Census was 5,735 people. The village has a very high percentage of elderly or retired people over the age of 65, accounting for 17.3% compared with the Districts average of 6.7%<sup>168</sup>. Despite this trend, there are many young families within the village which have been attracted by job opportunities, good transport infrastructure, local schools and new housing developments.

5.3.6 The majority of residents within the Wharfedale Ward are of white origin, accounting for 98.6% of the population, compared with a District average of 78.3%. Minority groups have very few people residing in Wharfedale with the highest at 0.4% consisting of mixed ethnic group.<sup>169</sup>

**Figure 54: Ethnic groups in Wharfedale Ward compared with the District**



<sup>168</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale)

<sup>169</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale)

## Housing

5.5.7 At the time of the 2001 Census there were 2,346 households within Burley-in-Wharfedale, of these a very significant percentage of these (86.8%) of homes were privately owned with 6.5% and 6.6% falling within the social sector and other, respectively<sup>170</sup>. There are extensive areas of suburban housing extending from Victorian and Georgian core that runs in a linear form along Main Street. However the Housing Needs Survey (2005) identified that more affordable housing is needed within Burley to support local residents who wish to stay within the village with their families<sup>171</sup>.

5.5.8 There is potential opportunity for new housing to be built in Burley as there is approximately 4.58 hectares of Phase 2 land along with a small portion (0.65 ha) of safeguarded land as allocated in the Replacement UDP for future development.

## Employment

5.5.9 There are two employers within this settlement and one just outside of the area within the Green Belt, employing less than 85 people. The Greenholme Trading Estate to the north of the settlement, by the A65 Burley Bypass, is the largest employer. Further employment uses exist at Burley House, off Main Street.

## Retail

5.5.10 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of the District and Local centres within the District. Table 66 below provides a summary of Burley-in-Wharfedale's Local Centre:

**Table 66: Retail provision in Burley-in-Wharfedale**

BURLEY-IN-WHARFEDALE LOCAL CENTRE <sup>172</sup>	
<b>Location</b>	Burley-in-Wharfedale's local centre is situated along Main Street and Station Road. The centre serves a role in providing shops and services to local residents.
<b>Outlets</b>	There were 37 traders within the villages and the centre is

<sup>170</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale)

<sup>171</sup> Burley Community Council (2005) Housing Needs Survey

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

	dominated by leisure services such as Queens Hall together with a number of public houses and takeaways. There is also a Post Office, several convenience stores and a pharmacy.
<b>Condition</b>	The centre is generally of good quality.
<b>Vacancies</b>	There were two vacant outlets within the centre and these were of good quality.
<b>Accessibility</b>	The centre is small and safe for pedestrian users with crossings provides. The centre is well connected by regular bus and train services.
<b>Health</b>	Burley-in-Wharfedale is a strong centre which is safe and is well used.
<b>Recommendations</b>	None stated.

### Community Facilities

5.5.11 Burley-in-Wharfedale has a range of community facilities which are generally concentrated along the Main Street, Station Road and Grange Road.; these include a doctor's surgery, a Post Office, St Mary's Parish Church Community Centre on Station Road, a library, and convenience stores.

### Education

5.5.12 Table 67 below lists the two primary schools that are located within this settlement. The table also shows that there is no secondary school within the settlement; instead students have the option to apply for Ilkley Grammar School, approximately 4km to the north west of the village for secondary education. Located to the immediate north west of the village is Ghyll Royd School on Ilkley Road, an independent preparatory school.

**Table 67: Educational Facilities within Burley-in-Wharfedale**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 2</b>
<ul style="list-style-type: none"> <li>o Burley and Woodhead Primary School</li> <li>o Burley Oaks Primary</li> </ul>	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
<ul style="list-style-type: none"> <li>o None</li> </ul>	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	



Health Care

5.5.13 Table 68 below lists the healthcare services available to the residents of Burley-in-Wharfedale.

**Table 68: Healthcare Facilities within Burley-in-Wharfedale**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Grange Park Surgery – LS29 7HG	
<b>DENTISTS</b>	<b>TOTAL OF 1</b>
Hicks – LS29 7JL	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Cohens Chemist – LS29 7JN	
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/servicedirectorios/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectorios/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

5.5.14 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 69 below outlines the additional facilities within Baildon. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 69: Other Community Facilities within Burley-in-Wharfedale**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Burley-in-Wharfedale – LS29 7NB	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Burley-in-Wharfedale Library - LS29 7HD	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Queens Hall – LS29 7BT	
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

5.5.15 Burley-in-Wharfedale has a range of open spaces and recreational facilities. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 70: Open Space and Recreational Facilities in BFD North West**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	Burley Grange Park lies centrally within this settlement.
<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>▪ No gaps have been identified within this settlement.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>• Within the Shipley constituency area there are 49 play areas. Within the settlement a children’s play area is formally laid out in Grange Park.</li> <li>• A minor gap in provision has been highlighted within this settlement.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• Extensive allotments are located to the west of Woodhead Beck in the southern part of the settlement.</li> <li>• No gaps have been identified in Burley-in-Wharfedale.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) this settlement.
<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> <li>• However within the settlement playing pitches are located at Scalebor Park, Moor Lane; adjacent to the Burley Bypass; and at each of the primary schools. A cricket ground with pavilion is located to the south of Grange Road. Tennis grounds are located to the south of Grange Road adjacent to the cricket ground.</li> </ul>
<b>Cemeteries</b>	<ul style="list-style-type: none"> <li>• God’s Acre Cemetery serves this settlement.</li> <li>• The study identifies a gap in cemetery provision.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.5.16 The following emergency services are located in this area:

- The nearest main police station is located in Ilkley on Riddings Road.
- The nearest 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**

5.5.17 Burley-in-Wharfedale lies to the south of the A65 by-pass from Otley in Leeds and Ilkley. The village has excellent rail links on the Wharfedale line with a station located on Station Road; this provides direct links to Bradford, Leeds and Ilkley. However there is not a high frequency 10 minute bus route/corridor within the village. Over 65% of the population of Wharfedale travel over 5km for employment, with 64% travelling by the private car<sup>173</sup>.

### **Natural Environment**

5.5.18 Burley-in-Wharfedale is surrounded by green belt and also lies within the Wharfedale Landscape Character Area. The land surrounding the settlement is identified as being 'enclosed pasture' to the south, with 'floodplain pasture' to the north-east and east, and is of medium sensitivity<sup>174</sup>.

### **Nature Conservation**

5.5.19 There are a number of biodiversity designations within this village which include the designation of the River Wharfe as an SEGI for its wildlife importance. Additionally there is a BWA to the west of the village situated alongside the rail track, and another small BWA to the south again along side the rail track and between the dismantled railway lines.

### **Land Conditions**

5.5.20 Land surrounding the River Wharfe which flows close to the north-eastern side of Burley falls within a flood risk zone, therefore land to the east of the village may be deemed unsuitable for development

### **Local Heritage**

5.5.21 The historic core of Burley, along Main Street, is a designated Conservation Area. The Conservation Area was designated to protect the character of the predominantly eighteenth and nineteenth century core of the village, which follows a linear route along Main Street and Ilkley Road. The boundary was

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<sup>173</sup> ONS Census 2001 Travel to Work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale)

<sup>174</sup> CBMDC (2008) Landscape Character SPD: Volume 8: Wharfedale

altered in February 1993 to follow the line of the new A65, which effectively separates the settlement from the river and Greenholme Mills.

5.5.22 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of this 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 Burley-in-Wharfedale**

5.5.23 The following key issues have been identified for Burley-in-Wharfedale, these are listed below:

- The lack of affordable housing for young people and the elderly;
- School capacity at Ilkley Grammar School;
- Minor gaps in the provision of open space facilities;

#### **Key opportunities within Burley-in-Wharfedale**

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

- Land availability within the settlement for new housing to be built in the village.
- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric of the village.

#### **Community Based Issues for Burley-in-Wharfedale**

5.5.25 The Parish Plan for Burley<sup>175</sup> highlighted a number of issues within the village that could be address within Planning, these are:

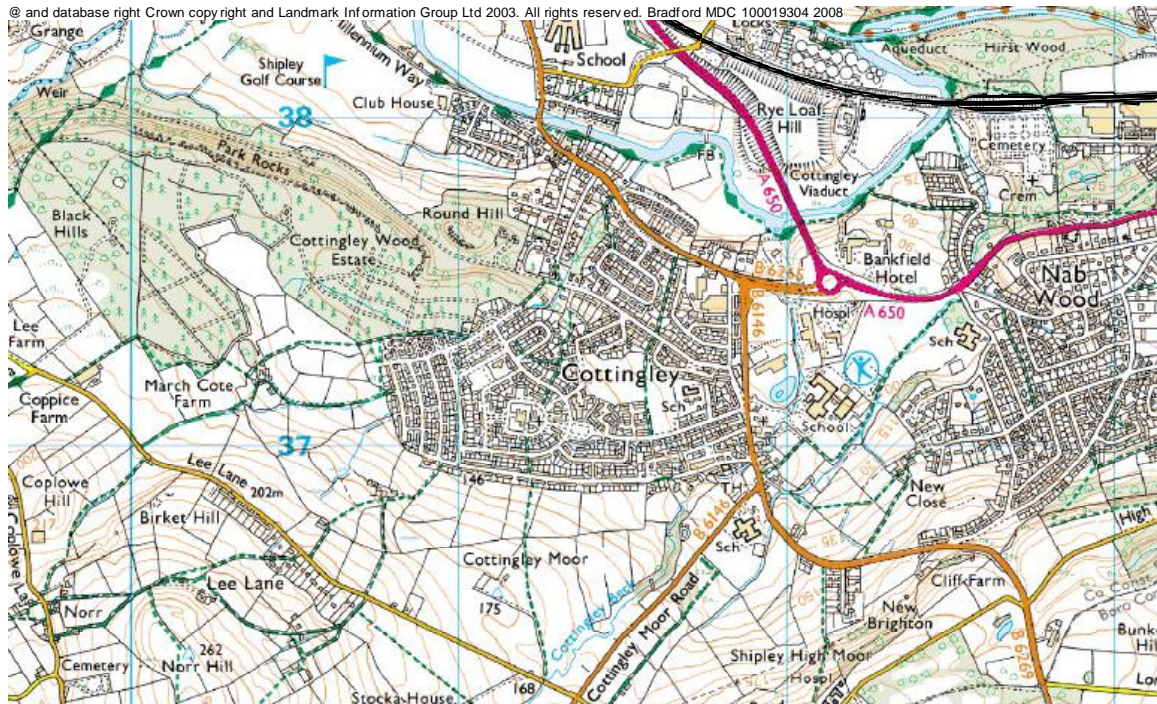
- The lack of affordable housing / sheltered housing for both the young first time buyers and elderly people with low incomes.
- Lack of affordable sheltered accommodation within the area.

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<sup>175</sup> Burley Community Council (2005) Burley Parish Plan

- Public transport services –both rail and bus services within the village need to be improved
- There are potential future issues regarding local school capacity changes and how these changes may impact the children who live within the village.
- There are limited leisure and recreation facilities and activities for young people.
- Protection of the village appearance. The Village Design Statement and the Conservation Area Assessment along with other guidance available from the Council provide help and advice on maintaining and protecting the character of the village.

## 5.4 COTTINGLEY



### Location

- 5.4.1 Cottingley lies within the Aire Valley between Shipley and Bingley to the south of the A650. Cottingley was formerly on the main road before the highway was built from the Bridge to Bingley in 1825. The land to the east of the B6269 is mainly flat and that to the west rises to a height of 170 meters at March Cote Farm. Cottingley Beck cuts a deep, narrow, rocky channel flowing north to the River Aire.
- 5.4.2 Cottingley falls within the Shipley Constituency and lies within the Bingley Rural Ward.

### Historical Development

- 5.4.3 There is documentary evidence within the Domesday Book of 1086 that Cottingley was a small settlement, however ownership of this manor never remained with one family. In 1753 the passing of a road and waterway toll act gave rise to the first toll bar at Cottingley Bridge which was later relocated at Cottingley Bar in 1823. Cottingley began to develop within the twentieth century, so much so that by the end of the century it had seen a massive housing expansion to the north and the east of the original hamlet.

**Role of the Settlement**

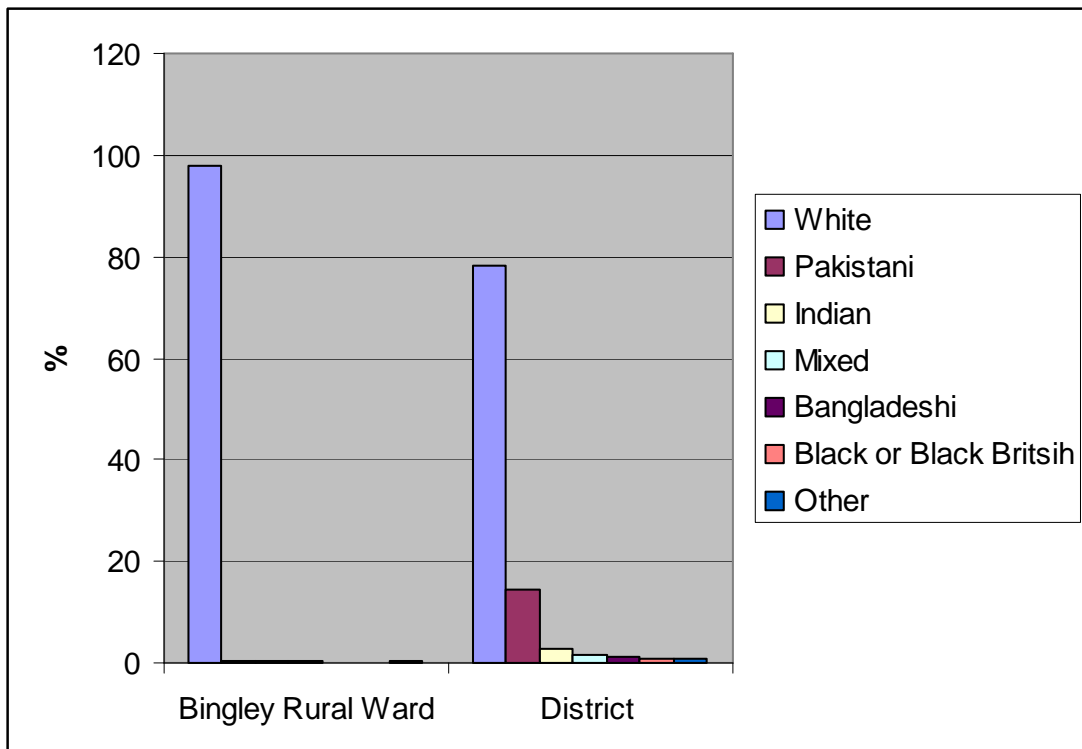
5.4.4 Cottingley is a predominantly residential community which functions partly as a commuter settlement for Bradford, Bingley, Keighley and Leeds centres. There are a number of employment opportunities within a local hotel (Ramada Jarvis – Bankfield Hotel) and a local enterprise centre.

**Population and Social Structure**

5.4.5 At the time of the 2001 Census, Cottingley was home to 4,539 people. Similar to other rural settlements within the District, Cottingley has a higher than average elderly population of 16.3% compared with the Districts figure of 6.7%. As a result, both the young and working age population fell below the district averages for these age groups.<sup>176</sup>

5.4.6 The majority the population of Cottingley are of white origin which accounts for 97.2% of residents. Minority groups make up the rest of the local population with 0.7% of Pakistani origin and 0.6% of Indian Origin.<sup>177</sup>

**Figure 20: Ethnic groups in Bingley Rural Ward compared with the District**



<sup>176</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

<sup>177</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

## **Housing**

- 5.4.7 There were 1,920 households within Cottingley at the time of the 2001 census. Data obtained from the Bingley Rural Ward profile indicated that semi-detached housing accounted for 41.3% of the housing stock with detached housing and flats/conversions accounting for 21.9% and 7.1% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>178</sup>.
- 5.4.8 Within Cottingley there is approximately 4.58 hectares of Phase 2 land as allocated in the Replacement UDP which presents an opportunity for potential future housing development.

## **Employment**

- 5.4.9 There are a number of larger employers within the vicinity of Cottingley, namely the Ramada Jarvis Hotel and the Yorkshire Clinic which are located just outside the boundary on the A650 and employ approximately 90 people and 230 people respectively.
- 5.4.10 Cottingley Business Park is a substantial modern business park situated off the A650 providing a variety of purpose built and converted office accommodation with on site car parking. It is home to a number of small businesses which provide a local employment base for the community.

## **Retail**

- 5.4.11 Cottingley has a small parade of shops within its centre which contains a range of outlets from a local superstore, a Post Office, a pharmacy, a greengrocers, hair and beauty shops, an off-licence and take away outlets.
- 5.4.12 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 access to local services is needed. As a result, the WYG Retail & Leisure Study (2008) identified

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<sup>178</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural)



Cottingley as an area which should be considered for such a designation to potentially become a Local Centre<sup>179</sup>.

### Community Facilities

5.4.13 Cottingley has an adequate range of facilities which serve the local population. Healthcare, education and open space facilities are outlined below.

#### Education

5.4.14 Cottingley Village Primary School serves the local population and is located outside of the main built settlement within the Green Belt. Secondary education is provided at nearby Nab Wood, Beckfoot and Bingley Grammar Schools.

**Table 71: Educational Facilities within Cottingley**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Cottingley Village Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o NONE	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

#### Healthcare

5.4.15 Table 72 below lists the healthcare facilities which are available to the local population of Cottingley.

**Table 72: Healthcare Facilities within Cottingley**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Cottingley Surgery – BD16 1AQ	
<b>DENTISTS</b>	<b>TOTAL OF 1</b>
Roger Holdsworth Dental Care – BD16 1PE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Cottingley Pharmacy – BD16 1RP	
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>	

<sup>179</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04; Page 186

Other Community Facilities

5.4.16 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 73 below outlines the additional facilities within Cottingley. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 73: Other Community Facilities in Cottingley**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Cottingley – BD16 1SR	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 2</b>
Cottingley Cornerstone Centre – BD16 1RS	
St Michael's & All Angels Church Hall – BD16 1RR	
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

5.4.17 There are a range of open spaces and recreational facilities for the local community in and around Cottingley. The Open Space and Recreation Assessment (2007) identifies the following within this area:

**Table 74: Open Space and Recreational Facilities in Cottingley**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	The study does not identify any gaps in the settlement and provision may be provided within nearby Bingley.
<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>No gaps in provision have been identified within Cottingley.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>Within the Shipley constituency area there are 49 play areas.</li> <li>Cottingley is not specifically 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</li> </ul>

	<p>constituency.</p> <ul style="list-style-type: none"> <li>No specific gaps have been identified within Cottingley.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within this settlement.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	There is no gap in provision within Cottingley.
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.4.18 The following emergency services are located in this area:

- The nearest police station is located in Bingley.
- The nearest fire station is located within Bingley.
- The nearest hospitals are Bradford Royal Infirmary within the north west of the urban area and Airedale in Steeton; both of these provide emergency and non-emergency care.

### Transport

5.4.19 Cottingley lies close the main A650 transport corridor which links it to Bradford, Shipley and Bingley. The B6144 and the B6146 Cottingley Moor Road provide secondary access from Bradford. In terms of public transport, Cottingley is served by a frequent bus service which provides access within Airedale and Bradford. Cottingley does not lie on a railway line; however the nearest station is located within Bingley. Approximately 50.3% of residents travel more than 5km to work.

### Natural Environment

5.4.20 Cottingley is surrounded by green belt and which separates it from the urban areas of Bradford and Bingley. The land to the north east is located within the Airedale Landscape Character Area and land to the south west is covered within the Wilsden Landscape Character Area. The landscape varies in terms of its sensitivity with land to the north and south being of low sensitivity, whereas land to the east and west is very sensitive to any change<sup>180</sup>.

<sup>180</sup> CBMDC (2008) Landscape Character SPD. Volume 9: Wilsden  
LDF Evidence Base

### **Nature Conservation**

5.4.21 Cottingley adjoins a number of Bradford Wildlife Areas to the west namely Cottingley Woods and Cottingley Bar to the north-east of the settlement.

### **Land Conditions**

5.4.22 Land to the north of Cottingley and to the south of Bingley is constrained by flood risk due to its proximity to the River Aire to the north.

### **Local Heritage**

5.4.23 Cottingley is not covered by a Conservation Area designation at present; however there are a number of Listed Buildings within the vicinity of the area.

### **Key planning issues within Cottingley**

5.4.24 The following key issues have been identified for Cottingley, these are listed below:

- No specific planning issues have been identified for Cottingley.

### **Key opportunities within Cottingley**

5.4.24 Within following key opportunities have been identified for Cottingley, these are listed below:

- Land availability in Cottingley potential future housing developments.
- Designation of Cottingley as a Local Service Centre within the retail hierarchy.

### **Community Based Issues for Cottingley**

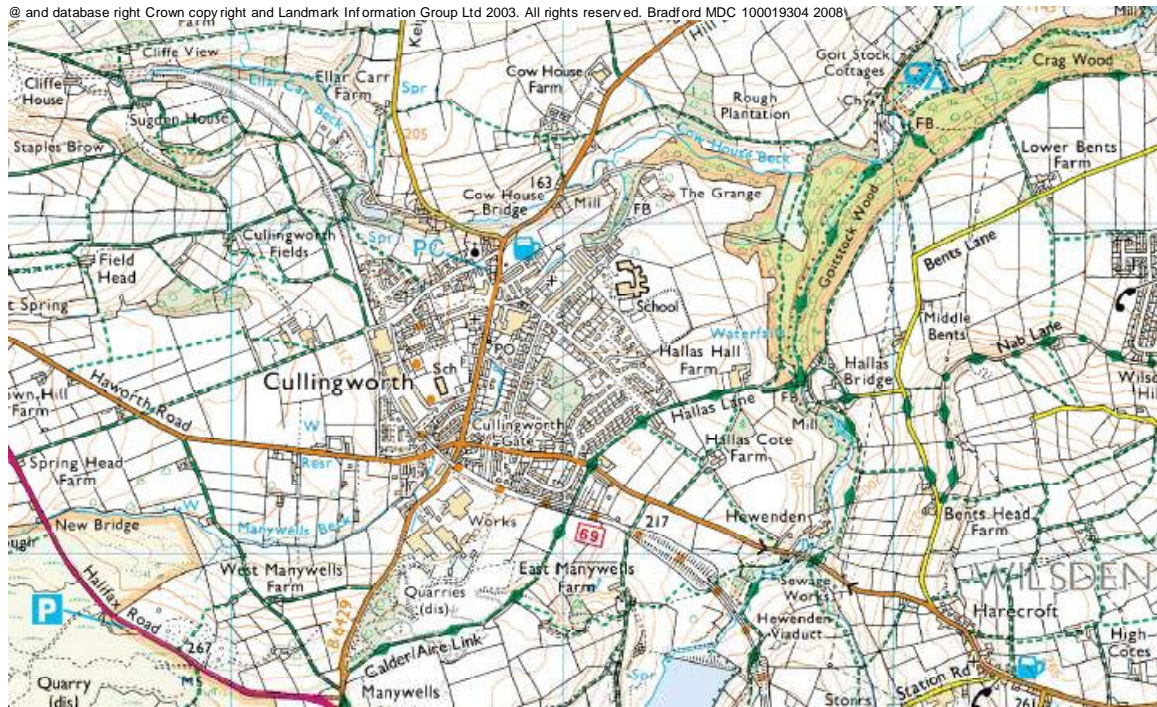
5.4.26 The Shipley Area Committee Action Plan (2009-2011)<sup>181</sup> which covers Cottingley highlights a number of issues which have been raised by local residents, these include:

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

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<sup>181</sup> CBMDC (2009) Shipley Area Committee Action Plan (2009-2011)

## 5.5 CULLINGWORTH



### Location

5.5.1 Cullingworth is a rural village situated in a picturesque setting in an elevated position above Ellar Carr Beck, about six miles northwest of Bradford and approximately 2 miles to the east of Haworth, approximately six miles northwest of Bradford and twelve miles north-west of Leeds. The topography of the area is characterised by Pennine hills, valleys and woodlands that restrict long distance views between neighbouring settlements and even within the village. It is relatively close to other villages including Denholme, Wilsden, Harden and Haworth and in recent years has assumed role as a commuter settlement.

5.5.2 Cullingworth falls within the Shipley Constituency and lies within the Bingley Rural Ward.

### Historical Development

5.5.3 The Cullingworth Conservation Area Assessment<sup>182</sup> documents a detailed history of the village's development stating that it was 'first recorded in the Domesday Survey of 1086 and is believed to have consisted of a few scattered farmsteads at the junction of the ancient routes to Bingley and Keighley'. It was originally a

<sup>182</sup> CBMDC (2003) Cullingworth Conservation Area Assessment; Section 3. Origin and Historic Development

farming and quarrying settlement which later produced textiles such as cotton and worsted. By the 19<sup>th</sup> century the introduction of railways within the area led to further developments including the construction of several water-powered mills around the village and subsequent housing for the workers. During the 20<sup>th</sup> century much residential development took place around the edges of the village, however Cullingworth has retained much of its rural and green setting and this contributes to the unique character and sense of place.

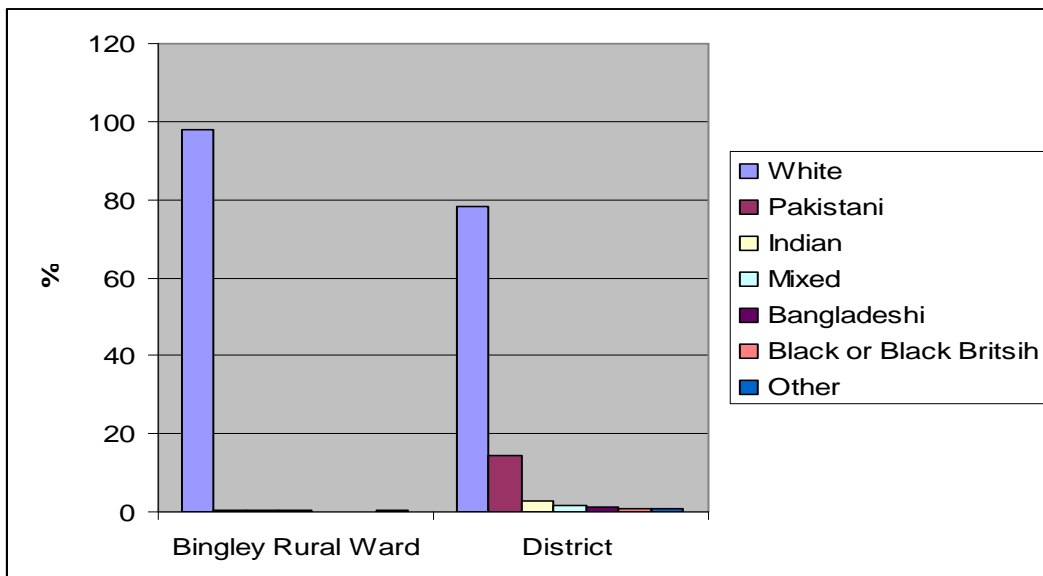
**Role of the Settlement**

5.5.4 Cullingworth is a small residential community which has retained its local industry. It is now primarily a commuter settlement with good rail links to Bradford and Keighley.

**Population and Social Structure**

5.5.5 Cullingworth had a population of 2,401 at the time of the 2001 Census which consisted of 79% of people being over the age of 16, with 14.4% being over the age of 65 years suggesting a higher than average elderly population. Younger people accounted for 19.1% of residents which was slightly below the average for Bradford<sup>183</sup>. In terms of ethnicity, a large proportion of residents were of white origin (97.8%) with 0.4% Indian and 0.5% of ‘other’ origin<sup>184</sup>.

**Figure 21: Ethnic groups in Bingley Rural Ward compared with the District**



<sup>183</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

<sup>184</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

## **Housing**

- 5.5.6 There were around 1,021 households within Cullingworth at the time of the 2001 Census. In terms of housing tenure, semi-detached housing accounted for 41.3% of the housing stock with detached housing and flats/conversions accounting for 21.9% and 7.1% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>185</sup>.
- 5.5.7 The Housing Needs Survey (2003) identified Cullingworth as an area needing affordable housing provision. This issue is reinforced through the Strategic Housing Market Assessment (SHMA) (2009) in its assessment for Bingley and Shipley.

## **Employment**

- 5.5.8 Cullingworth has a small number of local employers, with the largest being HCF Poultry Ltd which employs 100 people. The Manywells Industrial Estate is situated within Cullingworth and is accessed off the B6429 Manywells Brow. The estate includes a number of industrial premises, stone works and additional land adjacent, however the condition of the estate is deteriorating. The site currently employs approximately 67 people.

## **Retail**

- 5.5.9 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 access to local services is needed. As a result, the WYG Retail & Leisure Study (2008) identified Cullingworth as an area which should be considered for such a designation to potentially become a Local Centre<sup>186</sup>.

## **Community Facilities**

- 5.5.10 Cullingworth is served by an adequate range of local facilities which serve the needs of local residents. Some of these key facilities are listed in the tables below:

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<sup>185</sup> CBMDC (2005) Census 2001 Housing Type. Bradford District Ward Profiles Bingley Rural Ward.

<sup>186</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04;  
Page 186

Education

- 5.5.11 Cullingworth has a primary school and a secondary school which served the local young population; details of these are listed below:

**Table 75: Educational Facilities within Cullingworth**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Cullingworth Village Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Parkside School	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

Healthcare

- 5.5.12 Table 76 below lists the NHS registered healthcare facilities which are available to the local population of Cullingworth

**Table 76: Educational Facilities within Cullingworth**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Cullingworth Medical Practice – BD13 5HA	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Rowland Pharmacy – BD13 5DE	
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

- 5.5.13 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 77 below outlines the additional facilities within Cullingworth. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 77: Other Community Facilities in Cullingworth**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Cullingworth – Bd13 5DD	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	



COMMUNITY CENTRES & HALLS	TOTAL OF 0
None	
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

5.5.14 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 78: Open Space and Recreational Facilities in Cullingworth**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	No formally recognised sites.
<b>Amenity Green Space</b>	<ul style="list-style-type: none"> <li>The Great Northern Trail provides a green corridor through the village with plans to link it to neighbouring settlements.</li> <li>No gaps in provision have been identified.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>No gaps in provision have been identified.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 19 allotment spaces within the Shipley constituency.</li> <li>The study identifies gaps in the provision of allotments within this settlement.</li> </ul>
<b>Civic spaces</b>	<ul style="list-style-type: none"> <li>There are no civic spaces (hard surfaced areas designed for pedestrians) within this settlement.</li> </ul>
<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>The study identifies gaps in the provision of a cemetery within this settlement.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.5.15 The following emergency services are located in this area:

- The nearest police station is Keighley Police Station is located on Royd Ings Road.
- The nearest fire station is located in Keighley.
- The nearest hospitals are Airedale General Hospital in Steeton which provides emergency and non-emergency care.

### **Transport**

5.5.16 Cullingworth lies on the cross roads of the B6429 Halifax Road and the B6144 Haworth Road. The A629 Keighley/Halifax Road is located to the south west of the village which provides access to Denholme, Bradford and Keighley. There is no railway in Cullingworth and the nearest stations are each 3 miles away, these are Bingley, Crossflats and Keighley. These stations provide regular services to Leeds, Bradford, Skipton and further a field. There are main bus services to Keighley, Bingley, Bradford and further a field to Huddersfield and Halifax, however these are not high frequency services. Buses generally run on an hourly basis with enhanced buses at peak times on selected routes.

### **Natural Environment**

5.5.17 Cullingworth village is surrounded by Green Belt land which is also within the Wilsden Landscape Character Area. The landscape is predominately Mixed Uplands Pasture, with a small section of Enclosed Pasture to the north western corner of the village along with Wooded Valley to the far north. The majority of this landscape is considered to be of medium sensitivity, whereas land to the west and northern corner is not as sensitive to change<sup>187</sup>.

### **Nature Conservation**

5.5.18 The Goitstock Wood SEGI is located to the west of the village, however part of this extends towards the north-western corner of Cullingworth near to The Grange Farm off Bingley Road. There are a number of Bradford Wildlife Areas within the vicinity of Cullingworth with one area covering the dismantled railway line which runs through the village north to south.

### **Land Conditions**

5.5.19 A small section of Cullingworth to the far northeast is within a flood risk zone which may act as a constraint to development. A large portion of the land to the south and south west of the village is highlighted as being a Minerals Area for Search within the rUDP.

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<sup>187</sup> CBMDC (2008) Landscape Character SPD; Volume 8: Wilsden Landscape Character Area  
LDF Evidence Base

### **Local Heritage**

5.5.20 A small portion of the historic core of Cullingworth village to the north is designated as a Conservation Area. The unique location of the Cullingworth within the surrounding landscape contributes greatly to its form and character.

### **Key planning issues within Cullingworth**

5.5.21 The following key issues have been identified for Cullingworth, these are listed below:

- Lack of affordable housing within the area;
- Minor gaps in the provision of playing pitches.

### **Identification of opportunities within Cullingworth**

5.5.22 The following key opportunities have been identified for Cullingworth, these are listed below:

- Despite pressures for housing within the village, there is an opportunity to provide such housing developments which are sympathetic to the character and appearance of the village, thus preserving and enhancing its identity.
- Increased bus services within the village, particularly Sunday and late night services.
- The creation of a village green within the village.
- The designation of Cullingworth centre as a Local Service Centre within the retail hierarchy.
- Environmental improvements within the Manywells Industrial Estate would significantly improve the appearance of this site as well as potentially attracting new businesses into the area.
- The Great Northern Trail between Cullingworth, Denholme, Thornton & Queensbury is the re-use of the railway path for leisure and recreational purposes. This route provides a unique opportunity to provide outdoor recreation as well as becoming a visitor attraction in the local area.

### **Community Based Issues for Cullingworth**

5.5.23 The Cullingworth Parish Plan<sup>188</sup> has been produced in consultation with the local residents. This plan highlights a number of key issues, which consist of:

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<sup>188</sup> Cullingworth Parish Council (2004) Cullingworth Parish Plan

- The Manywells tip / landfill site;
- The need for affordable housing within the village;
- Deterioration of Manywells Industrial estate;
- Lack of play equipment and youth facilities.

## 5.6 DENHOLME



### Location

5.6.1 Denholme is a small village set within the Pennine moors and is located on the A629, 5 miles south of Keighley, 7 miles north of Halifax and 8 miles west of Bradford. It lies to the west of Thornton and to the south of Cullingworth.

5.6.2 Denholme falls within the Shipley Constituency and lies within the Bingley Rural Ward.

### Historical Development

5.6.3 Denholme was situated on the route of the Roman road from Manchester to Ilkley, although there is little evidence to suggest that a settlement existed at this time. By the 13<sup>th</sup> century Denholme had begun to take shape as a tiny hamlet owned by Hugh de Thornton. The settlement changed ownership many times over the centuries and once formed part of a deer park. By 1884 the Great Northern Railway built a rail station at Denholme which linked Bradford, Keighley and Halifax via a triangular junction at Queensbury. The station was closed to passengers in 1955 and by 1961 the majority of its buildings had been demolished. The Fosters family built the mills within Denholme along with the majority of Victorian housing to

house the workers of the mills. During the 20<sup>th</sup> century Denholme grew substantially particularly along the A629 Keighley Road.

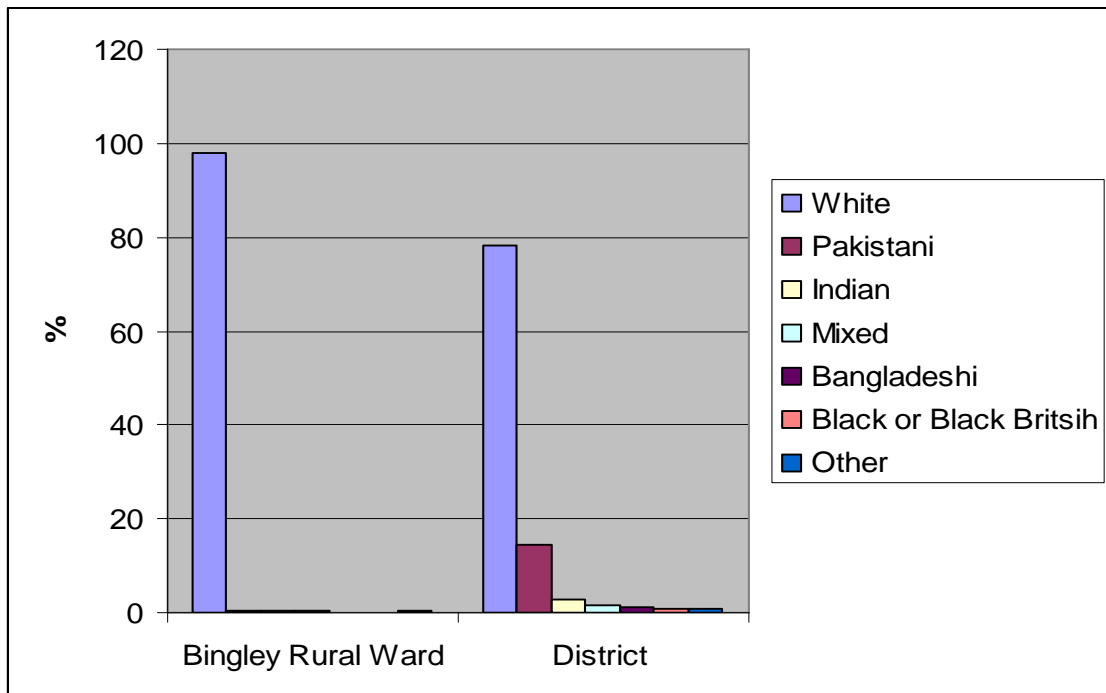
**Role of the Settlement**

5.6.4 Denholme is a small and relatively isolated residential community which has retained its local industry. It is now primarily a commuter settlement with good rail links to Bradford and Keighley.

**Population and Social Structure**

5.6.5 At the time of the 2001 Census Denholme had a population of 2,403, 23.2% were aged up to 15 years; 62.7% between 16 and 64 years and 14.1% over 65 which is more than double the Districts average<sup>189</sup>. The ethnic composition of Denholme is similar to other small settlements within the District with white people being of the largest ethnic group, accounting for 97.5% of the total population. There is a small mix of other ethnic groups, mainly Pakistani (0.9%), Indian and Mixed (0.6%) and Black/Black British and Other (0.2%)<sup>190</sup>.

**Figure 22: Ethnic groups in Bingley Rural Ward compared with the District**



<sup>189</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

<sup>190</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

## Housing

5.6.6 Denholme has just fewer than 1000 households. Data obtained from the Bingley Rural Ward profile which includes a number of smaller settlements showed that the majority of dwellings were semi-detached housing (41.3%), followed by 29.8% of terraced housing, 21.9% of detached housing and a small amount of flats and conversions (7.1%)<sup>191</sup>.

5.6.7 Denholme is a small rural settlement that is under pressure to accommodate future housing developments, but this has the potential to exasperate housing affordability problems. However there is approximately 7.72 hectares of Safeguarded Land as allocated in the Replacement UDP for potential future housing and/or employment development within Denholme.

## Employment

5.6.8 There is one business in Denholme that employs 66 people – CR Taylor Timber; however, there are several businesses which lie in the Green Belt close to the settlement.

## Retail

5.6.9 Denholme's local centre serves as an important provider of convenience goods and services for its local population. Table 79 below summaries the village's offer and health from the Retail & Leisure Study (2007):

**Table 79: Retail Provision within Denholme**

<b>DENHOLME LOCAL CENTRE</b> <sup>192</sup>	
<b>Location</b>	The local centre is situated within the village adjacent to Main Road which forms part of the A629 connecting Keighley in the north and Halifax and Junction 24 of the M62 to the south.
<b>Outlets</b>	There are a total of 13 outlets with convenience retailing accounting for the largest proportion of floorspace within the centre, with the Co-op supermarket on School Street being the largest trader. There are also a number of other retail, comparison and leisure services in the village which include a pharmacy, a

<sup>191</sup> ONS (2001) Census 2001 Households & Housing Type taken from CBMDC (2004) Bradford District Ward Profiles Bingley Rural Ward

<sup>192</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 13.38 Page 173; Appendix 8

	Post Office and a newsagent in addition to a number of other uses.
<b>Condition</b>	Not stated.
<b>Vacancies</b>	There were two vacant outlets at the time of the survey.
<b>Accessibility</b>	The centre is an important shopping centre for local residents as it is in a relatively remote location some distance from other existing local centres. Main Road is an important road route and so fast moving, although a pedestrian crossing mitigates this.
<b>Health</b>	The study concluded that the centre functions as a successful local centre that contains a number of important goods and services.
<b>Recommendations</b>	None stated.

### Community Facilities

5.6.10 Denholme is well served with access to a range of community facilities, some of these are listed in the tables below.

#### Education

5.6.11 Denholme has a primary school which serves the local population. The nearest secondary education facilities are available at Parkside and Thornton.

**Table 80: Educational Facilities within Denholme**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Denholme Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

#### Healthcare

5.6.12 Table 81 below lists the healthcare facilities which are available to the local population of Denholme.

**Table 81: Educational Facilities within Denholme**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
The Medical Centre – BD13 4AN	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>



NONE
<b>PHARMACIES</b> <span style="float: right;"><b>TOTAL OF 1</b></span>
Denholme Pharmacy – BD13 4BL
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

5.6.13 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 82 below outlines the additional facilities within Denholme. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 82: Other Community Facilities in Denholme**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Denholme – BD13 4BL	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Denholme – BD13 4BL	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Denholme Mechanics Institute – BD13 4BL	
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

5.6.14 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 83: Open Space and Recreational Facilities in Denholme**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	Forster Park and Foxhill Park are located in Denholme.
<b>Amenity Green Space</b>	At present gaps have been identified within the village; however there are Plans to extend the Great Northern Trail would provide a green corridor through the village linking it to neighbouring settlements.
<b>Play areas</b>	No gaps in the provision of play areas have been identified in Denholme.

<b>Allotments</b>	No gaps in the provision of allotments have been identified in Denholme.
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within Denholme.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	No gaps in the provision of cemeteries have been identified in Denholme.
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.6.15 The following emergency services are located in this area:

- The nearest police station is located in Bradford South or Keighley.
- The nearest fire station is located in Bradford South or Keighley
- Bradford Royal Infirmary and Airedale General Hospital in Steeton provide emergency and non-emergency care within the District.

### **Transport**

5.6.16 The A629 Keighley Road cuts through Denholme providing road access to Keighley, and Bradford. There is no railway in Denholme and the main stations of Bingley are approximately 5 miles away, Keighley 6 miles and Bradford 7 miles. In addition there is no high frequency bus route within the village; however the Keighley & District service provider runs an hourly bus service from Bradford to Keighley via Denholme. Around 61.3% of residents travel more than 5km to work.

### **Natural Environment**

5.6.17 Denholme is surrounded by Green Belt land which also falls within the Thornton and Queensbury Landscape Character Area. The majority of land to the north, west and east of the village is Mixed Upland Pasture, with a small area of Parkland to the south west and Upland Pasture to the south. The majority of the landscape is considered to be of medium sensitivity to any form of change with land to the south west corner being very sensitive to any change.

### **Nature Conservation**

5.6.18 To the south of the settlement is a large Safeguarded Land site, the extent of which is covered by a Bradford Wildlife Area. Further local wildlife sites include that of Doe Park to the south east and the Thornton/Cullingworth Dismantled Railway line to the east of the village.

### **Local Heritage**

5.6.19 The village does not have any Conservation Areas designation afford to it and there are very few Listed Buildings within the settlement.

### **Land Conditions**

5.6.20 There is a small section of land to the southern edge of Denholme which is within a flood risk zone.

### **Key planning issues within Denholme**

5.6.21 The following key issues have been identified for Denholme, these are listed below:

- The village is under pressure to accommodate more housing;
- Few local businesses;
- Few healthcare facilities.

### **Key opportunities within Denholme**

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

- Improvements to public transport links through revised bus timetables, routes and the introduction of later bus services would be of benefit to Denholme. Links need to be improved to Shipley, Bingley, Halifax, Huddersfield as well as access to the Bradford Royal Infirmary (BRI).
- Improvements to play areas for children and facilities for children and young people would improve the current offer in the village.

- The extension of shop opening times and the opportunity for business start up schemes within the area would bring about improvements to the local shopping facilities.

### **Community Based Issues for Denholme**

5.6.23 The Denholme Neighbourhood Action Plan (2006-2008)<sup>193</sup> and the Town Plan 2009-2011<sup>194</sup> identify a number of local issues, these include:

- The villages location in the District and in relation to other settlements and its topography has resulted in it being a relatively unsustainable settlement.
- There is a lack of medical facilities (including GP surgery) and other associated community facilities within Denholme. This issue emphasises the unsustainable nature of the settlement.
- Denholme is a small rural settlement that is under pressure to accommodate future housing developments, but this has the potential to exasperate housing affordability problems.
- The lack of local businesses within the area leaves limited job opportunities for local people, resulting in many local people having to commute out of the settlement for employment opportunities.
- The reliability and viability of public transport has been mentioned as a key issue within Denholme, this is particularly prevalent in the winter months.
- Play areas for children and facilities for children and younger people need to be improved within the village.

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<sup>193</sup> CBMDC (2006) Denholme Neighbourhood Action Plan 2006-2008

<sup>194</sup> Denholme Town Council (2009) Denholme Town Plan 2009-2011

## 5.7 EAST MORTON



### Location

- 5.7.1 East Morton is a small rural village which is situated on the north side of Airedale at the foot of Rombalds Moor, which separates Airedale and Wharfedale. The village lies 2.75km to the north of Bingley town centre and 3.25km to the east of Keighley town centre. The neighbouring villages of West Morton and Micklethwaite are 1km to the northwest and 250m to the southeast respectively.
- 5.7.2 East Morton falls within the Keighley Parliamentary Constituency and lies within the Keighley East Ward.

### Historical Development

- 5.7.3 The East Morton Conservation Area Assessment<sup>195</sup> states that it is thought that the area became permanently occupied during the Anglo-Saxon invasion of the 5th and 6th centuries, although the first mention of East Morton is in the Domesday survey of 1086. With its moorland location, East Morton was an ideal agricultural community with the majority of the farmland being grazed by sheep. Many early buildings were built around the 17<sup>th</sup> and 18<sup>th</sup> centuries and consisted of farmhouses, cottages, barns and some outbuildings. By the 19<sup>th</sup> century

<sup>195</sup> CBMDC (2005) East Morton Conservation Area Assessment  
LDF Evidence Base

industrial development within the textile industry lead to the development of water powered mills which produced cotton, spinning and worsted along with associated mill workers' housing. By the 20th century three factories, Freedom Mill, Holroyd Mill and Botany Mill had closed which reinstated agriculture as the primary activity of the village. East Morton has now become a commuter settlement and the mills have either been demolished and housing built on the site or the buildings converted. Similarly the barns and farm buildings and retail and commercial premises have one by one ceased their original uses and are now dwellings.

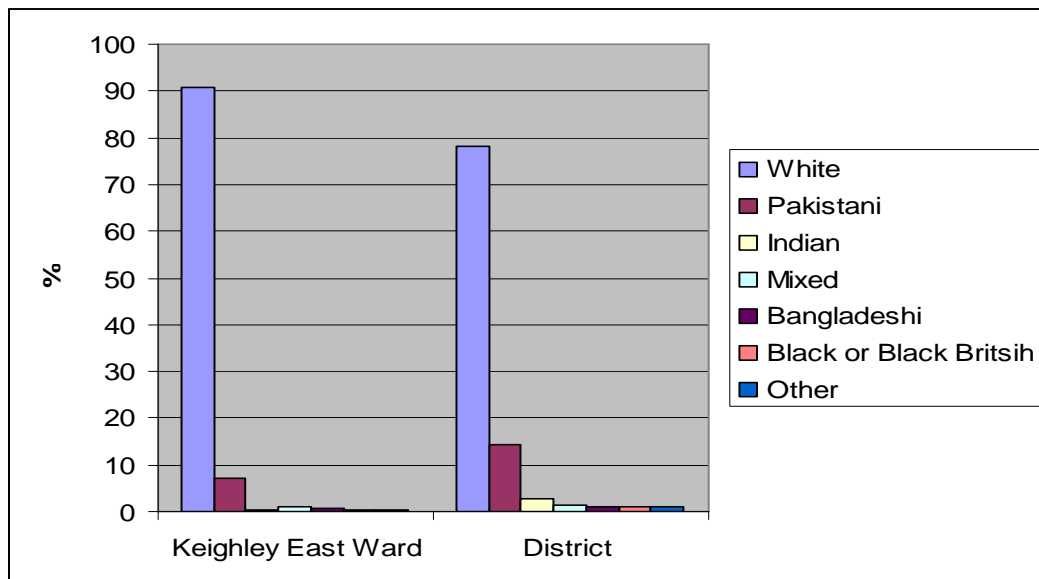
**Role of the Settlement**

5.7.4 East Morton is predominantly a residential settlement within Keighley and functions as a commuter settlement.

**Population and Social Structure**

5.7.5 This small rural village had a population of 1,007 at the time of the 2001 Census, with 84.4% of residents being aged 16 and over. Young people (0-15 years) accounted for only 15.6% of the total population indicating an older population within the village<sup>196</sup>. A very large majority of residents were of white origin (98.4%), with few ethnic minorities living within the village<sup>197</sup>.

**Figure 23: Ethnic groups in Keighley East Ward compared with the District**



<sup>196</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley East Ward)

<sup>197</sup> ONS Census 2001 ethnic groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Keighley East Ward)

### Housing

5.7.6 There were only 460 households within East Morton at the time of the 2001 Census<sup>198</sup>. Household data for East Morton is combined with that of the Keighley Ward profile data and would not give a true representation of the types or tenure of housing within this small village.

5.7.7 There is approximately 0.67 hectares of land available in this settlement which presents a limited opportunity for new housing in the village.

### Employment

5.7.8 There are very few businesses or significant employers within East Morton.

### Retail

5.7.9 A local convenience store serves the village. For wider retail opportunities people have to travel into Keighley or Bingley for the larger retail outlets.

### Community Facilities

5.7.10 Despite being a small village, East Morton has an adequate level of facilities which includes, a post office and a village shop, however lacks a doctor's surgery within the village. Such provision is sought outside of the settlement within Keighley.

### Education

5.7.11 Despite being a very small settlement within the District, East Morton has its own primary school as listed in Table 84 below. Secondary education is available in Keighley.

**Table 84: Educational Facilities within East Morton**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o East Morton Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

<sup>198</sup> ONS (2001) Census 2001 Households & Housing Type taken from CBMDC (2004) Bradford District Ward Profiles Keighley East Ward

Healthcare

5.7.12 East Morton lacks any healthcare facilities within the settlement itself (see table 85 below); however these facilities are available in outside of the settlement in within other settlements.

**Table 85: Healthcare Facilities within East Morton**

<b>GP SURGERIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 0</b>
NONE	
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/servicedirectorios/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectorios/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

5.7.13 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 86 below outlines the additional facilities within East Morton. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 86: Other Community Facilities in East Morton**

<b>POST OFFICES</b>	<b>TOTAL OF 0</b>
None	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Morton Memorial Institute – BD20	
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

5.7.14 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 87: Open Space and Recreational Facilities in East Morton**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	There no parks or gardens within the village.
<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>The study identifies a gap in provision of this space within East Morton.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>Play area provision is provided on Otley Road; this area has been upgraded in recent years.</li> </ul>
<b>Allotments</b>	There is no gap in the provision of allotments has been identified within this settlement.
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within the village.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches. Within the settlement there is access to a cricket ground at Brownhill and the Village Institute & Recreation Ground suitable for football and village events.
<b>Cemeteries</b>	Morton Cemetery serves this area, therefore no gaps have been identified.
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.7.15 The following emergency services are located in this area:

- The settlement is served by Keighley Police Station which is located on Riddings Road.
- The nearest fire station is located within Keighley.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

5.7.16 East Morton is situated to the north of the B6265 Bradford Road and further to the south the A650 Aire Valley Road. The Bingley by-pass has contributed to quicker access to Bingley and Keighley via the private car.

5.7.17 East Morton lacks adequate public transport links; however there is access to the main line railway station at Crossflats some 1.5 miles to the east with regular trains to Leeds and Bradford and to the north. Additionally a frequent bus service (no. 662) can be accessed from Bradford Road to the south of the village which connects Bradford to Keighley via Saltaire and Bingley. Around 53% of residents travel more than 5km to work.

### **Natural Environment**

5.7.18 This small settlement is surrounded by green field land and is only separated from Bingley by a small portion of land to the south of the village. Land surrounding East Morton also forms part of the Airedale Landscape Character Area which is characterised by Enclosed Pasture land to the south and Upland Pasture to the north. The landscape surrounding the village is considered to be very sensitive to change<sup>199</sup>.

### **Nature Conservation**

5.7.19 Sunny Dale SEGI is located to the far north of the village and extends northwards. However there is a small area of flood risk running north to south, and there is a SEGI (Sunny Dale) to the far north of the village, both of which may be a constraint to development

### **Land Conditions**

5.7.20 There is an area of flood risk which follows the course of Morton Beck to the east of the village. There is a Minerals Area of Search covers the south of the village which may pose a constraint to any potential development.

### **Local Heritage**

5.7.21 The designation of a Conservation Area in East Morton covers the historic core of this rural, originally agricultural village, which expanded during the very late 18th and 19th centuries through industrialisation. The Conservation Area follows a

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<sup>199</sup> CBMDC (2008) Landscape Character SPD; Volume 1: Airedale

linear pattern along Main Road, the main thoroughfare, which forks into the low Otley Road, which crosses Morton Beck and the higher Green End Road. This led to mills higher up the valley.

**Key planning issues within East Morton**

5.7.22 The following key issues have been identified for East Morton, these are listed below:

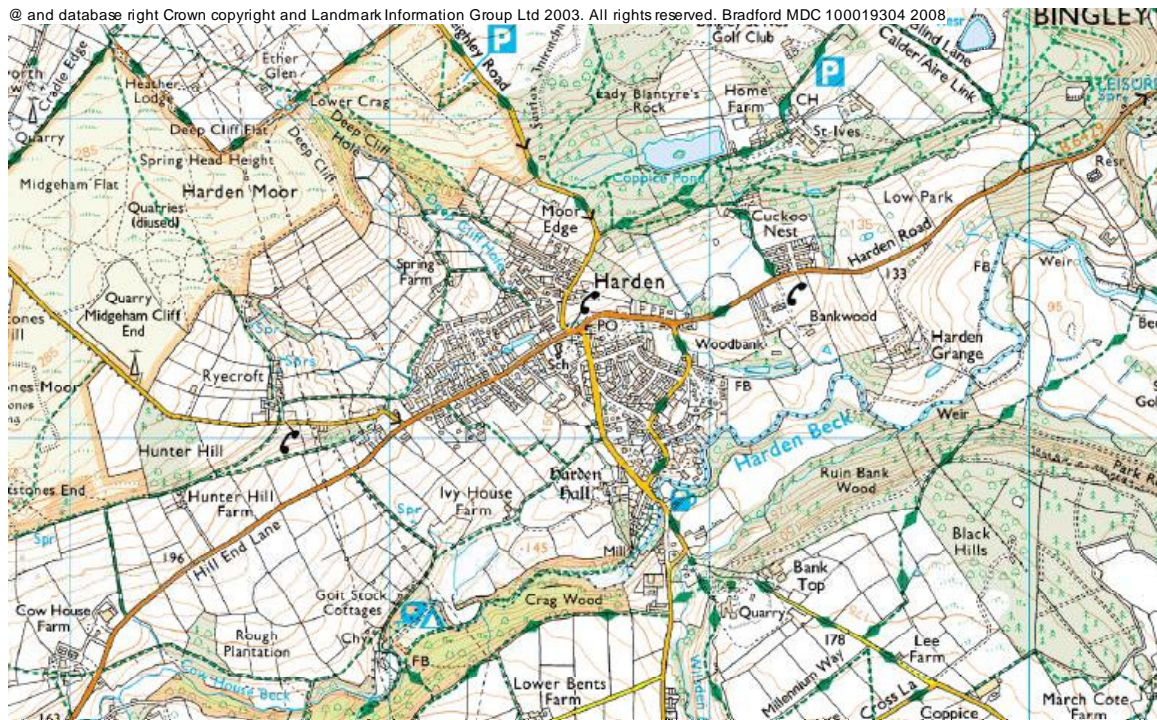
- Lack of affordable housing in the village;
- There is little available land for new housing to be built in the village.

**Key opportunities within East Morton**

5.7.23 The following key opportunities have been identified for East Morton, these are listed below:

- Future housing growth, including affordable housing, to meet local need.

## 5.8 HARDEN



### Location

5.8.1 Harden is a small village situated between Bingley and Cullingworth within the Harden Beck Valley just outside of Bradford. The village is located within the Shipley Parliamentary Constituency and falls within the Bingley Rural Ward.

### Historical Development

5.8.2 By 1851 the settlement of Harden comprised of a small number of farmsteads which centred on a worsted mill, and by 1890 the village had grown considerably. The village continued to expand over the years that by the 1960's the settlement had doubled in size again with many houses being built along the roads into and out of the village. Harden continues to expand today with a number of infill developments compacting the urban grain of the village.

### Role of the Settlement

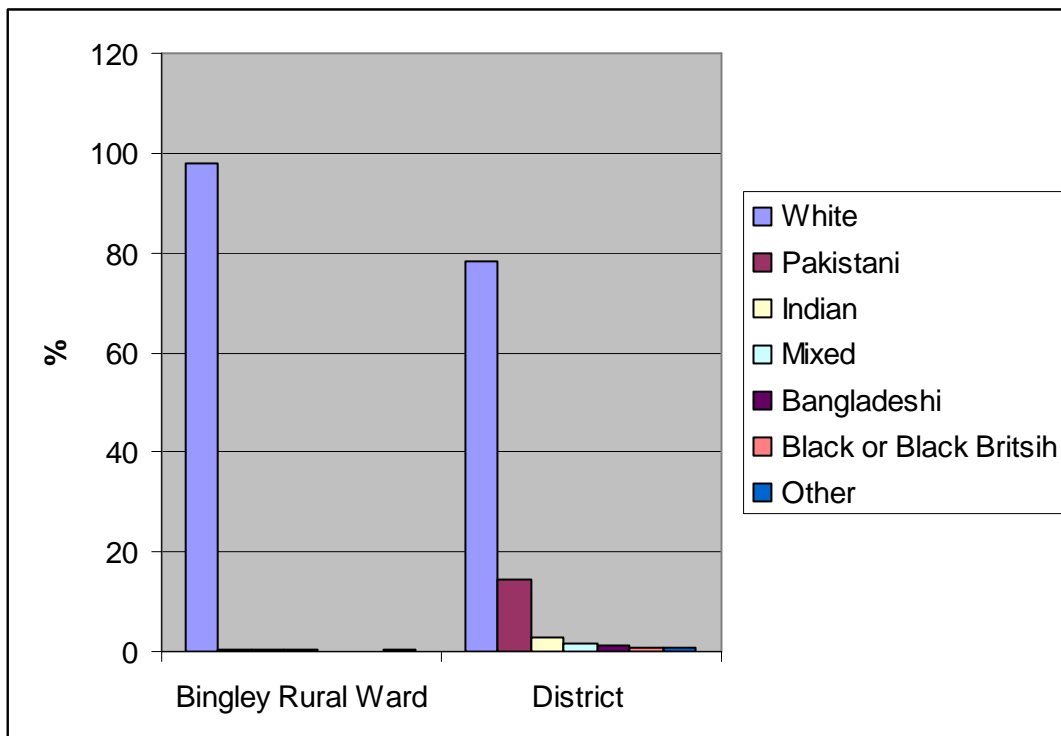
5.8.3 Harden is a small residential community which has retained some of its local industry. It is now primarily a commuter settlement for Bradford, Bingley and Keighley.

**Population and Social Structure**

5.8.4 Harden is home to 1546 people. Data from the Bingley Rural Ward profile which includes the villages of Cullingworth, Cottingley, Denholme and Wilsden shows that 15.2% of the population is over the age of 65 which is slightly higher than the District average. 19.7% of the population is under the age of 15 years which is considerably lower than the average for the District (23.4%)<sup>200</sup>.

5.8.5 With the villages including Harden, an overwhelming majority of the population is of White origin, accounting for 97.9% of people. There are very few other ethnic groups in this area with the highest group consisting of Pakistani's at 0.6% of the population<sup>201</sup>.

**Figure 24: Ethnic groups in Bingley Rural Ward compared with the District**



<sup>200</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural)

<sup>201</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural)

### **Housing**

5.8.6 There were a total of 6924 households within the Bingley Rural Ward at the time of the 2001 census. Data obtained from the Bingley Rural Ward profile provided information regarding dwelling types; within this area semi-detached housing accounted for 41.3% of the housing stock with detached housing and flats/conversions accounting for 21.9% and 7.1% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>202</sup>.

### **Employment**

5.8.7 Although there are no employers within the settlement, there are several which lie in the Green Belt close to the boundary, the biggest being Harden Beck Mill which employs over 70 people.

### **Retail**

5.8.8 Harden is served only by a local convenience retail store and a Post Office; residents must travel to Bingley for retail shopping.

5.8.9 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 access to local services is needed. As a result, the WYG Retail & Leisure Study (2008) identified Harden as an area which should be considered for such a designation to potentially become a Local Centre<sup>203</sup>.

### **Community Facilities**

5.8.10 Harden has a small range of community facilities which serve the small population. Some of these facilities are listed in the tables below.

### Education

5.8.11 Despite being a very small settlement within the District, Harden has its own primary school as listed in Table 88 below. Secondary education is available in nearby Bingley.

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<sup>202</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

<sup>203</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04; Page 186

**Table 88: Educational Facilities within Harden**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Harden Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

Healthcare

5.8.12 Table 89 below lists the healthcare facilities which are available to the local population of Harden.

**Table 89: Healthcare Facilities within Harden**

<b>GP SURGERIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Harden Pharmacy – BD16 1HS	
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

5.8.13 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 90 below outlines the additional facilities within Harden. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 90: Other Community Facilities in Harden**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Harden – BD16 1HS	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>

Harden Memorial Hall – BD16 1JP
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

5.8.14 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 91: Open Space and Recreational Facilities in Harden**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	There are no parks or gardens within the village, however Harden Memorial Park provides an area of open space for recreation.
<b>Amenity Green Space</b>	The study identifies a gap in provision of natural and semi natural greenspace within Harden.
<b>Play areas</b>	A minor gap in provision is identified within Harden.
<b>Allotments</b>	A minor gap in the provision of allotments has been identified within this settlement.
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within the village.
<b>Playing Pitches</b>	The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches.
<b>Cemeteries</b>	A gap in the provision of cemeteries has been identified within this settlement.
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.8.15 The following emergency services are located in or adjacent to this area:

- The nearest police station is located in Bingley.
- The nearest fire station is located in Bingley.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.



### **Transport**

- 5.8.16 East Morton lies on the B6429 Harden Road which leads straight into the centre of Bingley. The village has a frequent bus service, but lacks immediate access to the rail network; the nearest station is at Bingley some 2 miles away. Over 64% of its residents travel more than 5km to work.

### **Natural Environment**

- 5.8.17 The village is tightly surrounded by Green Belt and the Wilsden Landscape Character Area. Land to the east of the village is classed as Parkland with the land to the west being Mixed Upland Pasture and Upland Pasture to the north. The majority of the landscape is considered to be of medium sensitivity, with the north western corner considered to be very sensitive to any form of change<sup>204</sup>.
- 5.8.18 Near to Harden village is Goit Stock Wood, the St Ives' Estate, Beckfoot and also the fir plantation of Black Hills.

### **Nature Conservation**

- 5.8.19 Harden is surrounded by many Bradford Wildlife Areas within the vicinity of the settlement. Harden Beck BWA runs alongside the eastern boundary of the village, there is a further area to the west at Woodbank. To the north several BWA's cover Harden Moor, Cross Green Top and the St Ives Estate. In close vicinity are two SEGI's including Goitstock Wood and Coppice Pond<sup>205</sup>.

### **Land Conditions**

- 5.8.20 The settlement is constrained by a small area of flood risk to the south east and a Site of Ecological and/or Geological Importance (SEGI), namely Goitstock Woods to the south east of the area.

### **Local Heritage**

- 5.8.21 Harden is not cover by a Conservation Area designation; however a number of the older properties within the village have been designated as Listed Buildings.

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<sup>204</sup> CBMDC (2008) Landscape Character SPD; Volume 9: Wilsden Landscape Character Area

<sup>205</sup> CBMDC (2005) Replacement Unitary Development Plan – Proposals maps

**Key planning issues within Harden**

5.8.22 The following key issues have been identified for Harden, these are listed below:

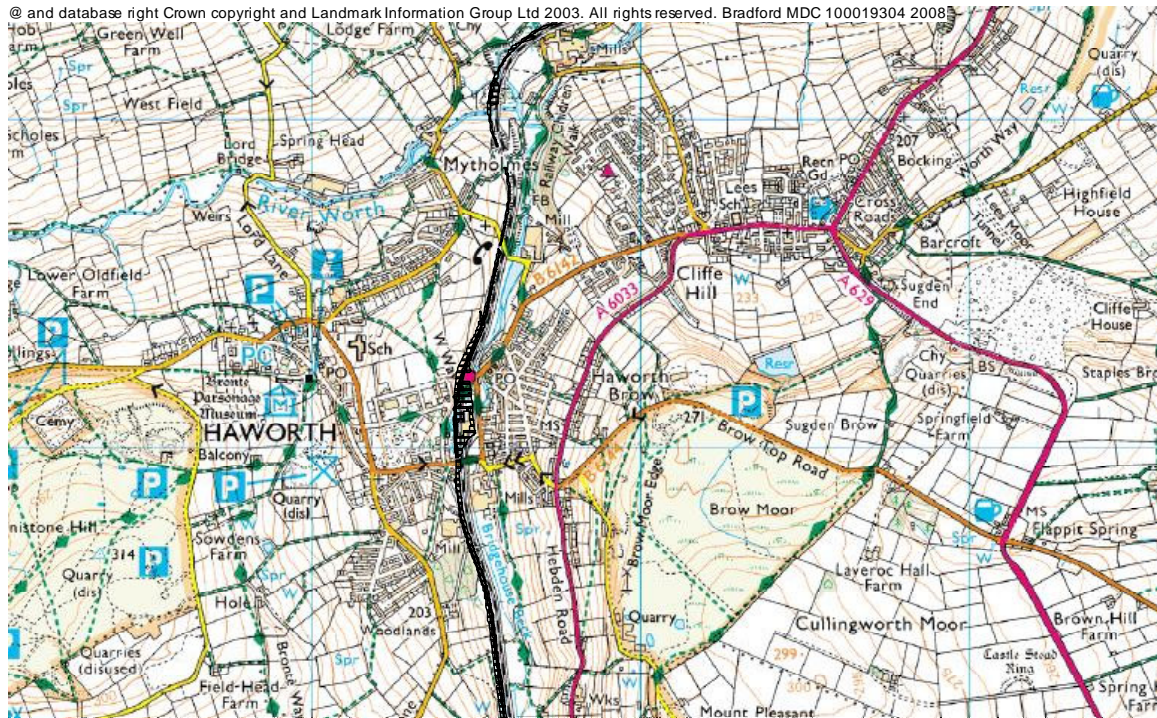
- Minor gaps in the provision of open space and recreational facilities within the village;
- Lack of health care facilities within the village.

**Key opportunities within Harden**

5.8.23 The following key opportunities have been identified for Harden, these are listed below:

- The retail area within Harden has been recommended for designation as a Local Service Centre within the retail hierarchy.
- Housing growth to meet local needs.

## 5.9 HAWORTH



### Location

- 5.9.1 Haworth is a Pennine village which lies within the folds of the Pennine moorlands of West Yorkshire between the settlements of Oxenhope and Oakworth to the west of the District, and lies four miles south west of Keighley and ten miles north-west of Bradford.
- 5.9.2 Haworth is located within the Worth Valley Ward within Keighley Parliamentary Constituency.

### Historical Development

- 5.9.3 The Haworth Conservation Area Appraisal<sup>206</sup> summaries the village's developed, explaining that the earliest reference to Haworth was in the 12<sup>th</sup> century from a record granting the use of land for arable farming. Between the 12<sup>th</sup> and 13<sup>th</sup> Centuries Haworth was a small settlement with a newly built church. Some of the oldest surviving buildings were built between the 16<sup>th</sup> and 17<sup>th</sup> centuries, and by the 18<sup>th</sup> century Haworth has expanded with much of Main Street, Changegate, West Lane and North Street being built. Bridgehouse Mill and Ivy Bank Mill had been built by the late 18<sup>th</sup> and 19<sup>th</sup> centuries and subsequent terraced housing was built for the local workforce of the mills. In 1867 the

<sup>206</sup> CBMDC (2007) Haworth Conservation Area Appraisal; Section 2: History & Archaeology  
LDF Evidence Base

Keighley and Worth Valley Railway opened with a station at Haworth. By the 20<sup>th</sup> century Haworth became a combination of attractive built up and rural environments and the historical associations of the Brontes cause Haworth to become an important tourist destination. The preserved steam railway is another attraction. The town remains vibrant despite the decline of the local textile industry’.

### **Role of the Settlement**

5.9.4 Haworth is a predominantly residential community which functions as a commuter settlement to Bradford, Keighley and Leeds centres. The village serves the needs of the local community and plays an important role in supporting rural diversification. Haworth is also a popular tourist destination with its associations with the Bronte’s and the Parsonage; such industry contributes to the local economy.

### **Population and Social Structure**

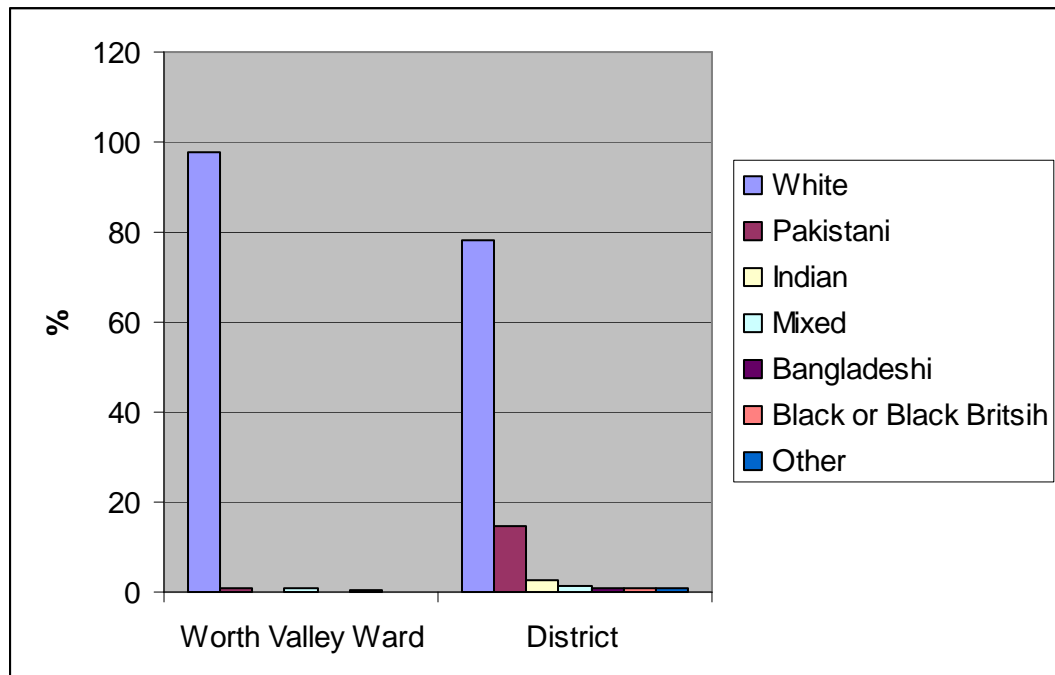
5.9.5 Over 5,700 people lived in Haworth at the time of the 2001 Census. Data from the Worth Valley Ward profile which includes the villages of Oakworth, Cross Roads, Oxenhope, Stanbury and Haworth shows that 13.5% of the population is over the age of 65 and 20.4% of the population is under the age of 15 years, both figures fall below the average for the District<sup>207</sup>.

5.9.6 With the villages including Haworth, an overwhelming majority of the population is of White origin, accounting for 97.6% of people. There are very few other ethnic groups in this area with the highest group consisting of Pakistanis at 0.9% of the population<sup>208</sup>.

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<sup>207</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

<sup>208</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

**Figure 25: Ethnic groups in Worth Valley Ward compared with the District**

### Housing

5.9.7 There were a total of 5641 households within the Worth Valley Ward at the time of the 2001 census. Data obtained from the Worth Valley Ward profile provided information regarding dwelling types; this data showed that terraced housing accounted for 46.8% of the housing stock with semi-detached and detached housing accounting for 26.3% and 19.7% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>209</sup>.

5.9.8 In terms of housing availability, the Housing Need Survey (2005) identified that there was a need for more affordable housing provision within Haworth<sup>210</sup>. The Strategic Housing Market Assessment (2009) reiterates this point stating that there is 'an observable shortage of affordable housing this rural location'<sup>211</sup>.

5.10.9 There are nearly 5 hectares of both Phase 2 Housing Sites and Safeguarded Land as allocated in the Replacement UDP which may present future opportunities for housing developments within this area. The availability of

<sup>209</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

<sup>210</sup> Haworth Parish Council (2005) Housing Need Survey

<sup>211</sup> Arc4 (2009) Bradford Strategic Housing Market Assessment; Page 134; Para B 74

Brownfield sites for future developments within the village should be exploited before any Greenfield sites are considered.

### Employment

5.9.10 There are six employers within this area, employing no more than fifty staff each. There are also a number of businesses which lie within the Green Belt in the area surrounding Haworth. The tourist industry provides some locally based employment opportunities within local businesses; this industry contributes to the districts economy.

### Retail

5.9.11 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of District and Local Centres within the Bradford District. Table 92 below provides a summary of Haworth's Local Centre:

**Table 92: Retail Provision in Haworth**

<b>HAWORTH (MAIN STREET) LOCAL CENTRE <sup>212</sup></b>	
<b>Location</b>	The centre is focused on Main Street. It has a unique historic local centre within the hierarchy in that it performs as a strong tourist role as well as providing goods and services to the local population.
<b>Outlets</b>	The centre contains niche leisure retailers directed primarily toward tourists, in addition to a high proportion (around 50% of the floorspace) of bed and breakfast outlets, restaurants, cafes and guest houses. Whilst there is a convenience store and a Post Office, Haworth lacks services such as a pharmacy and a small supermarket.
<b>Condition</b>	The environmental quality within Haworth is good with well maintained outlets in good condition which are sensitive to their surroundings.
<b>Vacancies</b>	There were 3 vacant outlets at the time of the survey, accounting for 5% of retail outlets and 3% of floorspace.
<b>Accessibility</b>	Movement around the centre on foot is unproblematic, although main Street is open to vehicular traffic parking is for residents only and the road is not well used by vehicles. Several off street

<sup>212</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Page 169; 183 & Appendix 8

	car parks are available close to the centre.
<b>Health</b>	This is a strong local centre with good quality outlets, although it lacks some essential facilities which would be expected of a local centre given that most retail and service outlets are directed toward tourists and visitors.
<b>Recommendations</b>	The study recommends that retail uses in this location be encouraged.

### Community Facilities

- 5.9.12 Haworth has an adequate level of facilities which include a doctor's surgery, dentist and a pharmacy. The village has a primary and junior school while secondary education is provided away from the village by three high schools in Keighley and district.

### Education

- 5.9.13 Haworth has access to two primary schools with one being located in the village and other just to the edge at Lees/Cross Roads. Secondary education is provided in Keighley at Oakbank and Parkside.

**Table 93: Educational Facilities within Haworth**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 2</b>
o Haworth Primary	
o Lees Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

### Healthcare

- 5.9.14 Table 94 below lists the NHS registered healthcare facilities which are available to the local population of Haworth.

**Table 94: Healthcare Facilities within Haworth**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Haworth Medical Practice – BD22 8DH	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	

<b>OPTICIANS</b>	<b>TOTAL OF 1</b>
Crossroads Optical Centre – BD22 9BA	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Langhorne J S – BD22 8NQ	
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

5.9.15 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 95 below outlines the additional facilities within Haworth. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 95: Other Community Facilities in Haworth**

<b>POST OFFICES</b>	<b>TOTAL OF 3</b>
Cross Roads – BD22 9BG Haworth – BD22 8DP	Haworth Brow BD22 8NQ
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 0</b>
NONE	
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

5.9.16 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 96: Open Space and Recreational Facilities in Haworth**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>There are two parks and gardens within Haworth, namely: Central Park and Cross Roads Park.</li> </ul>
<b>Natural &amp; Semi Natural Green Space</b>	<ul style="list-style-type: none"> <li>The study identifies a minor gap in provision of natural and semi natural greenspace within Haworth.</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> </ul> <p>The study identifies a gap within the north of Haworth.</p>
<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>No gaps in provision have been identified within this settlement.</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 within Haworth.</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>Haworth Cemetery serves this settlement.</li> <li>A gap in the provision of cemeteries has been identified within this settlement.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.9.17 The following emergency services are located in this area:

- The nearest Police Station is located in Keighley.
- The nearest fire station is located in Keighley.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

5.9.18 The B6142 extends from the A6033 Haworth Road directly into the village where it then turns into narrow country lanes which extend across the moors. There is no mainline railway station in Haworth; however the Keighley and Worth Valley Railway line provides links to the neighbouring towns of Ingrow, Damems, Oakworth, Haworth and Oxenhope. The village is served by four major bus services with frequent services to Keighley and neighbouring Hebden Bridge, in Halifax. Over half the population

- 5.9.19 A total of 6,961 people travelled out of Haworth to work at the time of the 2001 Census, with over half travelling more than 5km<sup>213</sup>. The lack of local employment opportunities within the village leads to a large number of residents travelling to larger towns such as Keighley, Bingley and Bradford and Leeds which is a very unsustainable trend.

### **Natural Environment**

- 5.9.20 Haworth is surrounded by green field land and falls into the Worth and North Beck Valley Landscape Character Area. To the southeast and the north the landscape is characterised by a Wooded Valley and to the southwest and parts to the north of the settlement it is Mixed Uplands Pasture. Upland Pasture areas cut through the settlement and extend towards the east and the far north east towards Keighley. Land surrounding Haworth is very sensitive to any form of change, however small areas of land alongside the settlement are of a lower sensitivity<sup>214</sup>.

### **Nature Conservation**

- 5.9.21 To the east and west of Haworth there are two large Bradford Wildlife Area sites, namely Penistone Hill Country Park to the west which in part is also a Regionally Important Geological Site (RIGS), and Brow Moor which covers a large area of land to the east.

### **Land Conditions**

- 5.9.22 The River Worth extends west to east across the northern part of Haworth and the Bridge House Beck extends southwards through the village at the valley bottom near to the station. These watercourses within the village lead to a risk of flooding. The flood risk area within Haworth covers the immediate areas surrounding the watercourses; therefore this would pose a constraint to any development in these affected areas.

### **Local Heritage**

- 5.9.23 The Haworth Conservation Area is extremely distinctive: its focus is around Main Street with Sun Street to the south and North Street to the north. Its rugged and

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<sup>213</sup> ONS (2001) Travel to work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

<sup>214</sup> CBMDC (2008) Landscape Character SPD; Volume 10 North and Worth Beck Valleys

sturdy appearance is characterised by the predominant use of indigenous natural stone on all the planes of development. The Conservation Area also includes Central Park which is a registered Historic Park and Garden.

- 5.9.24 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of this 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 Haworth**

- 5.9.25 The following key issues have been identified for Haworth, these are listed below:

- Lack of affordable housing;
- Minor gaps in the provision of open space and recreational facilities.

#### **Identification of potential opportunities within Haworth**

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

- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric of the village.

#### **Community Based Issues for Haworth**

- 5.9.27 The Haworth, Cross Roads and Stanbury Parish Plan<sup>215</sup> identified a series of issues and action points which presented a number of opportunities for the community, these included:

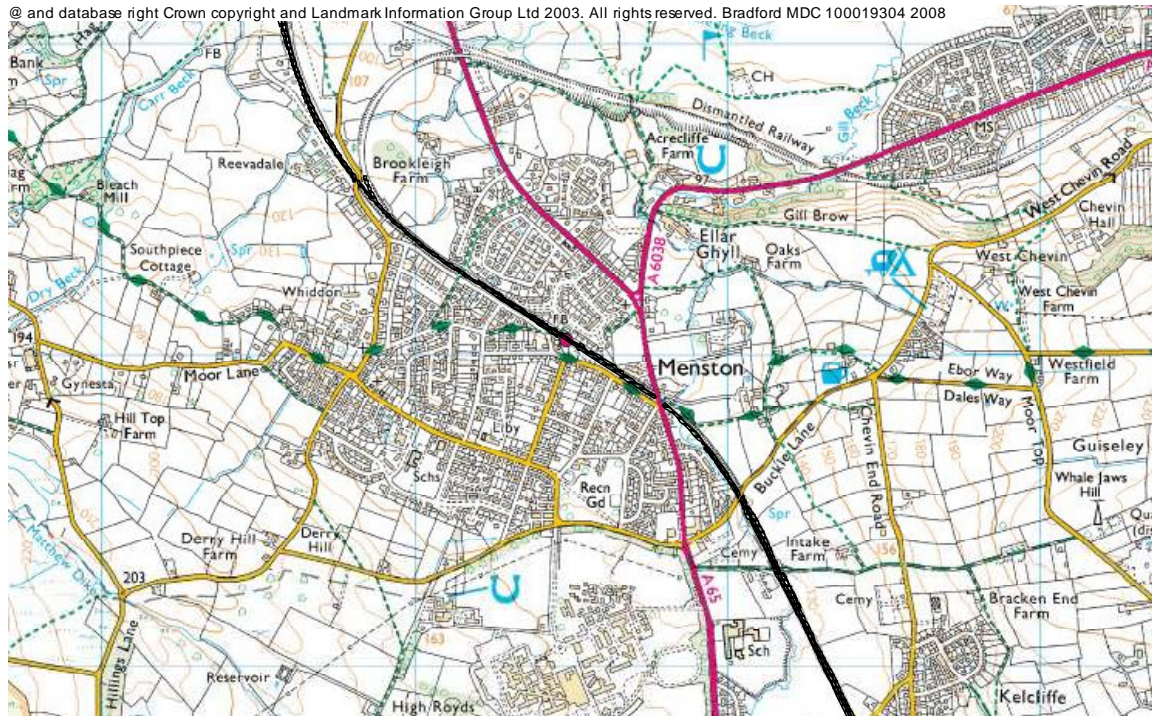
- There is a need for well-designed, affordable housing for existing residents of Haworth.
- The need for increased education facilities within the village.
- The lack of adequate car parking and coach parking for visitors to the village.

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<sup>215</sup> Haworth, Cross Roads and Stanbury Parish Council (2009) Haworth, Cross Roads and Stanbury Parish Plan

- The availability of Brownfield sites for future developments within the village should be exploited before any Greenfield sites for housing developments within this area.
- The reformation of the Design Statement Group to ensure good quality design within the village.
- The enhancement of green and open spaces.
- Haworth is considered to be one of the two major tourist centres within the District with its Brontë legacy and the Keighley and Worth Valley Railway route; its distinct character is protected through its Conservation Area designation. There may be future opportunities to capitalise further on the tourism industry.

## 5.10 MENSTON



### Location

5.10.1 Menston is a small village located within the Wharfe Valley and is situated approximately 9.6km to the northeast of Bradford City Centre and about 16km to the northwest of Leeds. The main A65 links Menston to Leeds and Ilkley by road and runs along the eastern boundary of the village.

5.10.2 Menston falls within the Shipley Parliamentary Constituency and is located within the Wharfedale Ward.

### Historical Development

5.10.3 The Menston Conservation Area Appraisal<sup>216</sup> summarises the history of the village, documenting that by 971 A.D Menston was one of a number of farming communities which had settled and developed along the Wharf valley. Until the 15<sup>th</sup> century Menston became a separate manor held within the feudal estate of Archbishop of York. Menston was mentioned in the Domesday Book of 1086.

5.10.4 By the mid 17<sup>th</sup> century further developments has taken place and the two manor houses, namely Menston Old Hall and Low Hall had been built. It remained as a

<sup>216</sup> CBMDC (2007) Menston Conservation Area Appraisal - History  
LDF Evidence Base

farming community through to the 18<sup>th</sup> century. By the 19<sup>th</sup> century Menston experience unprecedented changes during the Industrial Revolution which transformed the village into a thriving settlement. Many new buildings were built to accommodate the increasing population. The village expanded into the 20<sup>th</sup> century after the Second World War which saw many new housing developments encroaching on the green fields around the village, particularly around the station area. Today, Menston is still growing with major plans for a housing extension at the Derry Hill site.

### **Role of the Settlement**

5.10.5 Menston is a predominantly residential settlement which functions as a commuter settlement with good rail links to Bradford and Leeds centres.

### **Population and Social Structure**

5.10.6 Menston had a population of over 4400 at the time of the 2001 Census. Data from the Wharfedale Ward profile which includes the settlement of Burley-in-Wharfedale and Menston shows that 18.3% of the population is over the age of 65 which is slightly above the district average, and people under the age of 16 years was below the District average accounting for 19.6% of people, compared with 23.4% for Bradford<sup>217</sup>.

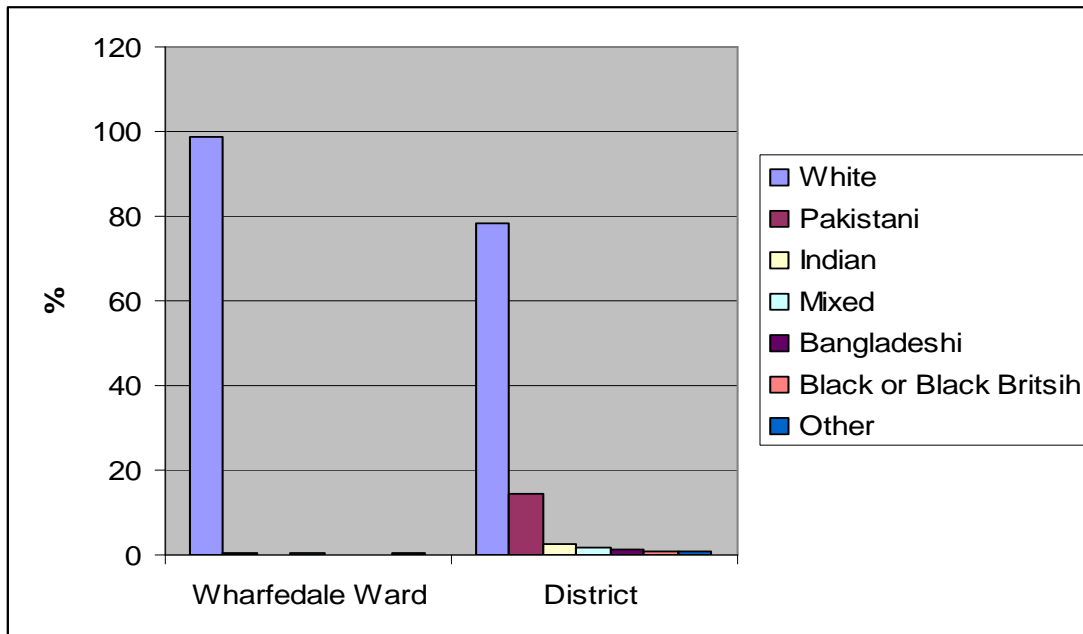
5.10.7 In 2001 the Wharfedale Ward had an overwhelming majority of the population being of White origin, accounting for 98.6% of people compared with 78.3% for the District. There are very few other ethnic groups in this area with the highest group consisting of Pakistanis at a very small 0.4% of the population<sup>218</sup>. Figure 26 below provides a comparison between this settlement and the District.

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<sup>217</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale Ward)

<sup>218</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale Ward)

**Figure 26: Ethnic groups in Wharfedale Ward compared with the District**



### Housing

5.10.8 There were 4561 households within Wharfedale during the 2001 Census. Unlike elsewhere in the District the majority of houses consisted of detached dwellings which accounted for 37.7% of the housing stock, a staggering 24.2% higher than the average for the District. Semi-detached housing accounted for 31.3% of stock, leaving terraced housing and flats/conversions accounting for 20.3% and 10.7% respectively<sup>219</sup>.

5.10.9 The need for affordable housing within Menston has been identified within a Housing Needs Survey (2005); this should be achieved within new housing developments in the area<sup>220</sup>. In terms of land availability there are over 11 hectares of Phase 2 Housing Sites as allocated in the Replacement UDP.

### Employment

5.10.10 There are limited employment opportunities in Menston, with only a handful of small employers in the vicinity.

<sup>219</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale Ward)

<sup>220</sup> Bradford Rural Housing Enabler (2005) Menston Housing Needs Survey.

### Retail

- 5.10.11 The majority of shops within Menston are located on Main Street; these include a convenience stores, a small Co-op, a Post Office, and a pharmacy.
- 5.10.12 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 access to local services is needed. As a result, the WYG Retail & Leisure Study (2008) identified Menston as an area which should be considered for such a designation to potentially become a Local Centre<sup>221</sup>.

### Community Facilities

- 5.10.13 Menston has a good level of facilities with a doctor’s surgery, a primary school and a post office within the area. The tables below provide a list of facilities available to local residents.

### Education

- 5.10.14 Menston has one primary school serves the local population. Secondary education is available in a number of surrounding locations such as in the Leeds Local Authority (Guiseley & St Mary’s) and Ilkley Grammar School..

**Table 97: Educational Facilities within Menston**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Menston Primary School	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

### Healthcare

- 5.10.15 Table 98 below lists the NHS registered healthcare facilities which are available to the local population of Menston.

<sup>221</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04; Page 186



**Table 98: Healthcare Facilities within Menston**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Menston Medical Centre - LS29 6HT	
<b>DENTISTS</b>	<b>TOTAL OF 2</b>
Menston Medical Practice - LS29 6HY	
A Smile for Life - LS29 6BX	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 2</b>
Brown's Chemist - LS29 6HY	
Menston Pharmacy – LS29 6HY	
Source: Google Searches & 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

5.10.16 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 99 below outlines the additional facilities within Menston. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 99: Other Community Facilities in Menston**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Menston – LS29 6NB	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Menston Library – LS29 6LG	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Kirklands Community Centre – LS29 6HT	
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

5.10.17 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 100: Open Space and Recreational Facilities in Menston**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>Menston Park provides a small area of open space with few facilities for children.</li> <li>A minor gap in provision has been identified within Menston.</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 to the south and west of Menston.</li> </ul>
<b>Play areas</b>	<ul style="list-style-type: none"> <li>Menston has sufficient play areas; no gaps have been identified.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 19 allotment spaces within the Shipley constituency.</li> <li>Minor gaps exist to the south of the settlement.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within Menston.
<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>Menston cemetery serves the settlement.</li> <li>Menston has been identified as having a gap in this area.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.10.18 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, or Otley within Leeds.
- The nearest hospitals are Airedale in Steeton or Otley within the Leeds District Authority; both of these provide emergency and non-emergency care. An ambulance station is located on the edge of the settlement.

### **Transport**

- 5.10.19 Menston lies to the west of the main A65 Bradford Road which links Leeds in the east to Ilkley and Wharfedale. The village has a mainline train service offers direct routes to on the Wharfedale Line to Leeds, Bradford, Ilkley and smaller local stations. The settlement is not served by a high frequency bus service, yet over 65% of the population travel over 5km for employment, with 64% travelling by the private car<sup>222</sup>.

### **Natural Environment**

- 5.10.20 Menston is surrounded by green field land and is located within the Wharfedale Landscape Character Area. The land surrounding the settlement is of medium sensitivity and is classed as Enclosed Pasture and the landscape assessment encourages the retention of the traditional pastoral land used for sheep and cattle grazing.

### **Nature Conservation**

- 5.10.21 There are no nature conservation designations within or in the vicinity of Menston.

### **Land Conditions**

- 5.10.22 There is a small area of flood risk to the east of the A65 which follows the courses of the Mire Beck. This has very limited impact on the settlement itself due to its proximity from its centre.

### **Local Heritage**

- 5.10.23 The historic core of Menston centred on Main Street and Burley Lane is designated as a Conservation Area.
- 5.10.24 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of this 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

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<sup>222</sup> ONS Census 2001 Travel to work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Wharfedale Ward)

roofs, chimneys, boundary walls, windows or doors. This legal direction is subject to council resources at the present time.

### **Key planning issues within Menston**

5.10.25 The following key issues have been identified for Menston, these are listed below:

- Traffic congestion in the local area;
- Overcrowding of trains at peak times;
- Minor gaps in the provision of open space and recreation within the area;

### **Key opportunities within Menston**

5.10.26 The following key opportunities have been identified for Menston, these are listed below:

- Designation of Menston's centre as a Local Service Centre within Bradford's Retail Hierarchy.
- Land availability for future housing development;
- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric of the village.

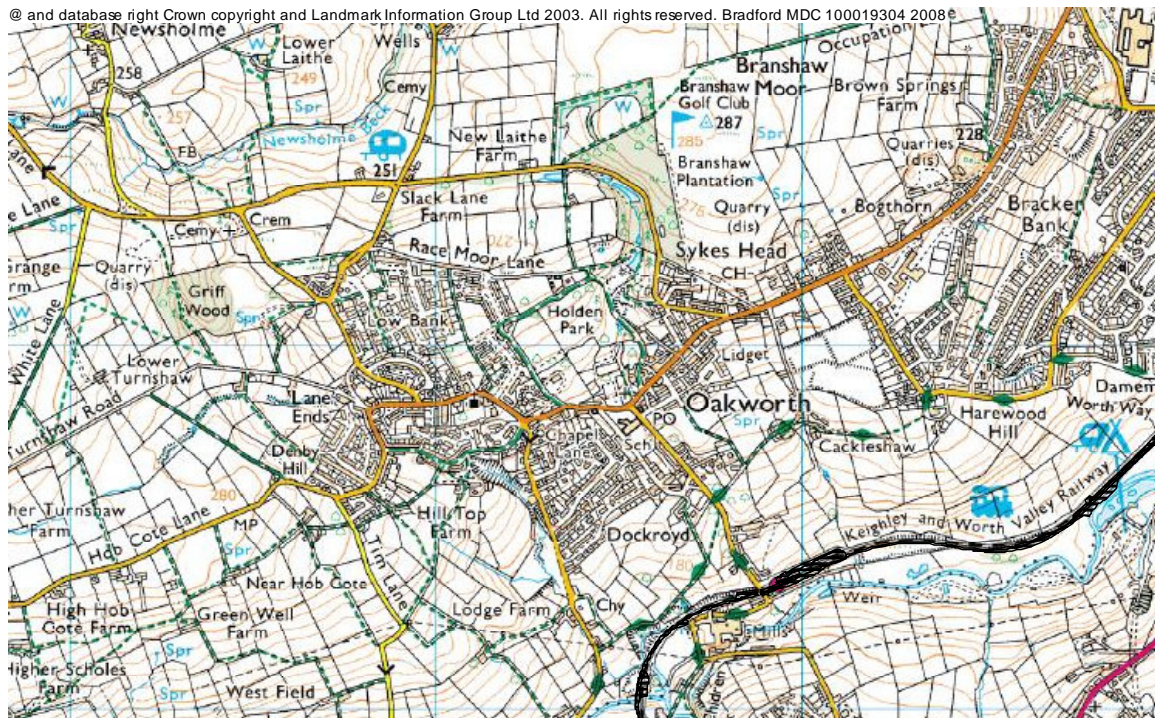
### **Community Based Issues for Menston**

5.10.27 The Locality Action Plan for Menston produced in 2007 for Menston identifies a number of issues within the settlement.

- Local residents are heavily dependant upon public transport services (particularly train services) to access employment in Leeds and Bradford. There are ongoing concerns about the capacity on the trains.
- There are concerns from residents regarding sufficient places for primary age children at Menston Primary School and access places to secondary-level education for Menston children at Ilkley Grammar School.
- Concerns have been raised regarding sheltered housing provision for older people within Menston. There are plans to increase this type of accommodate in the village.

- The future impact of the Derry Hill development on the village may present some issues in terms of an increase in people within the village putting additional pressure on local facilities. On the other hand, this development may be a catalyst for improvement and/or additions to existing facilities which may benefit the local community.

## 5.11 OAKWORTH



### Location

5.11.1 Oakworth is one of the Pennine Villages which is located within a rural area of the District, sitting approximately 3.5km to the west of Keighley and 16km to the northwest of Bradford City Centre.

5.11.2 Oakworth is located within the Keighley Parliamentary Constituency and falls within the Worth Valley Ward.

### Historical Development

5.11.3 The Oakworth Conservation Area Appraisal<sup>223</sup> documents the history of this settlement, explaining that 'the name 'Oakworth' is thought to be a derivative of an Old English term meaning 'enclosure of oaks' and was first mentioned in the Domesday Survey of 1086'.

5.11.4 Little is known of the early history of the settlement, though it is likely that by the 16<sup>th</sup> century Oakworth comprised of a cluster of small agricultural hamlets located around the main road along the Worth Valley.

<sup>223</sup> CBMDC (2008) Oakworth Conservation Area Appraisal  
LDF Evidence Base

5.11.5 By the late 18<sup>th</sup> century wool and worsted manufacture was a major industry in the Worth Valley. In the early years of the Industrial Revolution Haworth, Oxenhope, Oakworth and Stanbury were in the forefront of the supply of processed wool, yarn and cloth in the district, second only to Bradford in terms of output of goods. The new ease of transport combined with the technological advancement of the age spurred on a change in the means of manufacture: the cottage-based industry, which had until this point complemented the agricultural nature of the place, evolved into an increasingly efficient factory-based concern.

5.11.6 By the early 19<sup>th</sup> century the Worth Valley was one of the main producers of woollen cloth in the district. Several worsted and cotton mills were constructed along the banks of the stream to the south of the village and cloth manufacture swiftly evolved from a small-scale cottage-based industry into an efficient mill-based concern. During this period the village expanded rapidly and a large number of houses, mainly in the form of terraces were built. The village continued to grow into the 20<sup>th</sup> century, however Oakworth House, a fine example of Victorian architecture built between 1864-74 for Sir Isaac Holden, burnt down in 1909. The land in which it stood was donated to the people of Oakworth in order to create a public park, now called Oakworth Park.

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

5.11.7 Oakworth is a primarily a residential settlement which functions as a commuter settlement for Bradford and Keighley.

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

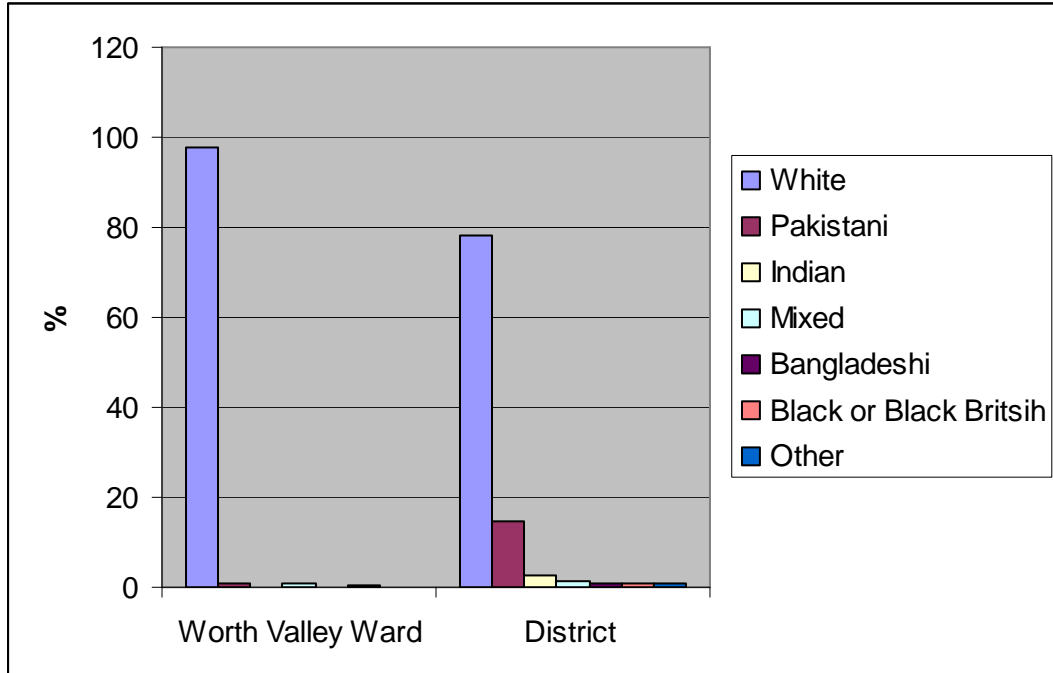
5.11.8 Oakworth is a relatively small village home to approximately 3,400 people. Data from the Worth Valley Ward profile which includes the villages of Haworth, Cross Roads, Oxenhope, Stanbury and Oakworth shows that 13.5% of the population is over the age of 65 and 20.4% of the population is under the age of 15 years, both figures fall below the average for the District<sup>224</sup>.

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<sup>224</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

5.11.9 With the villages including Oakworth, an overwhelming majority of the population is of White origin, accounting for 97.6% of people. There are very few other ethnic groups in this area with the highest group consisting of Pakistanis at 0.9% of the population<sup>225</sup>.

**Figure 27: Ethnic groups in Worth Valley Ward compared with the District**



**Housing**

5.11.10 There were a total of 5641 households within the Worth Valley Ward at the time of the 2001 census. Data obtained from the Worth Valley Ward profile provided information regarding dwelling types; this data showed that terraced housing accounted for 46.8% of the housing stock with semi-detached and detached housing accounting for 26.3% and 19.7% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>226</sup>.

5.11.11 There is very little Safeguarded Land within the village which presents only limited opportunity for future housing to be built within the village. This may present future issues of affordability of housing.

<sup>225</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

<sup>226</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)



## Employment

5.11.12 There are limited employment opportunities within the village.

## Retail

5.11.13 Oakworth has a number of small businesses within the village which serve the local population; however the nearest local centre is the Fell Lane/Oakworth Centre which is located some distance away to the north east of the settlement just outside of Keighley town centre.

**Table 101: Retail Provision in Oakworth/Fell Lane**

<b>OAKWORTH/FELL LANE LOCAL CENTRE <sup>227</sup></b>	
<b>Location</b>	Fell Lane Local Centre is situated within the Keighley area, approximately half a mile to the south-west of Keighley Town Centre and to the south east of Oakworth.
<b>Outlets</b>	There are a total of 16 retail units within the centre which are located along Oakworth Road. Leisure services are the largest single category use within the centre accounting for 46% of total floorspace compared with a national average of 22%. Other uses include a newsagents and a Post Office, pharmacy, convenience store, butchers and a bakery in addition to fast-food and take-away outlets, a dry cleaners and a gym amongst other traders. It contains no financial or business services.
<b>Condition</b>	On the whole, occupied units are maintained to a good standard.
<b>Vacancies</b>	There was just 1 vacant outlet at the time of survey.
<b>Accessibility</b>	The centre is focused on Oakworth Road which is open to vehicular traffic although this is not fast moving. Frequent bus services run past the centre.
<b>Health</b>	Not stated.
<b>Recommendations</b>	The local centre designation should remain and the development of further retail outlets in this location should be encouraged to supplement existing provision.

5.11.14 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 access to local

<sup>227</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 13.44; Page 175; Appendix 8

services is needed. As a result, the WYG Retail & Leisure Study (2008) identified Oakworth as an area which should be considered for such a designation to potentially become a Local Centre<sup>228</sup>.

### Community Facilities

- 5.11.15 There is a doctor's surgery, post office and a primary school in Oakworth contributing towards a good level of facilities. Further community facilities are available at the Fell Lane/Oakworth Local Centre to the north east of the village.

### Education

- 5.11.16 Oakworth Primary School serves the local population, however secondary education is available outside of the settlement at Oakbank in Keighley.

**Table 102: Educational Facilities within Oakworth**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Oakworth Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

### Healthcare

- 5.11.17 Table 103 below lists the registered NHS healthcare facilities which are available to the local population within Oakworth.

**Table 103: Healthcare Facilities within Oakworth**

<b>GP SURGERIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Oakworth Medical Practice – BD22 7HN	
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>	

<sup>228</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04; Page 186

Other Community Facilities

5.11.18 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 104 below outlines the additional facilities within Oakworth. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 104: Other Community Facilities in Oakworth**

<b>POST OFFICES</b>	<b>TOTAL OF 2</b>
Oakworth – BD22 7HT Oakworth Road – BD21 1QX	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Holden Hall – BD22 7PB	
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

5.11.19 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 105: Open Space and Recreational Facilities in Oakworth**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	Holden Park is located centrally within Oakworth.
<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>The study does not identify any gaps in provision.</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>The study does not identify any gaps in provision.</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>There are 27 allotment spaces within the Keighley constituency.</li> <li>The study does not identify any gaps in provision.</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>• Oakworth Cemetery &amp; Crematorium serves this settlement.</li> <li>• There is no gap in provision within Oakworth.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.11.20 The following emergency services are located in this area:

- The nearest main Police Station is located in Keighley,
- The nearest fire station is located in Keighley.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

5.11.21 The main road access to Oakworth is via the main B6143 from Keighley where it terminates in the village and becomes small country lanes. Oakworth benefits from a good bus service with regular services to Keighley and other settlements within the Worth Valley. Oakworth also lies on the Keighley and Worth Valley railway but this is not part of the Northern Rail mainline; it is tourist railway offering a limited service throughout the year. A relatively high proportion of the population travel over 5km to work but Keighley town centre is within 5km of the village so this may mean that a high number of residents work in Keighley.

### **Natural Environment**

5.11.22 Oakworth is surrounded by Green Belt and is characterised by Mixed Upland Pasture to the south and Upland Pasture to the north within the Worth and North Beck Valley Landscape Character Area. This landscape is highly sensitive to any form of change<sup>229</sup>.

5.11.23 Holden Park (or Oakworth Park) is located within the village which contains outdoor recreation facilities for local residents.

### **Nature Conservation**

5.11.24 There are three Bradford Wildlife Areas within the vicinity of Oakworth; these include Griffe Woods to the west and Branshaw Plantation to the north.

<sup>229</sup> CBMDC (2008) Landscape Character SPD; Volume 10: Worth and North Beck valleys  
LDF Evidence Base

Oakworth also lies close to the designated SEGI at Newsholme Dean to the north of the village.

### **Land Conditions**

5.11.25 There are no constraints to development in terms of flood risk in Oakworth.

### **Local Heritage**

5.11.26 Oakworth Conservation Area covers the length of the historic core of the settlement along Keighley Road and extending southwards down Station Road.

### **Key planning issues within Oakworth**

5.11.27 The following key issues have been identified for Oakworth, these are listed below:

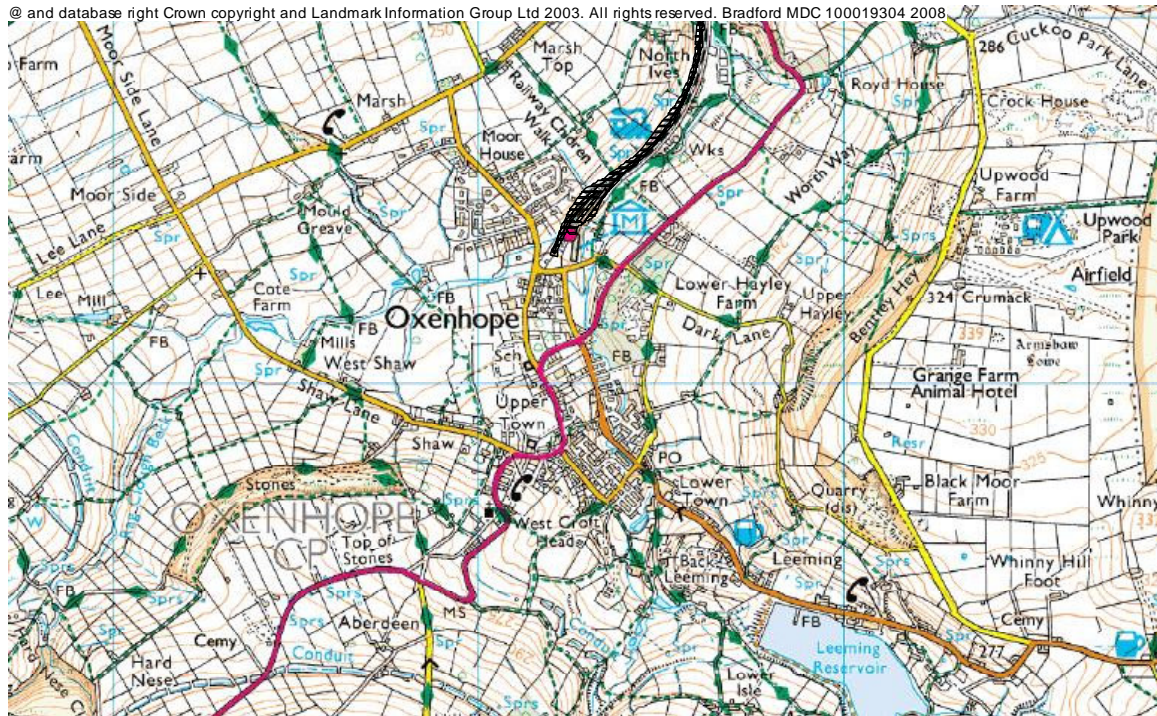
- Lack of healthcare facilities within the settlement;
- Minor shortfalls in the provision of recreational areas within the settlement;
- There is little Safeguarded Land within the village which presents only limited opportunity for future housing developments without looking to Green belt releases..

### **Key opportunities within Oakworth**

5.11.28 The following key opportunities have been identified for Oakworth, these are listed below:

- Potential designation of Oakworth's retail area as a Local Service Centre within Bradford's retail hierarchy.

## 5.12 OXENHOPE



### Location

5.12.1 Oxenhope is a Pennine village lying at the head of the Worth Valley and to the north of the watershed of the Aire and Calder. The expanse of moorland to the south and west means that the closest settlements in the directions, Hebden Bridge and Mount Tabor (both in Calderdale) and Burnley are all some 10km away. The nearest large settlement is Haworth, 2km to the north, with Stanbury 3km to the northwest and Denholme 2.5km to the east. Bradford lays some 10km to the east of Oxenhope.

5.12.2 Oxenhope falls within the Keighley Parliamentary Constituency and lies within the Worth Valley Ward.

### Historical Development

5.12.3 The Oxenhope Conservation Area Appraisal<sup>230</sup> documents the history of the settlement, explaining that it was one of the many medieval or post-medieval scattered settlements established in the Pennine uplands. However there is no mention of Oxenhope Manor in the 1086 Domesday Survey and it was presumably one of the unnamed berewicks of Bradford.

<sup>230</sup> CBMDC (2009) Oxenhope Conservation Area Appraisal  
LDF Evidence Base

- 5.12.4 By the 14<sup>th</sup> century Oxenhope was an Permanent agricultural settlement prior to the division of Haworth Township in the 14<sup>th</sup> century to form the new Townships of Near Oxenhope and Far Oxenhope. The latter contained Upper Town, Lower Town and Leeming.
- 5.12.5 The building of small worsted mills and the construction of small cottages for textiles works in the area such as Shaw and Upper town marked the beginning of the areas industrialisation between 1792 and 1820. By the 1850 Oxenhope had grown substantially with almost 20 textile mills of varying size in the area. Competition forced the smaller mills out of business while the larger mills expanded and prospered further through the opening of the Keighley and Worth Valley Railway in 1867. The railway stimulated the expansion of Upper Town and Lower Town.
- 5.12.6 Leeming Reservoir was constructed between 1872–1878; this was to compensate the mill owners in the valley for the diversion of water to Bradford using conduits constructed across the moors. Oxenhope retained its industrial function until the latter of the 20<sup>th</sup> century and despite later ‘infill’ developments, has the character and appearance of a group of distinct rural and industrial settlement.

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

- 5.12.7 Oxenhope is a primarily a residential settlement which functions as a commuter settlement for Bradford and Keighley.

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

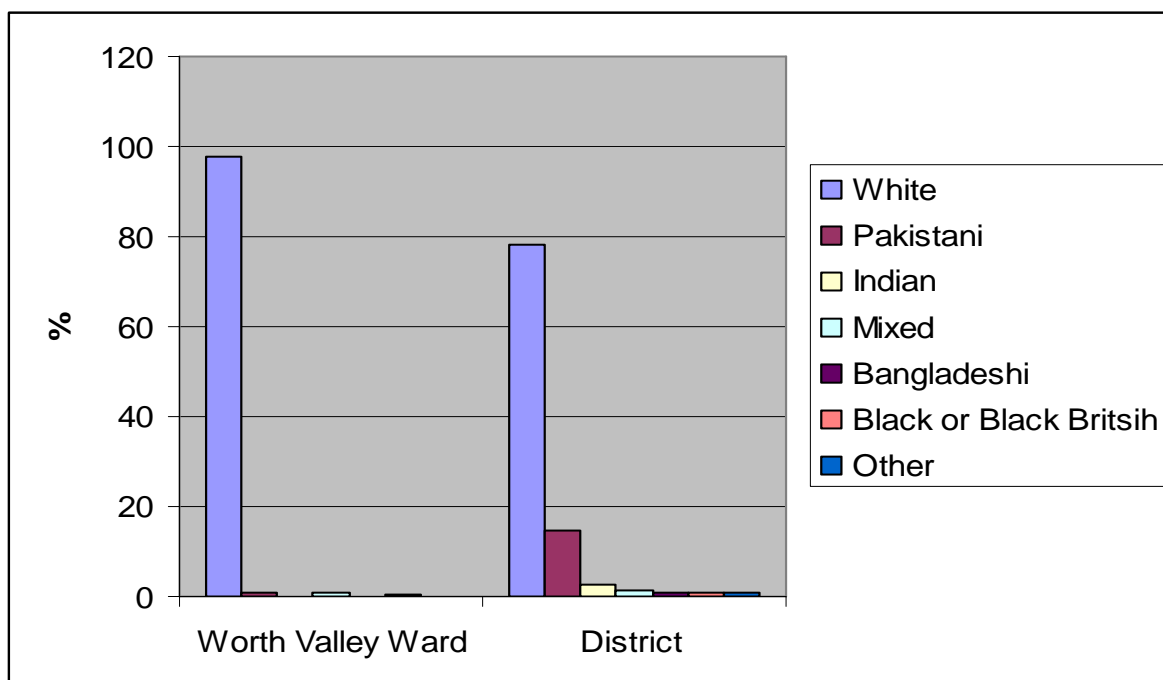
- 5.12.8 The 2001 Census of population recorded over 1,770 people living within the village. Data from the Worth Valley Ward profile which includes the villages of Haworth, Cross Roads, Oakworth, Stanbury and Oxenhope shows that 13.5% of the population is over the age of 65 and 20.4% of the population is under the age of 15 years, both figures fall below the average for the District<sup>231</sup>.

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<sup>231</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

5.12.9 With the villages including Oxenhope, an overwhelming majority of the population is of White origin, accounting for 97.6% of people. There are very few other ethnic groups in this area with the highest group consisting of Pakistanis at 0.9% of the population<sup>232</sup>.

**Figure 28: Ethnic groups in Worth Valley Ward compared with the District**



### Housing

5.12.10 There were a total of 5641 households within the Worth Valley Ward at the time of the 2001 census. Data obtained from the Worth Valley Ward profile provided information regarding dwelling types; this data showed that terraced housing accounted for 46.8% of the housing stock with semi-detached and detached housing accounting for 26.3% and 19.7% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>233</sup>.

<sup>232</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)

<sup>233</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward)



5.12.11 The Housing Needs Survey (2005) identified that there is a need for increased affordable housing provision within the village<sup>234</sup>.

5.12.12 There is limited opportunity within the village for further housing developments as there are no Phase 2 Housing Sites or Safeguarded Land as allocated in the Replacement UDP.

**Employment**

5.12.13 There are limited employment opportunities within the village, with only two businesses employing more than ten people.

**Retail**

5.12.14 There are very limited retail opportunities within Oxenhope, however a small Co-op located centrally within the settlement provides the essential convenience products for the local community.

**Community Facilities**

5.12.15 Oxenhope has a small amount of community facilities which include a primary school, a post office and a small Co-op supermarket. The village lacks any form of health facilities such as a GP surgery, pharmacy or dentist.

Education

5.12.16 There is one primary school within Oxenhope, however to continue onto secondary education, children must travel outside the village to neighbouring towns such as Ilkley.

**Table 106: Educational Facilities within Oxenhope**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Oxenhope CE Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

<sup>234</sup> CBMDC (2005) Oxenhope Housing Needs Survey

Healthcare

5.12.17 Table 107 below outlines the lack of registered NHS healthcare facilities within Oxenhope.

**Table 107: Healthcare Facilities within Oxenhope**

<b>GP SURGERIES</b>	<b>TOTAL OF 0</b>
NONE	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 0</b>
NONE	
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

5.12.18 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 108 below outlines the additional facilities within Oxenhope. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 108: Other Community Facilities in Oxenhope**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Oxenhope – Bd22 9HR	
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 0</b>
None	
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

5.12.19 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 109: Open Space and Recreational Facilities in Oxenhope**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	No gap in provision.
<b>Amenity Green Space</b>	Figures for the Keighley constituency indicated that there are 69 sites, totally over 39ha, along with a further 22 green corridor sites. The study identifies a gap in provision of this space within Oxenhope.
<b>Play areas</b>	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. Oxenhope is identified as having no gaps in the provision of play areas.
<b>Allotments</b>	There are 27 allotment spaces within the Keighley constituency. There are minor gaps in provision in this settlement.
<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>• Oxenhope cemetery serves the local area.</li> <li>• The study identified gaps in provision of cemeteries.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.12.20 The following emergency services are located in this area:

- The nearest main Police Station is located in Keighley,
- The nearest fire station is located in Keighley.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

5.12.21 There are two main vehicular routes into the village of Oxenhope, these roads are the A6033 Hebden Road which extends into Keighley to the north and onto Hebden Bridge in Halifax to the south; and the B6141 Station Road which is accessed from Denholme. Oxenhope has poor transport connections with no frequent bus service and no mainline railway station. A very high 70% of residents commute over 5km to work, with 45% travelling by the private car<sup>235</sup>.

### **Natural Environment**

5.12.22 The extent of Oxenhope village is surrounded by green field land along with the Worth and North Beck Valley Landscape Character Area. The majority of the settlement is surrounded by landscape which is classified as Mixed Upland Pasture with small sections of Upland Pasture to the north and the south east. Land to the far south, near to the District boundary is of very high and high sensitivity.<sup>236</sup>

### **Nature Conservation**

5.12.23 There are several Bradford Wildlife Areas around Oxenhope, some of which are in close vicinity to the settlement.

### **Land Conditions**

5.12.24 There are several becks which flow through the village to the north and through the centre, additionally Leeming Reservoir is located to the south east of the settlement; each of these water courses / dams increase the risk of flooding within the village. The extent of the flood risk zone covers areas alongside the water courses or reservoir which unfortunately affects the heart of the village.

### **Local Heritage**

5.12.25 The extent of Oxenhope is covered by three separate Conservation Areas namely:

- Oxenhope Upper Town

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<sup>235</sup> ONS Census 2001 Travel to Work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Worth Valley Ward

<sup>236</sup> CBMDC (2008) Landscape Character SPD; Volume 10 Worth & North Beck Valleys

- Oxenhope Station Road
- Oxenhope Lower Town

These areas cover a large proportion of the settlement and encapsulate the distinct character of the area including some key historical features such as Leeming Reservoir. Each Conservation Area has its own Conservation Area Assessment as prepared by the Council which documents its origin, setting, and characteristics.

**Key planning issues within Oxenhope**

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

- Very limited land and opportunity for future housing within Oxenhope without extending into the green belt.
- Lack of healthcare facilities in the settlement.
- High proportion of people travel to work by car.
- Minor gap in the provision of open space and recreational facilities in the settlement.

**Key opportunities within Oxenhope**

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

- Limited growth to accommodate local needs in the future.

## 5.13 QUEENSBURY



### Location

5.13.1 Queensbury is located to the far south-west of the Bradford District and is surrounded by green field land on all sides. The village is one of the highest and largest in England, at 1,100 feet above sea level it is on the watershed of the catchments of the Rivers Aire and Calder, with Clayton Beck valley to the north and Shibden valley to the south. Queensbury is also midway along the major routes between Bradford and Halifax, and Brighouse and Denholme, with Keighley 10 miles to the northeast. The topography of the area means that most approaches into the area are uphill and that views of surrounding countryside and the rest of the village can be enjoyed.

5.13.2 Queensbury falls within Bradford South Parliamentary Constituency and has its own Ward boundary.

### Historical Development

5.13.3 The Queensbury Conservation Area Appraisal<sup>237</sup> summarises the development of the settlement. It explained that the settlement developed after the completion of the turnpike road between Bradford and Halifax in 1740. Its location at the

<sup>237</sup> CBMDC (2006) Queensbury Conservation Area Appraisal  
LDF Evidence Base

crossing of these main transportation routes made the village important for communications and trade. The village became a parish in its own right in the mid-nineteenth century and straddled the boundary of the ancient parishes of Bradford and Halifax.

5.13.4 By the 19th century the village had established itself as an important centre with a church, Baptist chapel and Sunday school. Black Dyke mill was built in 1835 as a worsted mill. The Forster family, who founded the mill, were responsible for much of the later development of Queensbury, including the construction of Victoria Hall, the Albert Memorial and much of the terraced housing off Sand Beds and High Street. After 1900 development of the village tailed off this has meant that many of the buildings have survived relatively unchanged. Queensbury is considered to be a good example of a Victorian era industrial village.

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

5.13.5 Queensbury plays an important role in meeting the needs of its local population whilst supporting rural diversification. It is typical of the mill based Pennine upland settlements that have undergone transformation into commuter suburbs for the larger urban areas of West Yorkshire, Halifax and Bradford other towns.

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

5.13.6 There were 13,044 people living within the Queensbury Ward at the time of the 2001 Census, however there were approximately 8,440 people living within the settlement at this time. The Wards age profile showed that there were less people under the age of 24 than the district average, and also less people over the age of 65. Therefore there are more people between the ages of 25 and 64 than the district average<sup>238</sup>.

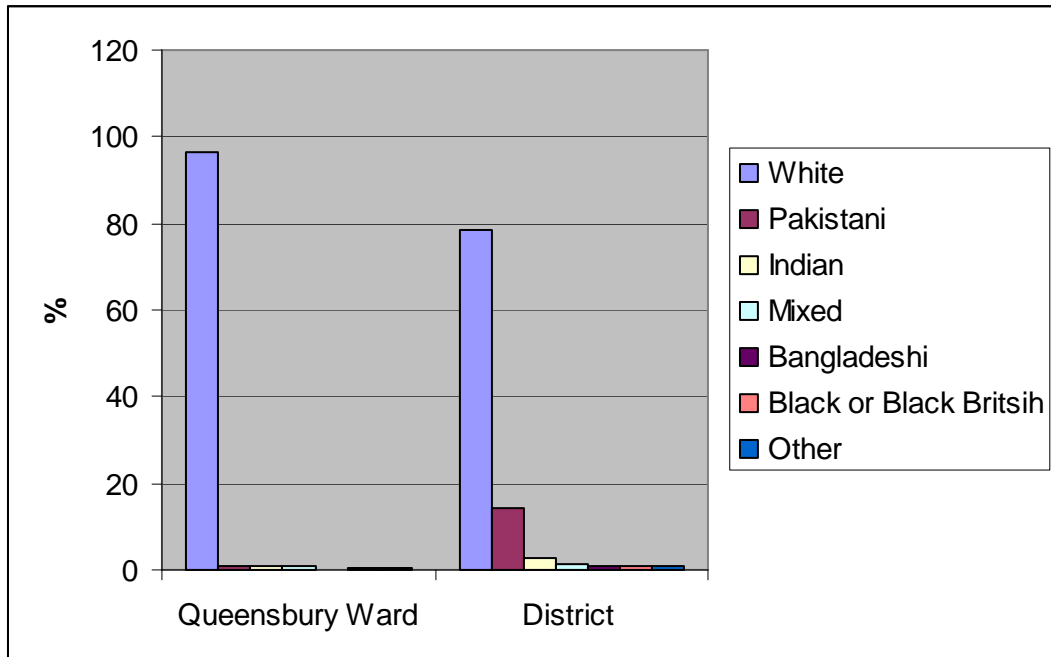
5.13.7 With Queensbury, an overwhelming majority of the population is of White origin, accounting for 96.5% of people as highlighted in Table 29 below. There are very few other ethnic groups in this area with the highest group consisting of Indians at 1.0% of the population, followed by 0.9% of Pakistani and Mixed origins<sup>239</sup>.

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<sup>238</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Queensbury Ward)

<sup>239</sup> ONS Census 2001 Ethnic Groups; taken from CBMDC (June 2004) Bradford District Ward Profiles (Queensbury Ward)

**Figure 29: Ethnic Groups in Queensbury Ward compared to the Bradford District**



### Housing

5.13.8 There were a total of 5,359 households within the Queensbury Ward at the time of the 2001 census. Data obtained from Ward profile regarding dwelling types showed that 38.3% of the housing stock comprised of semi-detached dwellings, with 36.1% of terraced housing; 21.0% of detached dwellings and few homes were flats and conversions (4.5%). Furthermore, 78.8% of houses were in private ownership, some 7% higher than the District average. 8.0% of houses were rented from the council or housing association and 13.2% were rented privately<sup>240</sup>.

5.13.9 Queensbury has over 10 hectares of land allocated as Phase 2 Housing Sites and Safeguarded Land which presents a future opportunity for housing to be developed within the vicinity.

### Employment

5.13.10 Within Queensbury there are a handful of small employers dispersed across the settlement, with most lying close to the main road. The Employment Land Review recognises 'the role that small peripheral employment sites play in meeting local

<sup>240</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Queensbury Ward)



needs and supporting rural diversification. The study recommends their continued allocation as employment sites to support historic business uses'.<sup>241</sup>

## Retail

5.13.11 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of District and Local Centres within the Bradford District. Table 110 below provides a summary of Queensbury's Local Centre:

**Table 110: Retail Provision in Queensbury**

<b>QUEENSBURY LOCAL CENTRE</b> <sup>242</sup>	
<b>Location</b>	The centre is situated within the village at the intersection of the A647 and the A644.
<b>Outlets</b>	The centre contains an array of different retail and service outlets within all sectors; these include a Co-op supermarket, banks, a pharmacy and a post office in addition to other retailers such as public houses, cafes, fast food and take-aways and hairdressers.
<b>Condition</b>	The environmental quality of outlets is variable, with some being maintained to a high standard and others being in a poor state of repair.
<b>Vacancies</b>	The centre had a total of 8 vacant outlets at the time of the survey, accounting for 14% of outlets and 7% of retail floorspace.
<b>Accessibility</b>	The centre is easily accessible by car and frequent buses run through the centre. There is free off-street parking available for customers of the Co-Op foodstore; elsewhere on street parking is available.
<b>Health</b>	The centre is performing well and suggests that given its location, it appears to be used by both local residents and passing motorists.
<b>Recommendations</b>	The study recommends that the boundary of the local centre be extended to include these retail outlets which are situated at the High Street / Brighouse Road junction.

<sup>241</sup> Arup (2007) Employment Land Review; Para 8.5.5; Page 58

<sup>242</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 13.64; Page 179; and Appendix 8

### Community Facilities

5.13.12 There is a range of community facilities within Queensbury which include two doctor's surgeries, dental surgeries and a pharmacy. There is also a post office, library along with four primary schools, one secondary and further educational facilities.

#### Education

5.13.13 Queensbury has a total of 4 primary schools and 1 secondary school, these are listed in the table below:

**Table 111: Educational Facilities within Queensbury**

PRIMARY SCHOOLS		TOTAL OF 4
o Foxhill Primary	o Russell Hall Primary	
o Keelham Primary	o Shibden Head Primary	
SECONDARY SCHOOLS		TOTAL OF 1
o Queensbury School		
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )		

#### Healthcare

5.13.14 Table 112 below lists the healthcare facilities which are available to the local population of Queensbury.

**Table 112: Healthcare Facilities within Queensbury**

GP SURGERIES	TOTAL OF 2
Queensbury Health Centre – BD13 2AG The Willows Medical Centre – BD13 2GD	
DENTISTS	TOTAL OF 2
Blum – BD13 2BD Speight – BD13 2PA	
OPTICIANS	TOTAL OF 1
Victoria Gor Optometrist – BD13 2PA	
PHARMACIES	TOTAL OF 2
Assura Pharmacy – BD13 2GD Rowlands Pharmacy – BD13 2PA	
Source: Bradford & Airedale Teaching PCT (2010) <a href="http://www.nhs.uk/servicedirectoriest/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny">http://www.nhs.uk/servicedirectoriest/pages/trust.aspx?id=5ny&amp;v=0&amp;pid=5ny</a>	

Other Community Facilities

- 5.13.15 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 113 below outlines the additional facilities within Queensbury. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 113: Other Community Facilities in Queensbury**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Queensbury – BD13 2PA	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Queensbury Library – BD13 1AB	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Queensbury Community Centre – BD13 1AB	
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

- 5.13.16 There are a range of open spaces in the settlement which provide leisure and recreation opportunities for residents. There are provisions for children including 6 sporting facilities and two allotments or community gardens. The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 114: Open Space and Recreational Facilities in Queensbury**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	Queensbury Park, Littlemore Park and Russell Park are located within this settlement.
<b>Amenity Green Space</b>	Figures for the Bradford South constituency indicated that there are 95 sites, totally over 73ha, along with a further 5 green corridor sites. The study identifies no gaps in provision.
<b>Play areas</b>	Within the Bradford South constituency area there are 31 play areas, 9 of which were of high quality. The study does not identify any particular gaps.
<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: Highfield Terrace and New House Lane.</p> <ul style="list-style-type: none"> <li>• Queensbury is identified as having a gap in the provision of such facility.</li> </ul>
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within Queensbury.
<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>• Queensbury Cemetery serves this area.</li> <li>• No gaps have been identified.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.13.17 The following emergency services are located in this area:

- The nearest Police Station is located at Nelson Street in Bradford City Centre.
- The nearest fire station is located on Thornton Road in Fairweather Green.
- The nearest hospitals are Airedale in Steeton or Otley within the Leeds District Authority; both of these provide emergency and non-emergency care.

### Transport

5.13.18 Queensbury is located around the cross roads of the A644 and the A647 which links Bradford to Halifax. It is well connected by a high frequency bus service which provides access to both Bradford and Halifax; however there is no railway line in the area. Approximately 66% of the population travel over 5km for employment with 62.6% choosing to travel by the private car<sup>243</sup>.

### Natural Environment

5.13.19 Queensbury is perched on a high vantage point above the neighboring settlements of Clayton and Thornton and overlooking Bradford itself. The land surround the built up area is designated Green Belt land and also forms part of the Thornton and Queensbury Landscape Character Area. Land to the north, east and west is Mixed Upland Pasture, whereas land to the south is a mixture of Upland Pasture. The majority of the landscape is of medium sensitivity, however land to the south

<sup>243</sup> ONS Census 2001 Travel to Work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Queensbury Ward)

eastern corner is considered to be of high sensitivity and susceptible to any form of change in this area<sup>244</sup>.

### **Nature Conservation**

5.13.20 There are two Bradford Wildlife Areas located around Queensbury, one to the south at Shibden Dale and another to the far-east at Forster Park.

### **Land Conditions**

5.13.21 There are two Minerals Area of Search located within the hinterland of Queensbury, one of which covers the smaller settlement of Mountain to the north-west of Queensbury and extends to the south. The other is located to the south of the settlement around Catherine Slack and both sides of Halifax Road up to the District boundary.

### **Local Heritage**

5.13.22 The historic core of Queensbury is designated as a Conservation Area. The area covers the busy centre of the settlement, following roughly the line of the main routes through the village. The Conservation Area encompasses the predominately Victorian and industrial heart of the settlement.

### **Key planning issues within Queensbury**

5.13.23 The following key issues have been identified for Queensbury, these are listed below:

- There are currently limited local employment opportunities within this area.

### **Identification of opportunities within Queensbury**

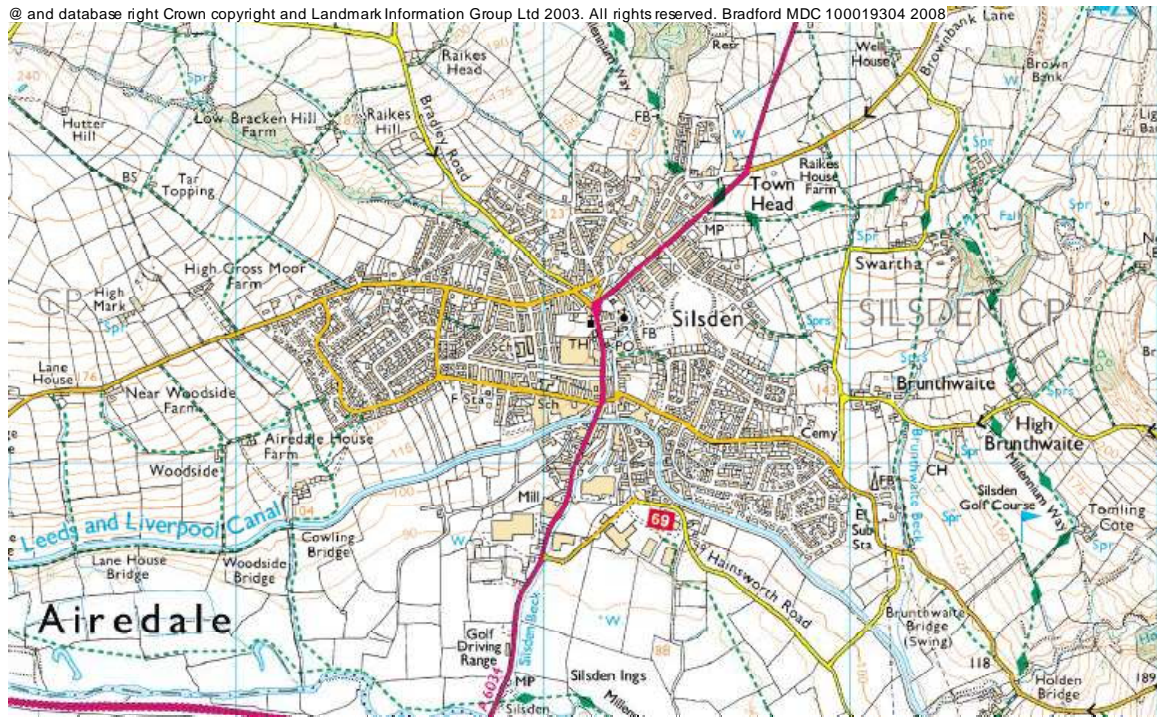
5.13.24 The following key opportunities have been identified for Queensbury, these are listed below:

- There is land available within Queensbury which presents a future opportunity for housing to be developed within the settlement.

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<sup>244</sup> CBMDC (2008) Landscape Character Assessment; Volume 6: Thornton & Queensbury  
LDF Evidence Base

## 5.14 SILSDEN



### Location

5.14.1 The town of Silsden lies on the northern slope of the Aire river valley between Keighley and Skipton. It is about 0.6 miles (1 km) from the river and the Leeds and Liverpool Canal passes through along the southern edge of the town.

5.14.2 Silsden falls within Craven Ward along with the settlements of Addingham and Steeton-with-Eastburn.

### Historical Development

5.14.3 The Silsden Conservation Area Assessment<sup>245</sup> summarises the history of Silsden, explaining that the settlement predates the Domesday Survey of 1086 and is likely to have existed as a Saxon settlement. Development began in the 17<sup>th</sup> century with many early vernacular buildings including farmhouses, barns and workers cottages being built. By the 18<sup>th</sup> century the economic base of Silsden gradually evolved from agricultural to industrial as a result of the construction of the Leeds and Liverpool Canal in 1772. Silsden became a major producer of flax, nails and clogs. By the late 19<sup>th</sup> century small scale manufacture had given way to large scale production of textiles with Waterloo Mill being built in the 1870s. The arrival

<sup>245</sup> CBMDC (2006) Silsden Conservation Area Assessment - History

of large numbers of workers necessitated the construction of terraces of workers housing and civic buildings within the settlement. From the mid 20<sup>th</sup> century Silsden experienced dramatic housing growth which significantly altered the nature and appearance and form of the town on the valley side.

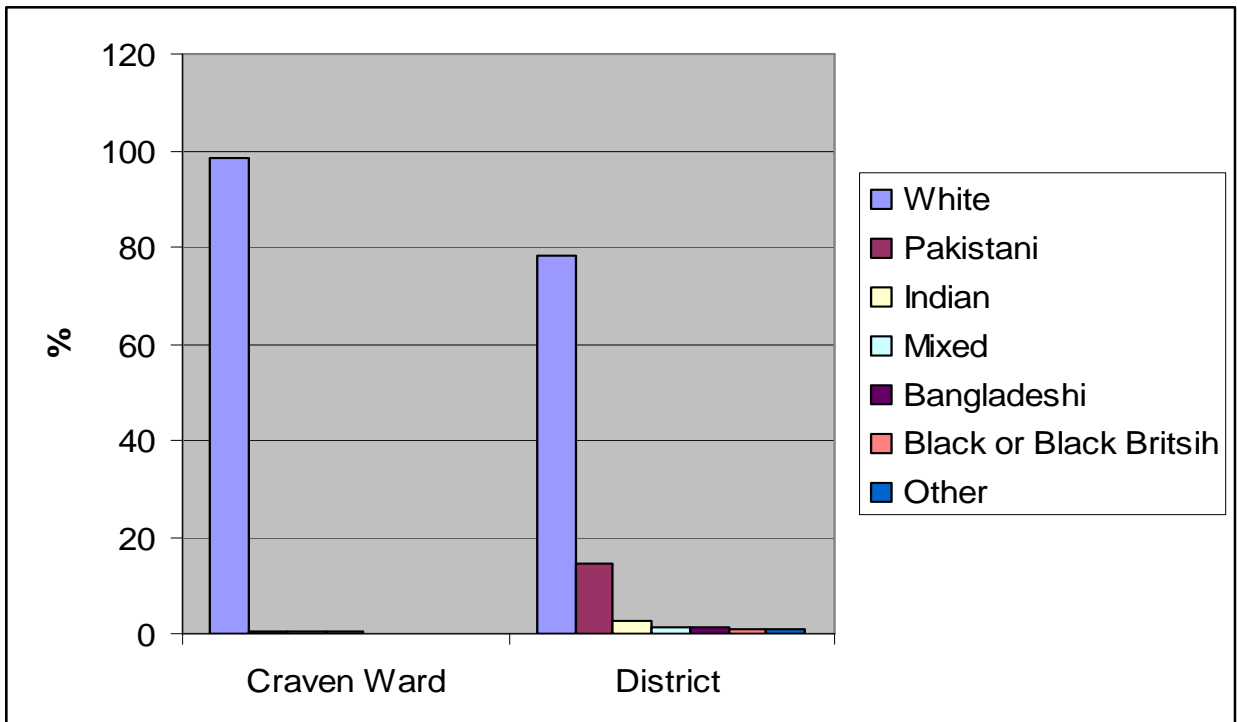
**Role of the Settlement**

5.14.4 Silsden is primarily residential settlement with a local industrial base. It has excellent rail connection to Bradford and Leeds to which it serves as a commuter settlement.

**Population and Social Structure**

5.14.5 The 2001 Census of Population recorded a population of 8,022 within the town, of which 18.7% of people were over the age of 65 and 18.2% under the age of 16<sup>246</sup>. The Craven Ward profile, which includes Silsden, highlights that an overwhelming majority of residents were of white origin, account for 98.3%, with few ethnic minority groups residing in the settlement<sup>247</sup>.

**Figure 30: Ethnic Groups in Craven Ward compared to the Bradford District**



<sup>246</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven Ward)

<sup>247</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven Ward)

### Housing

5.14.6 There were a total of 3,420 households within the Silsden Ward at the time of the 2001 census. Data obtained from Ward profile regarding dwelling types showed that 33.9% of the housing stock comprised of terraced dwellings, with 31.8% of semi-detached dwellings, with 24.6% of detached, leaving 9.8% of homes consisting of flats and conversions. Furthermore, 84.3% of houses were in private ownership, 5.8% were rented from the council or housing association and 9.9% were rented privately<sup>248</sup>.

5.14.7 The village has over 60 hectares of Safeguarded Land which presents future opportunities for housing and or employment uses on these sites.

### Employment

5.14.8 Silsden remains as a small industrial town today with some businesses operating in old mill buildings and some in a new industrial estate between the town and the river. There are several businesses in Silsden, the largest being Habasit Rossi Ltd that employs 170 people.

### Retail

5.14.9 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of the District and Local centres within the District. Table 92 below provides a summary of Silsden's Local Centre:

**Table 115: Retail Provision in Silsden**

<b>SILSDEN LOCAL CENTRE</b> <sup>249</sup>	
<b>Location</b>	The centre is located on the a6034 road which links the A629 to the A65.
<b>Outlets</b>	The centre is extensive and incorporates retail outlets along Kirkgate, Briggate, Bradley Road, Bridge Street, Bolton Road, Keighley Road and Bridge Road. Convenience, retail, comparison, leisure and financial and business services are all well represented. The largest trader is a Co-op supermarket on Bridge Street; further outlets include banks, a Post Office, and several pharmacies.
<b>Condition</b>	The environmental quality of the centre is good with well maintained

<sup>248</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven)

<sup>249</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Appendix 8



	outlets in an attractive setting.
<b>Vacancies</b>	There were 4 vacant outlets at the time of the survey accounting for 5% of outlets and 5% of retail floorspace.
<b>Accessibility</b>	Pedestrian movement around the centre is unproblematic with a number of crossings provided at convenient locations. There's free on street parking and off-street parking is also provided.
<b>Health</b>	The study concludes that and that the centre is performing effectively as a local centre providing a choice of goods and service to its catchments population.
<b>Recommendations</b>	No changes recommended to the boundary of the centre.

### Community Facilities

5.14.10 The village has a good level of facilities which includes two primary schools and a GP surgery, dental practice and pharmacy. Further facilities include a Town Hall, a number of places of worship, public toilets, a post office, library and a small supermarket catering for local needs. Further facilities are listed in the tables below:

#### Education

5.14.11 Silsden has 2 primary schools within the village which serve the local population. Secondary education is provided at Greenhead, Oakbank and Holy Family; there is also South Craven School which falls within the Craven District.

**Table 116: Educational Facilities within Silsden**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 2</b>
o Aire View Infant	
o Hothfield Junior	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

Healthcare

5.14.12 Table 98 below lists the NHS registered healthcare facilities which are available to the local population of Silsden,

**Table 117: Healthcare Facilities within Silsden**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Silsden Health Centre – BD20 0DG	
<b>DENTISTS</b>	<b>TOTAL OF 1</b>
Harker and Associates – BD20 0PP	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Rowlands Pharmacy – BD20 0AQ	
Rowlands Pharmacy – BD20 0PA	
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

5.14.13 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 59 below outlines the additional facilities within Silsden. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 118: Other Community Facilities in Silsden**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Silsden – BD20 0PA	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Silsden Library – BD20 0PH	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Silsden Town Hall – BD20 0AJ	
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

5.14.14 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 119: Open Space and Recreational Facilities in Silsden**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	<ul style="list-style-type: none"> <li>• Silsden Park serves the settlement.</li> <li>• No gap in provision has been identified.</li> </ul>
<b>Amenity Green Space</b>	Figures for the Keighley constituency indicated that there are 69 sites, totally over 39ha, along with a further 22 green corridor sites. The study identifies a gap in provision to the west of Silsden.
<b>Play areas</b>	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. There are no gaps in provision in Silsden.
<b>Allotments</b>	There are 27 allotment spaces within the Keighley constituency. There are no gaps in provision within Silsden.
<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>• Silsden Cemetery serves this settlement.</li> <li>• There is no gap in provision within Silsden.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.14.15 The following emergency services are located in this area:

- The nearest main police station is located in Keighley.
- A fire station is located on Main Street in Silsden
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

- 5.14.16 The A6034 Keighley Road travels northwards through Silsden which is access from the A629 from Keighley through to Skipton. To the very north the A6034 meets the A65 Addingham Wharfedale Road which connects it to Addingham and the main town of Ilkley.
- 5.14.17 Silsden has adequate transport links; it has a high frequency bus route and the village shares its railway station with Steeton, which lies some 1.6km away across the main A650. The route to the station in Steeton is a long, unattractive and somewhat unsafe walk from the centre of Silsden, and is over the 800 metre threshold of the village. Fifty-eight percent of the residents travel over 5km for employment<sup>250</sup>.

### **Natural Environment**

- 5.14.18 Silsden is surrounded by green belt land which is also part of the Airedale Landscape Character Area. The Landscape Character Assessment of this area identifies the northern parts which surround Silsden as Enclosed Pasture and the southern parts as Floodplain Pasture. This landscape is considered to be of high sensitivity<sup>251</sup>.

### **Nature Conservation**

- 5.14.19 The length of the Leeds and Liverpool Canal is designated as a SEGI. Further designations lay outside of the built-up area to the north, these are two Bradford Wildlife Areas; Silsden reservoir and Beck Wood to the far north and Bracken Hill Gill to the north-west. There is also a RIGS site to the north east of Silsden, to the south of Bradley Road.

### **Land Conditions**

- 5.14.20 Large swathes of land to the south of Silsden around the River Aire are highlighted as areas of flood risk. This extends as far north as the Cricket Ground in Silsden.

### **Local Heritage**

- 5.14.21 There are three Conservation Areas within the vicinity of Silsden, these are:

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<sup>250</sup> ONS Census 2001 Travel to Work data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven Ward)

<sup>251</sup> CBMDC (2008) Landscape Character SPD; Volume 1: Airedale

- The historic core of *Silsden* roughly following the line of Kirkgate, which runs through the centre of the settlement from north to south.
- The *Leeds-Liverpool Canal* which extends through land to the south of Silsden;
- *Brunthwaite*, which lies directly east of Silsden off Hawber Lane.

**Key planning based issues within Silsden**

5.14.22 The following key issues have been identified for Silsden, these are listed below:

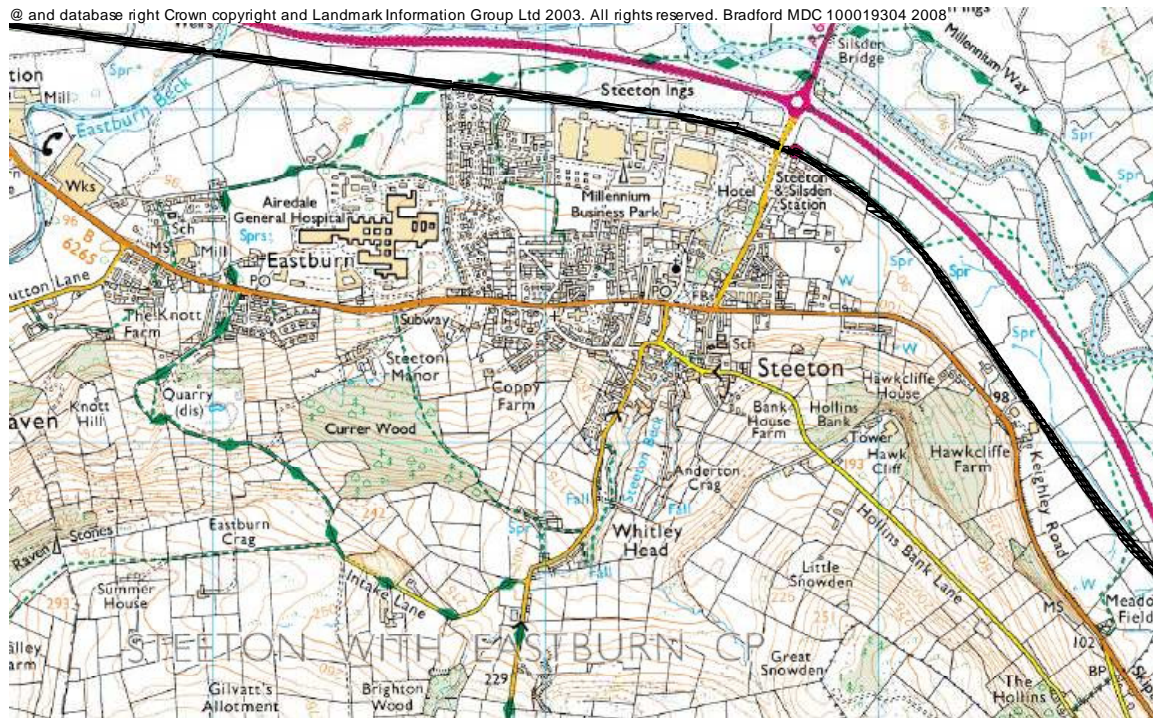
- The distance from the railway station at Steeton poses a number of safety issues for residents of Silsden. A more accessible and safe route would be beneficial for locals.

**Key opportunities within Silsden**

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

- There is over 60 hectares of Safeguarded Land which presents future opportunities for housing and or employment uses on these sites.

## 5.15 STEETON WITH EASTBURN



### Location

5.15.1 Steeton with Eastburn is situated approximately 3 miles northwest of Keighley and 6 miles south of Skipton. The River Aire flows through the valley bottom to the north and east of the village and creates a natural division between Steeton and Silsden, approximately 2 miles to the north.

### Historical Development

5.15.2 Steeton Conservation Area Appraisal<sup>252</sup> summarises the history of the settlement, explaining that it was first recorded in the Domesday survey of 1086, indicating the existence of an Anglo-Saxon settlement. Steeton Beck is thought to have been the historic boundary between Steeton and Eastburn; however by the late 13th century they had been amalgamated to form the combined township of Steeton with Eastburn. The settlement largely functioned as an agricultural hamlet of two or three farms. However by the 18<sup>th</sup> century many buildings had been built which were clustered along Hollins Bank Road. Between 1752-3, the Keighley and Kendal Turnpike road originally followed this route, with the Toll Bar situated at the bottom of Steeton Bank and an Inn named The Pack Horse, known to be in existence in 1799, located nearby.

<sup>252</sup> CBMDC (2008) Steeton Conservation Area Appraisal  
LDF Evidence Base

5.15.3 During the 19th century there were numerous improvements undertaken within the village. These included a new route from the village to the river crossing and a new bridge. The development of the village in the 19th century was probably influenced by this development. The growth in population encouraged the building of the numerous churches such as St Stephen's Parish Church, which was built in 1880.

5.15.4 By the 20<sup>th</sup> century Steeton has undergone much alteration. The growth of the textile industry saw the construction of Woodlands Mill and Bobbin Mill and terraces of workers houses. A great loss within the village was the old Bobbin Mill, which demolished in 1985 to make way for a modest housing development, Bobbin Mill Court.

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

5.15.5 Steeton is primarily residential settlement with a local industrial base which includes a major hospital – Airedale general. It has excellent rail connections to Bradford and Leeds to which it serves as a commuter settlement.

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

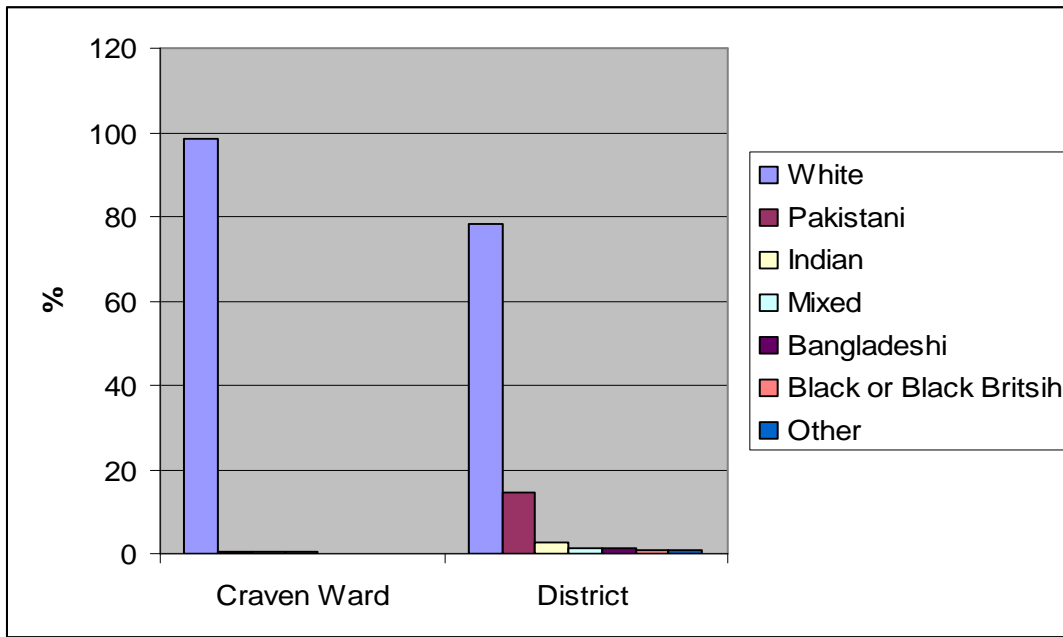
5.15.6 Steeton with Eastburn was home to 4,264 people at the time of the 2001 Census, of which 16.77% of people were over the age of 65 and 19.4% under the age of 16<sup>253</sup>. The Craven Ward profile, which includes Silsden, highlights that an overwhelming majority of residents were of white origin, account for 98.3%<sup>254</sup>.

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<sup>253</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven Ward)

<sup>254</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven Ward)

**Figure 31: Ethnic Groups in Craven Ward compared to the Bradford District**



### Housing

5.15.7 There were a total of 3,420 households within Silsden at the time of the 2001 census. Data obtained from Ward profile regarding dwelling types showed that 33.9% of the housing stock comprised of terraced dwellings, with 31.8% of semi-detached dwellings, with 24.6% of detached, leaving 9.8% of homes consisting of flats and conversions. Furthermore, 84.3% of houses were in private ownership, 5.8% were rented from the council or housing association and 9.9% were rented privately<sup>255</sup>.

5.15.8 There are over 16 hectares of Phase 2 Housing Sites and Safeguarded Land within the area therefore providing future opportunities for housing and/or employment developments.

### Employment

5.15.9 There are six businesses in Steeton with Eastburn, the largest being CineticLandis Grinding Ltd that employs 254 people. Airedale Hospital is also a major employer within the area which may account for over half the residents commute less than 5km to employment.

<sup>255</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Craven)



**Retail**

- 5.15.10 Steeton-with-Eastburn has a select number of local services and facilities which serve the local population; facilities include a newsagent, a Post Office, and a pharmacy; it lacks a foodstore/superstore.
- 5.15.11 The settlements retail area has been recommended through the White Young Green Retail and Leisure Study (2008) to be considered for designation as a Local Centre<sup>256</sup>.

**Community Facilities**

- 5.15.12 Steeton-with-Eastburn has an adequate level of facilities which include a doctor’s and dental surgery, two primary schools and a post office. Airedale Hospital, located on the B6265, provides emergency and non emergency care to the northern parts of the District and beyond into Craven.

Education

- 5.15.13 Steeton has two primary schools which serve the settlement. Secondary education is provided at Greenhead, Oakbank and Holy Family; there is also South Craven School which falls within the Craven District.

**Table 120: Educational Facilities within Steeton**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 2</b>
<ul style="list-style-type: none"> <li>o Eastburn Junior &amp; Infant</li> <li>o Steeton Primary</li> </ul>	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
<ul style="list-style-type: none"> <li>o None</li> </ul>	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

<sup>256</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04;  
Page 186

Healthcare

5.15.14 Table 122 below lists the healthcare facilities which are available to the local population of Steeton.

**Table 121: Healthcare Facilities within Steeton**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Steeton Health Centre – BD20 6NU	
<b>DENTISTS</b>	<b>TOTAL OF 0</b>
NONE	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Steeton Pharmacy – BD20 6NU	
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

5.15.15 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 122 below outlines the additional facilities within Steeton. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 122: Other Community Facilities in Steeton**

<b>POST OFFICES</b>	<b>TOTAL OF 2</b>
Eastburn – BD20 8UA	Steeton – BD20 6SE
<b>LIBRARIES</b>	<b>TOTAL OF 0</b>
None	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 0</b>
None	
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

5.15.16 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 123: Open Space and Recreational Facilities in Steeton**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	The study identifies a significant gap within this settlement.
<b>Amenity Green Space</b>	figures for the Keighley constituency indicated that there are 69 sites, totally over 39ha, along with a further 22 green corridor sites. There are no gaps in provision in Steeton.
<b>Play areas</b>	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. The study identifies gaps in provision in Steeton.
<b>Allotments</b>	There are 27 allotment spaces within the Keighley constituency. There is a minor gap in provision to the west of Steeton.
<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>• Steeton Cemetery serves this settlement.</li> <li>• There is a gap in provision within Steeton.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.15.17 The following emergency services are located in this area:

- The nearest main police station is located in Keighley.
- A fire station is located on Main Street in Silsden
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

### **Transport**

- 5.15.18 Steeton-with-Eastburn straddles the B6265 Skipton/Keighley Road and has good access to the A629 which provides the road link through Airedale. It has good public transport links with a railway station on Station Road to the north of the settlement which provides links to Keighley, Bingley, Shipley, Bradford and Leeds. The village also benefits from a high frequency bus route which provides access to the neighbouring towns.

### **Natural Environment**

- 5.15.19 Steeton-with-Eastburn is surrounded by Green Belt and the landscape forms part of the Airedale Landscape Character Area. The north of the settlement is identified as floodplain pasture and to the south is a wooded incline<sup>257</sup>.

### **Nature Conservation**

- 5.15.20 There are two Bradford Wildlife Areas to the south of Steeton, the first covers Curren Woods with the second covering Hawkcliffe Woods to the south-east of the settlement.

### **Land Conditions**

- 5.15.21 Large areas of land to the north of Steeton and to the south of Silsden lie within a flood risk zone thus acting as constraints to any potential development in this area.

### **Local Heritage**

- 5.15.22 The historic core of Steeton-with-Eastburn which centres on Skipton Road, Keighley Road and Station Road to the north and Barrows Lane to the south is designated as a Conservation Area.

### **Key planning issues within Steeton-with-Eastburn**

- 5.15.23 The following key issues have been identified for Steeton-with-Eastburn, these are listed below:

- No planning issues identified at present.

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<sup>257</sup> CBMDC (2008) Landscape Character SPD; Volume 1: Airedale  
LDF Evidence Base

**Key opportunities within Steeton-with-Eastburn**

5.15.24 The following key opportunities have been identified for Steeton-with-Eastburn, these are listed below:

- There are over 16 hectares of Phase 2 Housing Sites and Safeguarded Land within the area therefore providing future opportunities for housing and/or employment developments.
- The retail core has been recommended for designation as a Local Centre within the District's retail hierarchy.

## 5.16 THORNTON



### Location

5.16.1 Thornton is a village located on the north side of Pinch Beck Valley, a tributary of Clayton Beck. The village lies approximately five miles to the west of Bradford but is physically separated from the urban area by the Green Belt which lends the village a pleasant rural aspect. The main thoroughfare through Thornton is Thornton Road, which follows the contours of the Pinch Beck Valley and allows easy access to Bradford to the east and Denholme to the northwest.

5.16.2 Thornton is located within the Bradford West Parliamentary Constituency and falls within the Thornton and Allerton Ward.

### Historical Development

5.16.3 The Thornton Conservation Area Appraisal<sup>258</sup> summarises the development of this village. It explains that ‘the earliest evidence of a settlement dates from the 9<sup>th</sup> century which highlights the agricultural nature in the medieval croft field pattern to the south of Thornton Road. Between the Middle Ages until the 18<sup>th</sup> century Thornton remained a scattered group of hamlets along the main road between Bradford and Halifax, with no core or focus. Agriculture and small scale

<sup>258</sup> CBMDC (2006) Thornton Conservation Area Appraisal  
LDF Evidence Base

quarrying were the main industries with a cottage based textile industry becoming larger scale as the 18<sup>th</sup> century progressed.

5.16.4 By the 19<sup>th</sup> century Thornton expanded significantly as textile mills and workers' cottages were built to the north and south of Market Street. This development and its associated chapels and shops created the village centre as can be seen today. In 1829 a new turnpike road, Thornton Road was built to create a better link between Bradford and Halifax. This new link bypassed Market Street and aided the development of local textile and quarrying industries. Charlotte, Emily and Anne Bronte were all born at 72-74 Market Street between 1816 and 1820 before the family moved to Haworth.

5.16.5 Between the mid to late 19<sup>th</sup> century Thornton's status as a bustling industrial village was consolidated as religious and social institutions either grew or became newly established. The village's commercial and retail functions expanded, though the commercial heart of the village shifted towards Thornton Road with the opening of Thornton Railway Station to the southwest of the village in 1878 as part of a branch line between Bradford, Halifax and Keighley.

5.16.6 By the 20<sup>th</sup> century the settlement expanded as a commuter dwellings were built in and around the historic core of the village. At the same time the local textile and quarry industries dwindle to nothing and the village's commercial and retail functions decline. Nonetheless Thornton remains an attractive, busy village and key elements of its textile heritage remain to this day.

### **Role of the Settlement**

5.16.7 The free standing village of Thornton is a residential settlement which combines pockets of industrial sites along Thornton Road either side of the settlement.

### **Population and Social Structure**

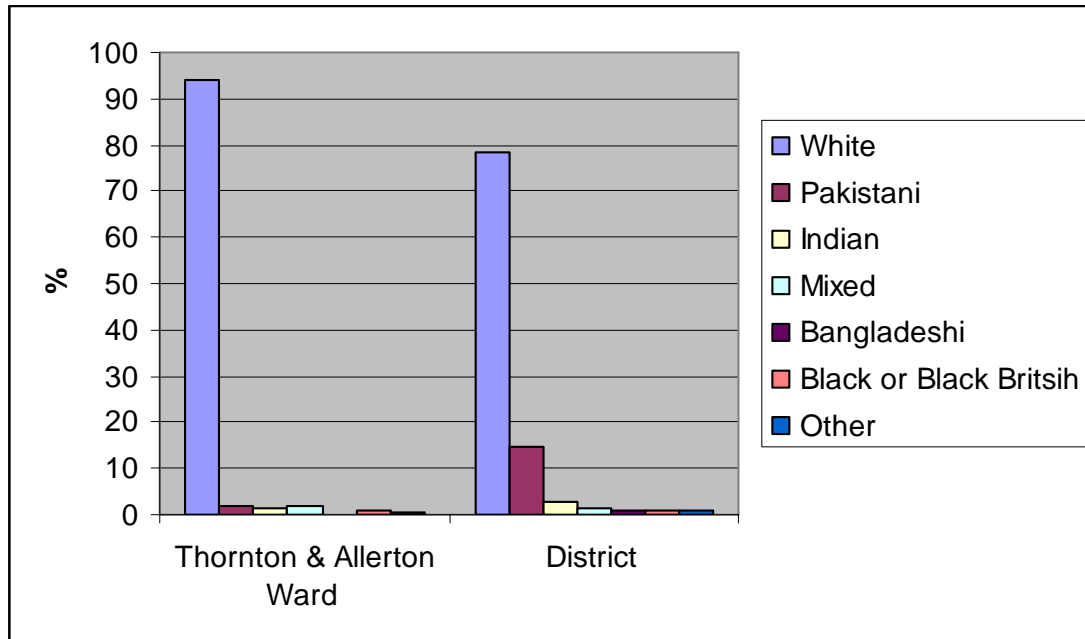
5.16.8 Thornton had a population of over 5,100 people at the time of the 2001 Census of Population. The Ward profile for Thornton which includes Allerton the proportion of young people below the age of 16 and people aged over 65 is roughly the same as the average as the District, falling at 21.1% and 14.6% respectively<sup>259</sup>.

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<sup>259</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Thornton and Allerton Ward)

5.16.9 A large majority of this Wards population is of white origin accounting for 94.1% of people. There are also a small proportion of minority ethnic groups within this area which include: 1.7% Pakistani's and Mixed origin; 1.2% Indian; 0.8% Black or Black British and 0.5% other ethnic group<sup>260</sup>.

**Figure 32: Ethnic Groups in Queensbury Ward compared to the Bradford District**



### Housing

5.16.10 There were a total of 6,310 households within the Thornton and Allerton Ward at the time of the 2001 census. Data obtained from the Ward profile regarding dwelling types showed that 44.6% of the housing stock comprised of semi-detached housing which is 8.2% above the average for the District. Terraced housing accounted for 27.9% of the housing stock, 16.1% comprised of detached housing, leaving 11.3% of homes consisting of flats and conversions. Furthermore, 72.4% of houses were in private ownership, 17.1% were rented from the council or housing association and 10.5% were rented privately<sup>261</sup>.

5.16.11 There is over 9 hectares of Phase 2 housing sites and Safeguarded Land allocated around Thornton. This presents future opportunities for housing and employment to be developed in the village.

<sup>260</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Thornton and Allerton Ward)

<sup>261</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Thornton and Allerton Ward)



### Employment

- 5.16.12 Employment in and around Thornton is characterised by dispersed industrial areas located primarily along Thornton Road which extends from Bradford City Centre through to Denholme.

### Retail

- 5.16.13 The Retail and Leisure Study, produced by White Young Green on behalf of the Council in 2008, assessed the condition and viability of District and Local Centres within the Bradford District. Table 124 below provides a summary of Thornton's Local Centre:

**Table 124: Retail Provision in Thornton**

<b>THORNTON LOCAL CENTRE</b> <sup>262</sup>	
<b>Location</b>	Thornton's local centre is located on Thornton Road B6145 which links Bradford to the east and the A644 to the west. The centre serves the local village community.
<b>Outlets</b>	The role of the centre is predominantly as a provider of top-up convenience facilities and services with a low proportion of comparison retailers. It contains a Post Office, a Co-op and two newsagents, as well as a strong leisure and retail service offer and appears to serve the needs of the local population adequately.
<b>Condition</b>	The centre has a good environmental quality with many traditional Yorkshire Stone buildings set within an attractive location.
<b>Vacancies</b>	There were a number of poor quality vacant outlets at the time of the survey which were concentrated on Kipping lane and Market Street, thought to be due to the lack of passing trade.
<b>Accessibility</b>	The centre is located off Thornton Road which can be busy at peak times of the day. The centre itself is relatively accessible by car and by foot and on street parking is available.
<b>Health</b>	The study concludes that the centre appears to be performing well.
<b>Recommendations</b>	The study suggest the removal of the following outlets from the Thornton local Centre boundary: 110 Market Street, 112 Market Street, 10 Kipping Lane and 57 Market Street. It is believed that this would remove the worst quality vacancies from the centre, although better quality vacancies are

<sup>262</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 13.74-75; Page 180-181; Appendix 8

still included in the boundary in order to encourage their development for retail purposes.

### Community Facilities

- 5.16.14 Thornton has an adequate level of community facilities which include a GP surgery, dental practice, two primary schools, and one secondary school – Thornton Grammar School, a post office, library and a supermarket. There is a limited range of facilities for young children and teenagers along with outdoor sporting facilities.

### Education

- 5.16.15 Thornton Village Primary School serves the local population and is located to the edge of the settlement. Secondary education is provided nearby at Thornton High School and the Dixons Allerton Academy.

**Table 125: Educational Facilities within Thornton**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Thornton Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

### Healthcare

- 5.16.16 Table 126 below lists the NHS registered healthcare facilities which are available to the local population of Thornton

**Table 126: Healthcare Facilities within Thornton**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Thornton Medical Centre – BD13 3LG	
<b>DENTISTS</b>	<b>TOTAL OF 1</b>
Dental Surgery – BD13 3EY	
<b>OPTICIANS</b>	<b>TOTAL OF 0</b>
NONE	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Your Local Boots Pharmacy – BD13 3LG	
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

- 5.16.17 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 127 below outlines the additional facilities within Thornton. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 127: Other Community Facilities in Thornton**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Thornton – BD13 3EL	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Thornton – BD13 3HW	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 0</b>
NONE	
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

- 5.16.18 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 128: Open Space and Recreational Facilities in Thornton**

<b>FACILITIES</b>	<b>PROVISION</b>
<b>Parks &amp; Gardens</b>	This is no park within Thornton, however no gap in provision has been identified.
<b>Amenity Green Space</b>	figures for the Bradford West constituency indicated that there are 91 sites, totally over 55ha, along with a further 6 green corridor sites. No gap in provision has been identified in Thornton.
<b>Play areas</b>	Within the Bradford West constituency area there are 39 play areas. No gap in provision has been identified in Thornton.
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• There are 9 allotment spaces within the Bradford West. Council owned site include: Top Royd Street.</li> <li>• No gap in provision has been identified in Thornton.</li> </ul>
<b>Civic spaces</b>	There are 5 civic spaces (hard surfaced areas designed

	for pedestrians) within the Bradford West 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>• Thornton Cemetery is located to the west of the settlement on Thornton Road.</li> <li>• No gap in provision has been identified.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.16.19 The following emergency services are located in this area:

- The nearest Police Station is located within Bradford City Centre
- A fire station is located on Thornton Road in Fairweather Green.
- The nearest hospital is Bradford Royal Infirmary in Heaton; this hospital provides emergency and non-emergency care within the District.

### Transport

5.16.20 Thornton village straddles across the B6145 Thornton Road some five miles to the west of Bradford. Public transport links via bus is good as the village lies on a high frequency bus route. There is no railway station in Thornton and the nearest stations are in Bradford.

5.16.21 Over 53% of the population travelling more than 5km to work and 61% of people travel to work using the private car<sup>263</sup>.

### Natural Environment

5.16.22 Thornton is surrounded by Green Belt which separates it from Bradford to the east. The land surrounding the village lies within the Thornton and Queensbury Landscape Character Area and is described as Mixed Uplands Pasture and is of medium sensitivity<sup>264</sup>.

### Nature Conservation

5.16.23 There are two Bradford Wildlife Areas which border the settlement boundary. The first is the Pitty Beck which is located to the east of the village on the

<sup>263</sup> ONS Census 2001 Travel to Work Data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Thornton and Allerton Ward)

<sup>264</sup> CBMDC (2008) Landscape Character SPD; Volume 6 Thornton & Queensbury

northern side of Thornton Road and a small site along the dismantled railway line to the southwest of the village above Throstle Nest Farm.

### **Land Conditions**

- 5.16.24 Small areas of land which run alongside Pitty Beck to the east of the village and Pinch Beck to the south lie within a small flood risk area.

### **Local Heritage**

- 5.16.25 The historic core of Thornton was originally designated as a Conservation Area in 1978. The Thornton Conservation Area Assessment (2003) states that “the area is almost unique in the Bradford area by virtue of Thornton Road built in 1826 bypassing it and thus retaining the ancient highway and historic core of the village. Focussed on Market Street the conservation area retains the aspect and proportions of the early to middle 19<sup>th</sup> century and is typical of a South Pennine village”. The village is characterised by small narrow stone setted streets, branching off the central Market Street and interlinked by pedestrian alleyways which creates the sense of an enclosed environment. A mill and associated housing highlights the industrial development of Thornton.
- 5.16.26 The Council is considering using an Article 4(2) Direction to help preserve features and details that contribute to the character of this 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 Thornton**

- 5.16.27 The following key issues have been identified for Thornton, these are listed below:
- There is a limited range of facilities for young children and teenagers along with outdoor sporting facilities.

**Key opportunities within Thornton**

5.16.28 The following key opportunities have been identified for Thornton, these are listed below:

- There is over 9 hectares of Phase 2 housing sites and Safeguarded Land allocated around Thornton. This presents future opportunities for housing and employment to be developed in the village.
- Introduction of an Article 4 (2) Direction to provide addition protection to the historic fabric of the village.

## 5.17 WILSDEN



### Location

5.17.1 Wilsden is a linear village which is located two miles to the southwest of Bingley and seven miles to the northwest of Bradford. The village was originally developed in parallel to the western bank of Wilsden Beck, which flows into the River Aire at Bingley via Harden Beck.

5.17.2 Wilsden is located within the Shipley Parliamentary Constituency and falls within the Bingley Rural Ward.

### Historical Development

5.17.3 The Conservation Area Appraisal for Wilsden<sup>265</sup> summarises the development of the village. It states that between the 14<sup>th</sup> to 16<sup>th</sup> centuries the pattern for development and rights of way within Wilsden had been set. In 1584, the enclosure of Wilsden allowed Yeomen to accrue greater income and a small number of farmhouses and farm buildings were built. By the 17<sup>th</sup> century further developments took place; many farms and houses were built many of which form part of the oldest surviving buildings in the village today.

<sup>265</sup> CBMDC (2007) Wilsden Conservation Area Appraisal

5.17.4 Wilsden expanded beyond the greens within the 19<sup>th</sup> century which saw many workers cottages being built for employees of the local textile mills. Albion Mill was built around 1810 and was the first of eight to be built in and around Wilsden. By 1850 the exhaustion of local coal supplies meant there was very little industrial and related development taking place. In 1876 the National School opened on Tweedy Lane with a school masters house added in 1883. From the 20<sup>th</sup> century onwards Wilsden presents itself as a former industrial village set alongside an attractive rural landscape.

### **Role of the Settlement**

5.17.5 Wilsden is a small residential community which has retained a small portion of its local industry. The village is now primarily a commuter settlement with good road links to Bradford and Keighley.

### **Population and Social Structure**

5.17.6 Wilsden had a population of 3,500 at the time of the 2001 Census which consisted of 79.5% of people being over the age of 16, with 14.0% being over the age of 65 years suggesting a higher than average elderly population. Younger people accounted for 20.4% of residents which was slightly below the average from Bradford<sup>266</sup>.

5.17.7 In terms of ethnicity, a large proportion of residents were of white origin (98.4%) with 0.7% Pakistani, 0.5% Indian and 0.2% of mixed and Black or Black British origin<sup>267</sup>. Figure 33 below provides a comparison between the Bingley Rural Ward and the District as a whole.

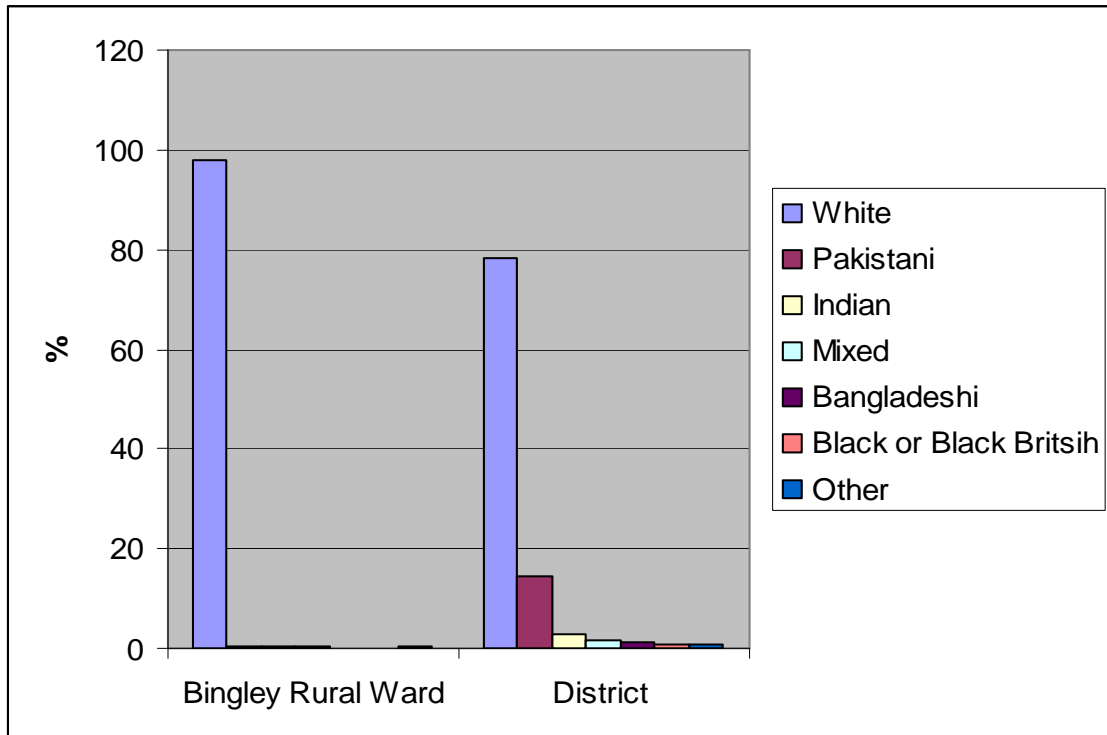
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<sup>266</sup> ONS Census 2001 population data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

<sup>267</sup> ONS Census 2001 ethnic group data; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)



**Figure 33: Ethnic groups in Bingley Rural Ward compared with the District**



### Housing

5.17.8 Data obtained from the Bingley Rural Ward profile provided Ward based information regarding dwelling types; within this area semi-detached housing accounted for 41.3% of the housing stock with detached housing and flats/conversions accounting for 21.9% and 7.1% respectively. Furthermore, the levels of private ownership were 10% higher than the District average at 81.8%, leaving the social sector and other tenures accounting for 9.7% and 8.5% respectively<sup>268</sup>.

5.17.9 There are no sites allocated for Phase 2 Housing or Safeguarded land within Wilsden presenting issues regarding future development.

### Employment

5.17.10 Wilsden has a handful of small businesses in the village which account for its small employment base. The village has small allocations of employment land which have been allocated primarily to meet the needs of existing users and allow for small-scale employment expansion.

<sup>268</sup> ONS Census 2001 Household characteristics and Tenure; taken from CBMDC (June 2004) Bradford District Ward Profiles (Bingley Rural Ward)

**Retail**

- 5.17.11 Retailing in Wilsden is concentrated on Main Street, the main thoroughfare through the village. It contains a Post Office, Co-Op foodstore, pharmacy, bakery, butchers and several health and beauty outlets.
  
- 5.17.12 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 access to local services is needed. As a result, the WYG Retail & Leisure Study (2008) identified Wilsden as an area which should be considered for such a designation to potentially become a Local Centre<sup>269</sup>.

**Community Facilities**

- 5.17.13 The village contains a GP surgery, dental practice and Wilsden Primary School, along with a post office, library and a small Co-op. There are a number of outdoor facilities for young people and teenagers that include outdoor sporting facilities such as bowling green and basketball court.

Education

- 5.17.14 Wilsden Primary School serves the local population. Secondary education is provided nearby in at Parkside in Cullingworth.

**Table 130: Educational Facilities within Wilsden**

<b>PRIMARY SCHOOLS</b>	<b>TOTAL OF 1</b>
o Wilsden Primary	
<b>SECONDARY SCHOOLS</b>	<b>TOTAL OF 0</b>
o None	
Source: Education Bradford (2009) School Contact Details ( <a href="http://www.educationbradford.com">www.educationbradford.com</a> )	

<sup>269</sup> White Young Green (2008) Retail & Leisure Study (commissioned on behalf of CBMDC); Para 14.04; Page 186

Healthcare

5.17.15 Table 131 below lists the healthcare facilities which are available to the local population of Wilsden.

**Table 131: Healthcare Facilities within Wilsden**

<b>GP SURGERIES</b>	<b>TOTAL OF 1</b>
Wilsden Medical Practice – BD15 0NJ	
<b>DENTISTS</b>	<b>TOTAL OF 1</b>
Oasis Dental Care – BD15 0AS	
<b>OPTICIANS</b>	<b>TOTAL OF 1</b>
Keith Bennett (Optometrist) Ltd – BD15 0HX	
<b>PHARMACIES</b>	<b>TOTAL OF 1</b>
Rowlands Pharmacy – BD15 0HX	
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

5.17.16 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 132 below outlines the additional facilities within Wilsden. Please note that this list is not exhaustive and will be updated in light of any new facilities.

**Table 132: Other Community Facilities in Wilsden**

<b>POST OFFICES</b>	<b>TOTAL OF 1</b>
Wilsden – BD20 0AB	
<b>LIBRARIES</b>	<b>TOTAL OF 1</b>
Wilsden Library – BD15 0HS	
<b>COMMUNITY CENTRES &amp; HALLS</b>	<b>TOTAL OF 1</b>
Wilsden Community Hall – BD15 0HS	
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

5.17.17 The Open Space and Recreation Assessment (2007) identifies the following open spaces and recreational facilities within this area:

**Table 133: Open Space and Recreational Facilities in Wilsden**

FACILITIES	PROVISION
<b>Parks &amp; Gardens</b>	There is nor park or garden provision in Wilsden.
<b>Amenity Green Space</b>	No gaps have been identified within Wilsden.
<b>Play areas</b>	No gaps have been identified within Wilsden.
<b>Allotments</b>	There are 19 allotment spaces within the Shipley constituency. Wilsden has been identified as having gaps in this provision.
<b>Civic spaces</b>	There are no civic spaces (hard surfaced areas designed for pedestrians) within this settlement.
<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>• Wilsden Cemetery serves this settlement.</li> <li>• There is no gap in provision within Wilsden.</li> </ul>
Source: KKP (2007) Open Space & Sport and Recreation Study	

5.17.18 The following emergency services are located in this area:

- Bingley Police Station is the nearest main police station to this settlement.
- Bingley fire station is the nearest station to this settlement.
- The nearest hospitals are Airedale in Steeton which provides emergency and non-emergency care.

**Transport**

5.17.19 Wilsden is located north of the roundabout on the B6144 Wilsden Road and Haworth Road. The road provides road links to Bradford to the east and Cullingworth, Oxenhope and Haworth to the west of the village. The village has good public transport facilities with access to a high frequency bus route serving the neighbouring towns and villages. Wilsden does not lie on the railway line and the nearest mainline station sits in Bingley.

### **Natural Environment**

5.17.20 The built up area of Wilsden is surrounded by Green Belt with many clusters of buildings and farmsteads located within the rural setting. The landscape which surrounds the village forms part of the Wilsden Landscape Character Area which mainly consists of Mixed Uplands Pasture and is of medium sensitivity<sup>270</sup>.

### **Nature Conservation**

5.17.21 To the northern extent of Wilsden, alongside Wilsden Beck, is a Bradford Wildlife Area. It covers the extensive area of Cottingley Wood Estate to the north east, extending southwards towards Wilsden covering Bilberry Bank.

### **Land Conditions**

5.17.22 Land surrounding the route of the Wilsden Beck which flows northwards to the east of the village is a flood risk zone. Additionally, to the west of the village is a Minerals Area of Search which extends westwards towards Cullingworth.

### **Local Heritage**

5.17.23 Wilsden Conservation Area was originally designated in 1977. It covers the historic core of the village, following a linear pattern along Main Street, the main thoroughfare, with Wilsden Hill a separate cluster of buildings. Agriculture was the main function of the village and several farm buildings predating the nineteenth century survive.

### **Key planning issues within Wilsden**

5.17.24 The following key issues have been identified for Wilsden, these are listed below:

- There are no sites allocated for Phase 2 Housing or Safeguarded land within Wilsden.

### **Key opportunities within Wilsden**

5.17.25 The following key opportunities have been identified for Wilsden, these are listed below:

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<sup>270</sup> CBMDC (2008) Landscape Character SPD; Volume 9: Wilsden  
LDF Evidence Base

- The retail core of Wilsden has been identified for designation as a Local Service Centre within Bradford's retail hierarchy.

**APPENDIX 1: LIST OF INFORMATION SOURCES**

TOPIC	SOURCE	AUTHOR	DATE	DESCRIPTION
<b>HISTORICAL DEVELOPMENT</b>	Conservation Area Assessments	CBMDC	Various	Conservation Area Assessments contains a detailed of the character of a conservation area and describe its special character and interest.
	Historic Maps – Corporate GIS Software	CBMDC	Various	Historic OS maps showing the development of this District over time.
<b>POPULATION &amp; SOCIAL STRUCTURE</b>	2001 Census of Population	Office of National Statistics (ONS)	2005	Outlines results of the 2001 Census of Population.
	Index of Multiple Deprivation (IMD)	Communities & Local Government	2007	The IMD 2007 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
	Index of Multiple Deprivation (IMD) Bradford Summary	Yorkshire Forward	2008	A spreadsheet which provides information and data relating to Bradford and levels of deprivation within various deciles.
<b>HOUSING</b>	2001 Census Ward Profiles	CBMDC	2004	The CBMDC has used the 2001 Census data to produce 30 ward profiles which provide a localised account of areas within the Bradford District.
	Local Housing Assessment	CBMDC	2008	The purpose of the document is to provide a better understanding of the local housing market; the key drivers of local housing demand and supply; and the level of housing need within the area. The assessment contains extensive statistical analysis of the existing housing market, affordability and the nature of the current housing stock.

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	Draft Strategic Housing Market Assessment (SHMA)	Arc4	2009	The SHMA analyses the housing market in Bradford in depth advising on the types of housing needed in different areas and the amount and pattern of need for affordable housing – housing provided for sale and rent at below market prices.
<b>EMPLOYMENT</b>	Bradford Employment Land Review	ARUP	2007	This study sought to understand how potential future employment patterns will impact on the demand for, and supply of, employment land. It will enable the Council to manage employment land through policies in the LDF.
	Bradford Economic Strategy 2007 – 2020	CBMDC	2007	The aim of the strategy is to maximise the potential of the District's communities, businesses and the physical environment to bring about improvements to people's quality of life. It is an ongoing process and involves a transformation to reverse economic and physical decline; maintenance of the economy and infrastructure; and the development and preparation of new opportunities.
<b>RETAIL</b>	Bradford Retail & Leisure Study	White Yong Green	2008	This study provides an up-to-date comprehensive picture of current and future capacity for retailing and leisure in the Bradford District. It also assesses the existing network of larger and smaller centres in Bradford and the function and effectiveness of the current retail hierarchy.
<b>COMMUNITY FACILITIES</b>	Open Space and Built Facilities Assessment	KKP	2006	This study assessed the open spaces and recreational facilities to ensure that there is an adequate provision of accessible, high-quality green/civic spaces, civic spaces and sport and recreation facilities to meet the needs of local communities and visitors.
	Settlement Study	CBMDC	2008	This study provides a snapshot of the various settlements and areas

LDF Evidence Base

within the Bradford Urban Area in terms of facilities, infrastructure and



Local Development Framework for Bradford

				assesses their current sustainability.
	School Contact Details	Education Bradford	2009	List of all schools and contact details within the Bradford District.
	Bradford & Airedale Joint Strategic Needs Assessment	Bradford PCT	November 2009	This assessment identifies the health and wellbeing needs of the local population and aims to support the development of services which reduce inequalities.
<b>TRANSPORT</b>	2001 Census of Population – Travel to Work data	Office of National Statistics (ONS)	2005	Outlines results of the 2001 Census of Population.
	Air Quality Action Plan (draft)	AEA Group	2009	This action plan aims to make progress towards achieving the annual mean NO2 objective within the district as whole and the AQMAs in particular. There are several AQMA's within key locations in Bradford.
	West Yorkshire Local Transport Plan 2 (2006-2011)	West Yorkshire Local Transport Plan Partnership	2006	This regional plan is a partnership between Metro and the five West Yorkshire Local Authorities. The plan supports the wider agendas including health, education, skills and the economy. The aim of the plan is to deliver a more sustainable transport system, improve accessibility, improve road safety and security, and provide better travel information and better facilities for pedestrians and cyclists whilst improving the condition of the highway.
<b>NATURAL ENVIRONMENT</b>	Green Belt boundary (RUDP)	CBMDC	2005	A map to outline the boundary of the Districts Green Belt.
	Landscape Character Assessment SPD	CBMDC	2008	This document provides detailed guidance on key character areas and their characteristics, and guidance for managing development and change within them. The SPD supports the saved policies NE3 and NE3A in the adopted Replacement UDP (2005).

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	Landscape Sensitivity Assessment	CBMDC	2009	Using data contained within the Landscape Character Assessment (2008)
<b>NATURE CONSERVATION</b>	Bradford Replacement Unitary Development Plan – Nature designations	CBMDC	2005	The development plan for the District which outlines policies for the identification, management and protection of nature conservation designations.
<b>LAND CONDITIONS</b>	Corporate GIS Software – Flood Risk	CBMDC		GIS Software highlighting areas of flood risk within the Bradford District.
	Bradford Replacement Unitary Development Plan – Minerals site	CBMDC	2005	The development plan for the District which outlines policies for the identification, management and use of minerals sites.
<b>HERITAGE CONSERVATION</b>	Conservation Area Assessments	CBMDC	Various	Conservation Area Assessments contains a detailed analysis of the character of a conservation area and describe its special character and interest.
	Conservation Area Appraisals	CBMDC	Various	Conservation Area Appraisals are a means of updating the original assessments <sup>9</sup> which is required to be undertaken every five years. The appraisal considers authenticity, changes that have taken place, opportunities and threats to the Conservation Area. It also maps the key characteristics of the area and contains Management Proposals.
	Potential Conservation Area Assessments	CBMDC	Various	The Council has a duty to designated areas worthy of conservation protection. Areas put forward by residents, Councillors and organisations have been assessed by the Council in order to determine whether the Conservation Team would recommend all or any of them for conservation area designation.
<b>IDENTIFICATION OF ISSUES &amp; OPPORTUNITIES</b>	Various Locality (Neighbourhood Action Plans, Parish Plans) & Regeneration Plans – See Appendix 2			

## **APPENDIX 2: LIST OF LOCALITY PLANS**

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### **BRADFORD NORTH CONSITUENCY**

- Bradford Moor, Thornbury and Barkerend Neighbourhood Action Plan
- Bradford North Area Committee Action Plan Progress Report
- Cornwall Road Neighbourhood Action Plan
- East Bowling Community Link Action Plan
- Ravenscliffe Neighbourhood Action Plan
- Manningham Moving Forward Action Plan
- Otley Road and Undercliffe Neighbourhood Action Plan

### **BRADFORD WEST CONSITUENCY**

- Bradford West Area Committee Action Plan
- Clayton Urban Village Plan
- Frizinghall Neighbourhood Action Plan
- Girlington Neighbourhood Action Plan
- Horton Grange Regeneration Partnership Action Plan
- Little Horton Neighbourhood Action Plan
- Marshfields Neighbourhood Action Plan
- Park Lane Neighbourhood Action Plan
- Parkside Neighbourhood Action Group - Neighbourhood Action Plan
- Upper Heaton Working Together (UHWT) Neighbourhood Action Plan
- West Bowling Neighbourhood Action Refresher Plan

### **BRADFORD SOUTH CONSITUENCY**

- Action for the Odsal Community – Action Plan
- Bierley Acting Together
- Bradford South Area Committee Action Plan
- Buttershaw Action Plan
- CARE (Delph Hill) Neighbourhood Action Plan
- Cooperville Neighbourhood Action Team
- Faxfleet Neighbourhood Action Plan
- Great Horton Community Partnership - Neighbourhood Action Plan
- Holme Wood Neighbourhood Action Plan

- Lidget Green Community Partnership – Action Plan
- Low Moor Urban Village Action Plan
- Q2 Regeneration Limited
- St Mary’s and Shirley Manor Neighbourhood Action Plan
- Scholemoor Beacon Neighbourhood Action Plan
- Tyersal Neighbourhood Action Plan
- Wibsey Urban Village Action Plan
- Woodside Action Group
- Wycollar Action Group - Neighbourhood Action Plan
- Wyke Estates Action Plan
- Wyke Urban Village Action Plan

### **SHIPLEY CONSITUENCY**

- Baildon Urban Village Plan
- Crossflats and Micklethwaite Neighbourhood Action Plan
- Denholme Parish Plan
- Eldwick Village Action Plan
- Fearncliffe, Crossley Wood Lower Gilstead Local Action Plan
- Gilstead Local Action Plan
- Hirst Wood Local Action Plan
- Shipley Area Committee Action Plan Progress Report
- Shipley South Local Action Plan
- Street Ahead East Shipley
- Westroyd, Windhill, Crag, Owlet and Bolton Woods Neighbourhood Action Plan
- Woodside Action Group Neighbourhood Action Plan
- Wrose Action Plan (draft)
- Wycliffe and Saltaire Local Action Plan

### **KEIGHLEY CONSITUENCY**

- Addingham Parish Plan
- Braithwaite, Guardhouse and Upper Highfield Neighbourhood Action Plan
- Branshaw and Fell Lane Action Plan
- Burley Parish Plan
- Cullingworth Parish Plan
- Eastwood and Showfield Neighbourhood Action Plan

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- Hainworth and Parkwood Neighbourhood Action Plan
- Haworth, Crossroads and Stanbury Parish Plan
- Keighley Area Committee Action Plan
- Keighley Participatory Budgeting Pilot – Residents Survey Results
- Menston Locality Action Plan
- Oxenhope Parish Plan
- Oxenhope Village Design Statement
- Silsden Village Design Statement
- Steeton with Eastburn Parish Plan
- Stockbridge Neighbourhood Action Plan

**N.B** There are a number of Parish Plans and Neighbourhood Action Plans that are currently in preparation. These will be incorporated into this Study as and when they are completed.



Produced by the  
City of Bradford Metropolitan District  
Council

Local Development  
Framework Group

