



Allocations Development Plan Document

Statement of Consultation: Issues and Options

May 2019

FOREWORD

This Statement of Consultation relates to the public consultation that was carried out on the Issues and Options stage of the Allocations Development Plan Document (DPD) in 2016 and the responses gained as a result.

The Issues and Options consultation formed the first stage of public consultation during the Allocations DPD. The consultation sought to involve interested parties and stakeholders in a discussion relating to the proposed approach to be taken by the Council.

Further Information

For more information about the Allocations DPD or the Local Plan for the Bradford District, please contact the Local Plan Team at:-

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Bradford
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1. Introduction & Background

- 1.1 Town and Country Planning regulations require Local Planning Authorities to involve the public and key stakeholders in key stages of the Development Plan process. When preparing documents which relate the Local Plan, the Council must carry out public consultation and engage with local communities and stakeholders.
- 1.2 Authorities are also required to prepare and publish a Statement of Community Involvement (SCI) which explains when and how any public consultations will take place, who will be consulted and what will be done to engage the community at each stage of the consultation process and also within planning applications. The Council is fully committed to community engagement in the delivery of local services and functions. The Bradford Statement of Community Involvement was adopted by the Council on 8th July 2008.

Background

- 1.3 The Core Strategy is the key strategic part of the Local Plan and is the document that shows broad areas for growth and restraint and the long term spatial vision of the District up to 2030. It also sets out the role of each settlement in the District and defines development targets for growth. The Core Strategy DPD was adopted on 18th July 2017.
- 1.4 The Allocations Development Plan Document (DPD) will provide the detailed planning policy and land allocations to complement the Core Strategy DPD. It will cover all parts of the District with the exception of the Shipley and Canal Road Corridor and City Centre Area Action Plan (AAP) areas, which have been dealt with separately.
- 1.5 The Core Strategy and the two AAP's have all involved the public throughout their preparation and whilst the methods used to engage people will be tailored differently, it is the intention of the Planning Service to continue this engagement at each stage of the Allocations DPD.

Purpose of this document

- 1.6 This Statement of Consultation report sets out how Bradford Council has involved the community and key stakeholders in the preparation of the Allocations Development Plan Document (DPD) at the Issues and Options stage. It sets out what was done to consult the different individuals, organisations, agencies and residents of the District, how this met the requirements of the regulations and how it complies with the Council's adopted SCI. It also sets describes how the results of the consultation have been taken into account during the preparation of the next stage of the plan.
- 1.7 This report will outline how the Issues and Options consultation complies with the relevant regulations as set out within the Town and Country Planning

(Local Development) (England) Regulations 2012, in pursuant to Regulation 18:

- **Regulation 18** – Preparation of a Local Plan
- **Regulation 22** – Submission of documents and information to the Secretary of State

- 1.8 Regulation 18 requires the Local Authority to notify bodies or persons of the subject of the Local Plan and invite each of them to make representations. This report provides a formal record of the public consultation which has taken place at Regulation 18 and evidence in preparation for the Regulation 22 submission statement.
- 1.9 Section 2 sets out the methods of consultation, including which bodies and persons were invited to make representations and how these were invited.
- 1.10 Section 3 provides a summary of the main issues raised by the representations; and how those issues have been taken into account.

2. The Issues and Options Consultation

Introduction

- 2.1 The Allocations DPD is an important document which forms part of the Local Plan for the Bradford District. It will deliver the vision and objectives set out within the Council's adopted Core Strategy which aims to meet the challenges involved in providing for the needs of a rapidly growing population in the best and most sustainable way.
- 2.2 The Allocations DPD will allocate land to meet the district's needs over the period to 2030 for new homes, and will identify sites for gypsies and travellers, sites for business and industry, and sites for infrastructure and community uses such as schools and road improvements. It will also identify which greenspaces will be protected and enhanced.
- 2.3 The development targets for each settlement have been defined by the adopted Core Strategy, therefore the purpose of this consultation was not to re-examine these targets but to seek the public's opinion on the location of future development.

Purpose of the Consultation

- 2.4 The Issues and Options consultation documents sought the public's opinion on the location of future development within the Bradford District, such as sites that would be suitable for new homes (and sites for the travelling community), business and industry, retail and community uses.
- 2.5 The consultation was also interested in seeking opinion on the size of sites which should be identified for new homes and business, when land should be allowed to be developed and whether there was a need for locally specific development densities to be defined. The consultation also wished to find out whether the open spaces and areas protected for business and industry defined in the current development plan, the RUDP were still appropriate.

Consultation and Supporting Documents

- 2.6 In line with the requirements of the planning regulations and best practice, the Council undertook a 10 week consultation from **Tuesday 10th May 2016 to Tuesday 19th July 2016**.
- 2.7 The following materials were produced and made available during the Issues and Options consultation:
- an **Interactive Map**
 - a set of printed **Map Books** covering Bradford urban area, Airedale, Wharfedale and Pennine Towns;
 - Background Documents:-

- **Scope and Content of the Plan** paper.
- **A Site Assessment Methodology**
- **Background papers** for each of the four sub areas defined in the Core Strategy (Bradford, Airedale, Wharfedale and Pennine Towns);
- **A Call for Evidence** paper

- **Comment forms** to elicit responses

2.8 Printed copies of the consultation documents were placed for inspection at the deposit locations listed below. Notifications of these locations were given in the consultation letter/E-mail, on the Local Plan website and advertised in the press release.

- Planning Reception at Jacobs Well Council Office, Nelson Street, Bradford
- Council one stop shop at Keighley Town Hall
- The main local libraries in Bradford City Centre, Keighley, Shipley, Bingley and Ilkley.

Who was consulted?

2.9 Over 2,450 individuals, community groups, developers, agents and infrastructure providers identified within the adopted SCI and held on the Council's database were informed of the start of the consultation by letter or E-mail in advance of the start of the Issues & Options consultation, informing them where they could view the information and inviting them to make comments.

2.10 In addition, all 90 Councillors and the 5 Members of Parliament (MPs) covering the District were also notified of the consultation via an E-mail correspondence.

How the public and other stakeholders were consulted

2.11 The Council used a number of different methods of community consultation and engagement which aimed to reach the different groups within the community. The ranges of methods used are outlined below:

2.12 A total of 2,474 **written notifications** were sent out to individuals, community groups, developers, agents and infrastructure providers held within the Local Plan database, in line with the SCI. This consisted of 950 **letters** which were sent out on Monday 9th May 2016 and 1,524 **E-mails** which were sent out on Tuesday 10th May 2016 at the start of the consultation. A sample letter can be found in Appendix 1A.

2.13 **A press release** was issued to media company Newsquest Group who produce the 3 newspapers covering the Bradford District in advance of the consultation. The following papers published details of the consultation and examples of the published articles can be found in Appendix 1B.

- Telegraph and Argus – 11th May 2016
- Keighley News – 12th May 2016

- Ilkley Gazette – 19th May 2016
- 2.14 The **Council's Local Plan website** (www.bradford.gov.uk/planningpolicy), in particular the Land Allocations DPD webpage was used to facilitate communication of the consultation and the time period. The Interactive Map and supporting consultation documents were made available to view and download throughout the consultation process.
- 2.15 Issue 25 of the **Plan-It Bradford newsletter (March 2016)** was circulated to 1,541 individuals announcing the imminent start of the consultation. An extract article of the consultation can be found in Appendix 1C.

Stakeholder Events

- 2.16 **A Stakeholder event** was organised and was aimed at community groups, Parish Council representatives, agents and developers who had been involved in or had requested involvement in the Local Plan process. These events were by invitation only.
- 2.17 The session provided an overview of the intended scope of the Allocations DPD, explained how the Council drew up its initial list of potential sites and designations, and went through the published material. The session was an opportunity for attendees to ask questions to assist in being able to respond to the consultation.
- 2.18 As shown in Table 2.1 further drop in events were arranged halfway through the consultation for any group requiring any additional help with their responses. Only 4 people attended these sessions including 2 representatives from the newly former Bingley Town Council.

Table 2.1

Date	Time	Venue	No. of attendees
23 rd May 2016	10am – 1pm	Jacobs Well Offices, Bradford	38
Additional Events			
27 th June 2016	10am – 5pm	Margaret McMillian Tower, Bradford	2
28 th June 2016	10am – 5pm	Margaret McMillian Tower, Bradford	3

- 2.19 A further public event was held by Bradford Council's Keighley Area Coordinators Office on to assist in raising awareness within the local area and providing access to information about the consultation.

Date	Time	Venue	No. of attendees
11 th July 2016	2.30 – 6.45pm	Keighley Library, Keighley	55+

Councillor briefings

- 2.20 Given the timing of the consultation immediately after the Local Government elections, the new local Councillors / Council Ward Members were offered the opportunity to come and speak with a Council officer who would explain and outline the nature of the consultation and provide any additional information on the Local Plan process as required. These were held as drop-in events. 7 councillors took up the offer and were given one to one/two briefings.

Date	Time	Venue	No. of attendees
25 th May 2016	10am – 4pm	City Hall, Bradford	3
26 th May 2016	2 – 4pm	City Hall, Bradford	4

Interactive Map

- 2.21 Due to the land based nature of this consultation, the Council developed an online Interactive Map which provided members of the public with the opportunity to view data and supply responses to the Council in more than one way.
- 2.22 The Interactive Map allowed individuals to view the location of any sites identified as a “possible development site”, existing green space or existing employment zone and make comments on that site using the spatial software. Clicking on a site opened an online comment form and allowed the person commenting the ability to provide their comments electronically. Comments captured on these sites were automatically saved and added to the Council database.
- 2.23 For those individuals who preferred to view the downloadable Map Books, paper versions of the questionnaire were provided on the website for completion and return to the Council via E-mail or post.

Call for Sites and Call for Evidence

- 2.24 As part of this consultation the Council also launched a further **Call for Sites** and a **Call for Evidence** exercise which was aimed at people who wished for their site to be considered and for those who wished the Council to have regard to further technical or factual information relevant to the determination of which sites should or should not be considered.

3. Summary of the Consultation Outcomes

- 3.1 The Issues and Options consultation sought to raise dialogue on what the key issues were for the area, which sites were considered to be the most appropriate for what type of development and to help slim down the list of possible site options available. It has also raised the profile of the Allocations DPD in advance of the next key stage of public engagement which will be Preferred Options.
- 3.2 A total of **1537** individuals submitted comments, this included agents submitting comments for one or more clients. The largest group of respondents were local residents. Many individuals made comments on more than one settlement.

Type of Contributor	No of comments received
Local Residents	1347
Local Business owners	3
Planning Consultant / Agent	52
Community Groups	11
Parish Councils	10
Private Developers	5
Landowners	20
Other	59
Not specified	30
Total	1537

- 3.3 The Council received comments via a number of methods such through the Interactive Map, E-mail submissions and by post. The largest number of submissions was via the interactive map with 927 respondents. The table below identifies how many responses received by each method.

Submission Method	No. received
Interactive Questionnaire	927
Emails	253
Letter	112
Other	12

Distribution of Comments Received

- 3.4 The majority of comments made during the consultation related to the possible development sites identified within the sub-area background papers, map books and on the Interactive Map. The table below highlights the amount of comments received to the consultation documents.

Consultation document	No of Respondents	No. of comments received
Scope of the Plan	15	52
Site Assessment Methodology	22	120
Sub-area Background Papers & sites	1539	6,200

- 3.5 Many of the respondents made comments on more than one site, settlement or other issue. Each of these comments has been treated as a separate representation. In total, more than **6,200 representations** were recorded as part of this consultation. The total count includes a large number of comments made by West Yorkshire Archaeology and Historic England about detailed site issues, these responses have not been reported in this consultation. The issues raised however will be considered fully, as part of the detailed site work to be undertaken in line with the final site assessment methodology.

Summary of the Comments Received

Scope of the Plan

- 3.6 The Council received relatively few comments relating to the scope and content of the plan in comparison to the amount received in relation to site impacts and issues which should be looked at in determining the suitability of those sites. However, the comments that were received were supportive of the proposed approach with few comments relating to the content of the main sections of the plan. A summary of the issues raised can be found in Appendix 2.

Site Assessment Methodology

- 3.7 The Council received relatively few comments relating to the methodology in comparison to the amount received in relation to site impacts and issues which should be looked at in determining the suitability of those sites.
- 3.8 However of the 22 respondents who did make representations on the methodology proposed by the Council, over 120 comments were made covering most of the proposed stages and elements of the methodology.
- 3.9 A summary of the issues raised can be found in Appendix 3. The Council will give careful consideration to the comments received in re-drafting the methodology which will be published on the Council's website in due course.

The revised approach will also reflect, where relevant, any changes to Government policy, in particular the NPPF together with emerging best practice from elsewhere.

Sub-Area Background Papers & Sites

- 3.10 The comments and issues raised have been summarised in order to make this report manageable, a summary of these is contained within the Appendices from 4 -7. The Councils response to the issues raised is not provided at this stage. All comments and issues raised will be looked at in more detail during the site assessment stage of the Allocations process. Below provides a summary of the numbers of comments received to the questions asked about each settlement.

Table 3.1 - Summary of the main comments received by settlement

Settlement	Total no. of possible development sites in this consultation	Total no. of people making comments	Total no. of sites commented on	Total no. of comments received to employment questions	Total no. of comments received to greenspace questions
	983	1,748	487	733	269
Regional City	476	251	115	89	56
Bradford North East	114	43	33	20	17
Bradford North West	87	81	23	30	5
Bradford South East	133	45	21	18	7
Bradford South West	118	43	27	0	13
Shipley	24	39	11	21	14
Airedale	262	865	164	335	145
Keighley	125	118	48	41	8
Bingley	53	309	52	126	13
Baildon	20	251	17	143	101
Cottingley	11	124	11	0	8
East Morton	14	24	14	19	7
Silsden	22	20	13	4	2
Steeton	17	19	9	2	6
Wharfedale	82	204	80	62	17
Ilkley	35	68	35	39	5
Burley In Wharfedale	15	74	15	0	8
Menston	12	38	10	21	3

Addingham	20	24	20	2	1
Pennine Towns	163	428	128	247	51
Queensbury	34	29	13	18	4
Thornton	28	70	25	38	9
Cullingworth	10	6	1	2	0
Denholme	13	47	13	23	4
Harden	12	11	12	2	1
Wilsden	12	15	12	6	2
Haworth	28	148	28	102	11
Oakworth	17	61	16	41	2
Oxenhope	9	41	8	15	18

3.11 In summary, a large majority of responses in all areas raised concerns over the following issues:

- The potential impact of new housing on traffic and local infrastructure in the area concerned on amenities such as school places and health facilities.
- The need to resolve existing infrastructure issues before new development is considered.
- The need to retain open spaces and protect green spaces within the District.
- New development should focus on previously developed sites (PDL) before greenfield and green belt development is considered.

Call for Sites & Evidence

3.12 The Council requested the submission of any new sites or evidence as part of the consultation process. Over 70 submissions were made to the Council under the Call for Sites request. This resulted in 56 new sites being submitted for assessment. All new site submissions or suggested alterations to boundaries will be looked at by the Council in more detail as work progresses on the Allocations DPD. Site plans showing the new submissions in each settlement are provided in each relevant appendix covering the respective settlement.

3.13 Some sites will be removed from the process at the request of the landowners concerned. These will be taken out as we move towards the next stage of the plan process.

How the issues raised have been dealt with

3.14 Representations, sites and evidence received as part of this consultation will provide a basis to help inform the preparation of the Allocations Preferred approach. The comments and issues have been considered by Officers in the Local Plan team and a way forward agreed in relation to the broad scope and approach for the Development Plan Document.

4. Next Steps

- 4.1 The next stage of preparing the Allocations DPD is to look at the site options consulted upon and the comments received then analyse these against the Site Assessment Methodology which was published during the consultation period.
- 4.2 The Council will also consider the additional site suggestions which were submitted and these will also be judged against the Site Assessment Methodology.
- 4.3 The next stage, the Preferred Option, will as far as possible reflect the strategic approach outlined in the Core Strategy as the most sustainable vision for each settlement area.

APPENDIX 1

- 1.1 GENERAL CONSULTATION LETTER
- 1.2 PRESS RELEASES
- 1.3 PLAN-IT BRADFORD NEWSLETTER – MARCH 2016

APPENDIX 1A

Department of Regeneration

Development Plan Group
2nd Floor South, Jacobs Well
Nelson Street
Bradford
BD1 5RW

Tel: (01274) 434050

Email: planning.policy@bradford.gov.uk

Date: Monday 9th May 2016

Dear ,

**RE: LOCAL PLAN FOR THE BRADFORD DISTRICT –
ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
ISSUES AND OPTIONS CONSULTATION (REGULATION 18)**

As you will know the Council is in the process of producing a new Local Plan for the District which will eventually replace the current statutory development plan (the Replacement Unitary Development Plan). You may also be aware that the Local Plan comprises several separate documents which are at different stages of preparation.

I am now writing to inform you that work has commenced on another Local Plan document, the Allocations Development Plan Document (DPD), and the Council are beginning a period of 'Issues and Options' consultation on Tuesday the 10th May.

The Allocations DPD is a key planning document as it will identify and allocate sites which will meet the district's needs for new homes, jobs and infrastructure. It will also designate key areas of amenity and environmental value such as green spaces and wildlife areas so that they are protected and enhanced. The Allocations DPD will cover the majority of the district but please note it does not cover or include policies or allocations for the Bradford City Centre or Shipley & Canal Road Corridor areas which are the subject of separate Plans.

When adopted, the Allocations DPD, will contribute towards decisions on individual planning applications.

The Allocations DPD is required to implement the policies of the Council's Core Strategy and accord with the Government's National Planning Policy Framework. The Council are therefore not consulting or inviting comments on matters which are the subject of the Core Strategy such as how many homes are needed and should be built in each settlement.

Aim of this consultation

The Council welcomes the submission of comments on any matters but at this early stage are particularly keen to receive comments on:

- The intended scope of the plan – what it will cover;
- The sites which should be allocated to meet development needs and targets;



- The greenspaces and environmental areas which should be protected; and
- Any information, evidence, studies or data which the Council should consider.

A range of supporting material has been published on the Council's website to inform this process. In particular documents and maps have been produced to show the current list of potential development sites on an area by area basis. There is an interactive map of the district on the website which shows the sites in more detail.

The Council welcome comments on the suitability, or otherwise, of these sites for development and what type of development would be appropriate. However it has also issued a '**Call For Sites**' which means it would welcome the submission of additional site options. Such sites should be deliverable and be a minimum of 0.2ha in size.

The main documents which you will find online include:

- A 'Background and Scope' paper which indicates the things the Plan will cover;
- Background papers which include lists and maps both of possible sites and also currently designated green spaces;
- A 'Call For Sites Suggestion Form' – the Council encourage those suggesting additional sites to use this as it ensures that the Council have the right information to begin assessing them;
- A 'Call For Evidence' paper;

- 1.4 The material for the Allocations DPD can be viewed from Tuesday 10th May at:
http://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/development_plan_documents.htm

Deposit Locations

The key consultation documents are available for inspection at the following deposit locations:

- Principal Planning Office: at Jacob's Well, Bradford. Please note the service is due to re-locate to Britannia House in June so materials will be transferred there;
- Main libraries: Bradford Local Studies Library, Bradford City Library, Shipley, Bingley, Keighley and Ilkley.
- Town Halls & One Stop Shops: at Shipley¹, Keighley and Ilkley¹;

People are free to download and print their own copies of the consultation documents and supporting documents as they require.

How You Can Comment

There are several ways in which comments can be submitted. This includes a standard form which can be downloaded or via the Interactive map which has a facility to make comments. Comments can be submitted by post or by e-mail. **The Council strongly encourages the use of electronic and online methods of submission as it makes the processing and response to them quicker and more efficient.**

Representations should be submitted to:

planning.policy@bradford.gov.uk or in writing to:

Local Plans Group, 2nd Floor South, Jacobs Well, Manchester Road, Bradford, BD1 5RW.

Comments and responses must be received by 5pm on Tuesday 19th July 2016

¹ By appointment only

The Council appreciates that the Local Planning process is complex so please feel free to contact the Council's staff at the contact details below if you require any information or wish to receive advice or assistance on how to submit your comments or use the online interactive map.

Please note – submitted comments including names and postal addresses cannot be kept confidential as the Council are required by law to make these available. However your telephone number, e-mail address and signature will not be published. Further details of the data protection exemptions which the Council has to follow under planning legislation is included on the comment forms.

Any comments submitted may be accompanied by a request to be notified of forthcoming stages including:

- when the Allocations DPD is submitted for independent examination by the Planning Inspectorate and
- of the publication of the recommendations of the person appointed to carry out the examination; and
- on the adoption of the DPD.

Group Responses

Where there are groups who share a common view on how they wish to see the Plan changed, it would be very helpful for that group to submit a single representation which represents the view of the group, rather than separate individual representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

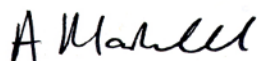
What Happens Next?

Following the period for representations the Council will record and consider each of the comments, assess the issues raised, gather evidence and assess all site options. It will then prepare a preliminary draft Plan for further consultation.

Should you have any further queries about the Plan or the forthcoming process please contact my colleague Simon Latimer at simon.latimer@bradford.gov.uk or by telephone (01274) 434606.

Should you require assistance in accessing the online material or using the online maps and questionnaire please feel free to contact my colleague Leah Midgley at (01274) 434461 or by e-mail to leah.midgley@bradford.gov.uk

Yours faithfully,



Andrew Marshall
Planning & Transport Strategy Manager

Published May 11th 2016

Telegraph & Argus

Crunch time for green belt campaigners as Bradford's local plan reaches next stage



The Local Plan will set out where homes and industry should go

5 hrs ago / [Claire Wilde](#), City Hall Reporter / [ClaireW_TandA](#)

A MAJOR planning blueprint setting out where homes and industry will be placed over the next ten to 20 years has reached an important stage.

The Local Plan, which is being developed by Bradford Council, will guide where more than 40,000 homes are built across the district as well as setting aside land for new businesses and key infrastructure.

The plan, which is controversially expected to see land released from the green belt to make way for new development, has now reached the point where specific sites will start to be earmarked for development.

It will be crunch time for campaign groups across the district who are hoping to save green belt land in their areas from being built over.

The authority has already decided it needs to plan for an extra 42,100 homes across the district by 2030.

It has identified sites which could be available for development in the coming years, but not all of these will need to be built on.

Yesterday, the authority began a public consultation asking people what criteria it should use when choosing between these sites.

The council has published a map of all the available sites it is aware of across the district so far, and is inviting people to comment on them or flag up any problems.

The council's planning teams have also made a final call for people to suggest any other sites which could be used to build homes or business premises in the coming years.

But planning teams stressed that the council is a long way off deciding where development should go.

Andrew Marshall, Bradford Council's planning and transport strategy manager, said the feedback from the consultation would help the authority "make the tough decisions we are going to have to make over the next 15 years, to meet the need for homes - which is obviously quite pressing - but also to support economic development".

But he said final decisions were not likely to happen until the end of next year, adding that there would be three rounds of public consultations in total.

The authority is expected to publish an indicative list of sites by late this year or early next year, which would go out for consultation.

A final draft would then be put to councillors for their approval, before a government planning inspector examines them - a process which would involve another consultation.

People can take part in the current public consultation by visiting bradford.gov.uk, where there is an interactive map of all the available sites known to the council.

Hard copies of this map are available to view at libraries in Bradford, [Keighley](#), [Bingley](#), [Shipley](#) and [Ilkley](#) as well as the planning reception at the authority's Jacobs Well offices in Nelson Street, Bradford.

The consultation runs until July 19.

NEWS

19th May 2016

Green land across Wharfedale marked as potential development sites

By Amanda Greaves



Land around Ilkley is highlighted as potential development land in Bradford Council's draft Land Allocations Development Plan Document

[0 comment](#)

WHARFEDALE residents have until mid-July to comment on a land allocation plan that earmarks large green areas of the valley as potential sites for development.

Bradford Council has released its draft Land Allocations Development Plan Document (DPD) – part of its Local Plan for the district – for consultation.

The Local Plan will eventually be the rule book used for determining new planning applications across Bradford district.

The Land Allocations DPD will determine what land will be allocated for development and which areas of green space will be protected in the period up to 2030.

Similar to past plans, the document shows plots both north and south of the A65 at the western side of Ilkley as potential development land, land off Hardings Lane and Slates Lane to the north of Ilkley, plus large green fields bordering Ben Rhydding to the east as potential development sites.

The document comes as local groups and councillors this week speak at a hearing called by a Government planning inspector regarding modifications to the central Core Strategy of the Local Plan.

The DPD also highlights land to the west, south, east and northeast of Addingham for possible development land, and much of the green land lying between Burley-in-Wharfedale and Menston, plus a large plot to the west of Burley.

Bradford Council says no decision has yet been made on which sites will be formally allocated for development.

The plan follows several Strategic Housing Land Allocation Assessments (SHLAA), which included calls for suggested sites for development in the valley.

As well as asking for feedback from members of the public, the DPD consultation again offers companies and residents the option of suggesting new sites for possible development in Wharfedale.

The aim is to allow the development of at least 35,500 homes across Bradford district by 2030, and to meet a requirement set by Bradford Council for 135 hectares of employment land, allowing businesses and industry to grow.

But the local authority's housing need figures, and the availability of brownfield sites elsewhere in the district, are already a point of contention with those seeking to keep development in Wharfedale to a minimum.

Ilkley ward councillor, Martin Smith, criticised the Local Plan process as "flawed".

He said: "It's been acknowledged that Bradford has over-egged the figures. It's a flawed process.

"I'm disappointed the work by the planning department has been so disjointed."

Bradford Council says the Land Allocations DPD will identify sites for a range of uses, such as housing, employment and infrastructure, such as new schools, and will be required to deliver the targets and policies of the emerging Core Strategy.

The current consultation – the first stage of this process – will also seek comments on the proposed approach to how sites will be assessed and how the preferred plots should be chosen.

The council said it is not consulting on how much development is needed or how many homes should go where, as this is already set out within the Local Plan Core Strategy.

Visit the consultations section of bradford.gov.uk to take part, or visit Ilkley Library to see hard copies.

The consultation runs until July 19.

Keighley News

News

12th May 2016

Public views sought over future land use

By Alistair Shand



Consultation documents are available from Keighley Library

[0 comment](#)

PUBLIC consultation has begun for a plan that will help shape future land use across the district.

The so-called Allocations Development Plan Document (DPD) will determine which areas should be earmarked for development and which green spaces should be protected in the period up to 2030.

The document covers the whole of Bradford district, apart from the city centre and Shipley and Canal Road corridor areas.

"This is a key document," said a Bradford Council spokesman.

"It will identify land for a range of uses, such as housing, employment and infrastructure – such as new schools – and will be required to deliver the targets and policies of the emerging core strategy."

The first stage of consultation, known as Issues and Options, is seeking views on sites already known to the council, and is inviting suggestions of other sites people think should be considered.

"At this stage, no decision has been made on which sites will be formally allocated for development," added the spokesman.

"The consultation will also seek comments on the proposed approach to how sites will be assessed and how the preferred sites should be chosen.

"We are not consulting on how much development is needed or how many homes should go where, as this is already set out within the Local Plan core strategy currently under examination."

The public can access the consultation material on the bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/land_allocations_dpd web page.

It includes interactive map-based information, where people can make comments on sites and propose new ones.

Hard copies are available to view at libraries, including in Keighley, and at one-stop shops.

The consultation runs until July 19.

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Plan-it Bradford is the e-newsletter that keeps you up to date with the latest planning policy news and the progress being made on the Local Plan for the Bradford District.



Core Strategy Examination Update Proposed Modifications Consultation

As part of the ongoing Examination of the Core Strategy DPD, the Council proposed a series of main modifications to the Publication Draft version of the plan.

The proposed modifications addressed issues of soundness raised during the hearings and provided several updates which were required as a result of new evidence base studies and recent changes to Government policy.

The Proposed Modifications were published for comment for eight weeks from Wednesday 25th November 2015 ending on Wednesday 20th January 2016.

The Council received 118 duly made representations by the

close of the consultation. These representations have been given to the Inspector, Mr Stephen Pratt, for his consideration.

In addition, the Council are also considering the issues which were raised and will be providing a formal response in due course. This will be published, when available, on the Council's website together with copies of the representations.

The Inspector is considering the need for any further hearing sessions to discuss any new or outstanding issues which have been raised during the latest consultation which cannot be dealt with by written representations alone. Details of these will be published on our website and the Programme Officer will make contact with all those parties who have made relevant representations.

Once the Inspector has fully considered the representations he will finalise his report. Once this report has been received by the Council, it can consider his decision as to whether the Council can adopt the plan, subject to any recommendations, and move towards legally adopting the Core Strategy by the end of 2016.

Any progress/news updates will continue to be published on the Examination webpage. Please keep checking this webpage for the latest news from the Programme Officer or the Inspector: http://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/core_strategy_dpd_examination

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Site Allocations – Issues and Options Public consultation to commence!

The site Allocations Development Plan Document - Issues and Options consultation, together with a 'Call for Sites' and 'Call for Evidence', will begin shortly. The Council are currently finalising dates and details so keep in touch via our website... in the meantime we would like to give you some more information.

The Allocations plan has three key roles, these will be to:

- 1. Identify the sites and land which will be allocated to meet the District's need for homes, jobs and community facilities such as schools;**
- 2. Undertake a review of the District's green belt;**
- 3. Review and designate key areas of greenspace which will be protected from development.**

It will be required to conform to and implement the policies within the Core Strategy. The Council will not be consulting on matters such as how many new homes each area could or should accommodate. It will however be seeking views on which sites would be the most appropriate and most sustainable for delivering the Core Strategy's targets.

Sites For Development

The Council faces a massive challenge in identifying enough land for new homes, employment sites; sites for gypsies and travellers and travelling show people and sites for new community facilities such as new schools.

As part of the consultation exercise the Council will be publishing lists of potential development sites within each town and village which are based on current data sources such as the Strategic Housing Land Available Assessment (SHLAA) and the Employment Land Register. The Council wish to hear views about the suitability of those sites, what they should be used for or whether they would be best kept undeveloped or in their current use.

There will also be a 'call for sites' giving an opportunity for new sites to be recommended. The Council's website has a 'Call for Sites' form which should be used as it ensures that the Council has enough information to identify and assess these sites.

Areas of Greenspace

Another key aspect of the consultation will be to assess which areas of within our towns and villages play a crucial as green spaces, ranging from sports and playing pitches and allotments to more informal open green areas. The current plan – the RUDP has a network of designated greenspaces but these will need to be reviewed and updated. New or better areas of green space may be identified and in some areas new areas may be needed to offset or mitigate the impacts of development.

Call For Evidence

The Council has already produced or commissioned a large body of evidence to support the Core Strategy and some of this such as the SHLAA will play a crucial role in the Allocations work.

New technical evidence which will be produced includes:

- **Sustainability Appraisal**
- **Habitat Regulation Assessment**
- **Strategic Flood Risk Assessment**
- **Highway and transport assessment**

However at this early stage of work on the new plan the Council welcomes submissions of other additional relevant evidence. This could be submissions about particular sites, it might be local studies or surveys produced by other bodies or by the local communities or it might be best practice examples of work or methodologies from other areas.

Methodologies

The Council will also be publishing for comment draft methodologies for how it is proposing to assess and compare potential development sites and how it is proposing to review the green belt. Site assessments will need to

ensure that the sites that are chosen are those which deliver most benefits, have least impacts on the environment and which are most accessible to services and public transport.

The Core Strategy estimates that a significant amount of land will need to be released to meet development targets in particular for housing and employment land. A systematic review of the land around the district's towns and villages will be needed and the green belt methodology will set out where the review will be applied and what criteria will be used.

The forthcoming consultation

Members of the public, stakeholders and other interested parties will therefore have the opportunity to provide comments on the documents which will ultimately influence the future land use and development of the Bradford District.

All customers on the Local Plan database will receive a notification letter or E-mail with further details of this consultation when it commences.

The Council invites you to respond to the consultation in whatever format you find best, however the Council will have response forms which make the process of recording, analysing and acknowledging responses quicker and more efficient. Plus for this consultation the Council will use an electronic questionnaire and a web based set of maps for those who wish to use more modern methods!

If you do not currently receive any mailings from the Development Plan Group and would like to be kept up to date with this plan, please E-mail planning.policy@bradford.gov.uk with your request.

Alternatively, a dedicated Allocations webpage will be the key resource for information, draft documents and guidance on how to make your views and comments known. This webpage can be accessed at: www.bradford.gov.uk/planningpolicy then by clicking on 'Development Plan Documents' and then 'Allocations DPD'.

Update on the Area Action Plans (AAP), Waste Management and CIL Draft Charging Schedule Consultations

The 8 week public consultation on the Bradford City Centre AAP, Shipley & Canal Road Corridor AAP, Waste Management Plan DPD and the Community Infrastructure Levy ended on 8th February. The Council are now in the process of reviewing and responding to the issues raised in the four consultations.

It is anticipated that the AAPs, Waste Management Plan DPD and CIL will be submitted to Secretary of State by the end of April 2016.

The Examination in Public of each of the Plans is anticipated between June and August 2016. Subject to the Inspectors Report, adoption by Full Council will be by the end of 2016.

Local Plan Timetable Update

The Council is in the process of preparing a number of Development Plan Documents (DPDs) which will form part of the Local Plan for the Bradford District. The key planning documents are listed below along with an indication of their current progress and anticipated public consultation timetables:

Document	Stage	Due Date
Core Strategy DPD	Submission	12th December 2014
	Examination	Ongoing
Allocations DPD	Issues & Options consultation	Spring/Summer 2016
Bradford City Centre Area Action Plan DPD	Publication Draft	Consultation ended February 2016
	Submission	April 2016
Shipley & Canal Road Corridor Area Action Plan DPD	Publication Draft	Consultation ended February 2016
	Submission	April 2016
Waste Management DPD	Publication Draft	Consultation ended February 2016
	Submission	April 2016

Evidence Base

It is essential that the Local Plan is based upon up-to-date and robust evidence to underpin the approach and policies in the Plan.

The Council has published a number of wide ranging studies and reports which provide local evidence in support for the Local Plan for the Bradford District. These studies are available to view at: www.bradford.gov.uk/planningpolicy, then click on 'Evidence Base'.

Keeping Updated

The purpose of the *Plan-it Bradford* e-newsletter is to provide up-to-date information to interested parties in and around the Bradford District on issues relating to planning policy.

All those persons and organisations on the Development Plan database will receive an electronic copy of this quarterly newsletter via e-mail. You will also receive e-mail notifications of any Local Plan consultations.

To subscribe (or unsubscribe) please send your full name, organisation (if relevant) and e-mail address to: planning.policy@bradford.gov.uk.

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Moving home? Changing jobs?

Please let us know if your contact details change, particularly your email address, so we can continue to keep you up to date with the latest planning policy news in Bradford.

Don't forget that we have recently changed our email address too! Be sure to add planning.policy@bradford.gov.uk to your contact list to avoid our emails going into your junk folder.

Next issue: June 2016

The wording in this publication can be made available in other formats such as large print. Please call 01274 433679.

APPENDIX 2 SUMMARY OF COMMENTS RECEIVED TO THE SCOPE OF THE REPORT

This consultation asked for the public's opinions on the proposed scope of the Allocations Development Plan Document.

Total number of respondents = 15

Total number comments made = 52

The table below summarises the main points raised with issues being presented broadly to reflect the stages of the proposed methodology:

Table – Issues raised in relation to the Scope of the Report

Topic / area	Summary of Issue Raised
General	Our Client(s) is supportive of the proposed scope and content of the Plan as it will cover relevant topic areas such as housing and the economy.
General	The proposed content, relating to housing, to be addressed through the Allocations document is generally considered appropriate. This content includes allocations, designations and policies. The policies appear to be largely required to add detail to 'parent policies' contained within the Core Strategy. At the time of writing the Council is still awaiting the Core Strategy Inspector's final report and as such it is possible that these 'parent policies' may be subject to change or even deletion. In this event any lower order policies within the Allocations document may also need to change to reflect this position.
General	The document suggests that a range of Core Strategy policies are 'relevant' to the allocation process. As an initial comment, in relation to housing delivery, we consider that the following policies should be added as being of relevance to the allocations process: <ul style="list-style-type: none"> • SC7 in that it confirms the need for Green Belt releases to meet the district's development needs; and • HO1 in that it confirms the district's housing needs to be at least 42,100 new homes between 2013 and 2030.
General	As the local plan document forms part of a larger suite of plans that collectively make up the Bradford Local Plan it is not expected that the DPD will directly address all aspects of the strategies laid out in the SEP. However, it is noted that the proposed range of topics to be covered by the DPD are likely to support the SEP's Strategic Priorities and Spatial Priority Areas (SPAs) and will align with Bradford's existing Core Strategy; and therefore, it would appear that the DPD will align with the SEP once prepared.
Strategic Employment Zones	It is noted that the Council will identify Strategic Employment Zones within the Allocation DPD, which according to the emerging Core Strategy Policy EC4 will not enable non employment uses to come forward unless it can

	<p>be demonstrated that the proposal relates to a use which supports the function of the employment zone.</p> <p>Our Client's site comprises of two significant areas of redundant filter beds which form part of the Esholt Waste Water Treatment Works. The two areas of filter beds are being promoted for different uses, the southern area is for employment uses, whilst the northern area would be for residential. It is noted that the extent of Strategic Employment Zones have not yet been identified within the Allocations DPD, however we request that care is given when drawing the boundaries of the Strategic Employment Zones so that areas of land, such as the northern filter beds, which are being promoted for an alternative use are not included within the Zone.</p>
Retail / Centre boundaries	Support for the inclusion of review of town district and local centres but would want to be assured that Town and Parish councils are fully consulted.
Transport	The Combined Authority is currently developing with the West Yorkshire District Councils, a new twenty year West Yorkshire Transport Strategy to replace the Local Transport Plan (LTP) and satisfy the statutory requirement to produce and maintain a LTP. The West Yorkshire Transport Strategy is set in the context of the Strategic Economic Plan and is expected to be adopted in late 2016 to cover the same period 2016 -36 as the SEP.
Transport	It is essential that the proposed line of the Shipley Eastern Relief Road is protected in Baildon, Shipley and beyond.
Transport	Identification of protection lines for new transport schemes - We feel that it is important to include this identification. We are particularly concerned that the line of the Shipley Eastern by pass is protected. Perhaps consideration should be given to the protection of land around road junctions, so that there is room for expansion.
Housing Target / HO1	To ensure delivery of the requirement set out within HO1 it is achieved it is important a delivery buffer, from all identified sources, is provided. This buffer should be over and above the overall requirement. This is needed to ensure any under or none delivery from specific sites is taken into account and to provide flexibility and choice. This approach was identified as good practice within the recent report by the Local Plan Expert Group (LPEG).
Housing Targets / HO1	To meet the annual housing requirement, set within HO1, it is also important the plan provides sufficient outlets to ensure the levels of delivery required can be met. This will require a wide portfolio of different site typologies delivering simultaneously across the whole plan area.
Phasing / HO4	It is noted that the Council are proposing to split housing allocations into two phases. It is understood that the Council will not prevent any sites, such as those located within the Green Belt from being within the first phase, however it is considered that given the Council's lack of five year housing land supply and the historic under delivery, phasing should not be

	used. In addition, it is considered that the introduction of phasing would be contrary to the National Planning Policy Framework (NPPF) as this seeks to promote sustainable development without delay. This approach was noted by the Inspector for the Rotherham Core Strategy EiP, who requested that they remove any reference to phasing. Our Client therefore objects to any proposals to phase the proposed housing allocations.
Phasing / HO4	To meet the annual housing requirement, set within HO1, it is also important the plan provides sufficient outlets to ensure the levels of delivery required can be met. This will require a wide portfolio of different site typologies delivering simultaneously across the whole plan area.
Phasing / HO4	The Policy notes the approach of seeking to split sites into two phases, one covering the first 8 years of the plan period, the second phase being delivered in the last 7 years of the plan. Noting the need to significantly boost housing delivery in Bradford and increase choice and competition in the market for land, as directed by NPPF paragraph 47, if the minimum housing delivery target is to be reached, attempts should not be made to seek to control or influence when sites can come forward. That being said, if a phased approach is to be adopted, based on the technical analysis of the SLG site to date, we can see no reason why it would not fall within the first phase of allocations.
Area Specific Density Targets / HO5	Section 4 outlines the relevant policies within the emerging Core Strategy that are of relevance to the preparation of the Allocations DPD. The Council are considering whether to set area specific density targets and we would question whether this is required given the greater flexibility that has been introduced to Policy HO5 of the Core Strategy which states that most developments should achieve a minimum density of 30 dwellings per hectare. This would allow for each application to be considered on its merits and it is not considered necessary to incorporate further sub-area densities through the Allocations DPD.
Area Specific Density Targets / HO5	The HBF does not consider it essential that every sub area has a density target as general density is already covered by part 'b' of HO5. Such additional targets should only be included where necessary to preserve local character or potentially within areas immediately surrounding transport hubs. It is important that flexibility is maintained as a rigid density requirements can have significant implications upon individual sites and a developer's ability to address local market conditions. This could ultimately impact upon viability and deliverability. The introduction of any further density targets would also need to take account of Policy HO8 (which seeks larger homes and accessible homes both of which need larger floor areas and therefore will impact upon densities) and Policy DS3 which seeks development to be within the context of its urban character.
Area Specific Density Targets / HO5	It is important that housing densities are set for specific areas so as to reflect the nature of surrounding developments and the environment.
Previously Developed	The Allocations should encourage, not prioritise, the re-use of brownfield sites. To do otherwise would be contrary to the NPPF.

Land / HO6	<p>The Council will need to consider Core Strategy Policy HO7 and any amendments resulting from the Inspector's final report.</p> <p>As suggested, in the consultation document, it is important that only sites which are truly viable and deliverable are allocated. To ensure that the plan delivers against its housing requirement will require a wide range of sites to be delivering simultaneously. This will mean that both previously developed and greenfield sites will need to deliver at the same time.</p>
Housing Mix / HO8	<p>The Council are also considering introducing guidance within the Allocations DPD that would set housing mixes for specific areas that would be based on evidence including local housing market characteristics and local needs. Whilst our Client encourages clear guidance within planning policies, it is considered that area specific housing mixes should not be introduced to the Allocations DPD as the evidence base at the time of adoption is likely to become out of date and could not be relied upon through the lifetime of the Plan. A degree of flexibility should be retained within the Policy to account for changes in market conditions. Our Client objects to this proposal. Rotherham Core Strategy EiP, who requested that they remove any reference to phasing. Furthermore, phasing has already been discussed at length during the Core Strategy examination.</p>
Housing Mix / HO8	<p>Consideration of whether to set guidance on housing mix for specific areas or sites based on evidence including local housing market characteristics and local needs.</p> <p>Consideration of possible allocation of sites for specific /special needs accommodation -</p> <p>The HBF would advise against rigid housing mix policies as these are inevitably based upon evidence which is a 'snap-shot' in time and do not take account of changing needs and market conditions or the effect of Government interventions such as Help to Buy and Starter Homes.</p> <p>Policy HO8, already provides guidance upon mix. Unless there is robust and compelling evidence for specific sub-areas it is not considered further policy is required.</p>
Housing Mix / HO8	<p>As with our comments above, my client does not favour the imposition of targets to manage site densities or dwelling mixes. Such matters are often best dictated by market forces. The Council would retain the ability to consider the merits and policy compliance of proposals at the application stage, which appears a much more appropriate, pragmatic and flexible approach than one directly dictated by policy. Moreover, as the Local Plan covers a 15 year period, minimum, the most appropriate or optimal housing mix now could well alter significantly over the plan period. To ensure viable delivery is not stifled or prevented, it is much more preferable and appropriate that a flexible approach is adopted, assisted by the frequent review and update of associated documents such as the SHMA and SHLAA.</p>

Housing Mix / HO8	With an ageing population, there is a need within Baildon for more sheltered accommodation and homes for the elderly.
Housing Mix / HO8	My Client would stress the need to consider addressing the current and future housing needs of older people within your Local Authority, and so therefore for your Land Allocations DPD to acknowledge the role that owner occupied sheltered housing schemes play in meeting older persons housing need and in providing housing choice.
Housing Quality / HO9	We do not consider that design quality considerations should be stipulated within the allocations process or policies. Such matters are best considered at the application stage and should not be prescribed as part of allocations. Such an approach is reflected in the NPPF, which states that 'design policies should avoid unnecessary prescription or detail' (paragraph 59) and that 'planning policies and decisions should not attempt to impose architectural styles or particular tastes' (paragraph 60).
Affordable Housing / HO11	There is a need for a range of affordability levels. We would like to see small starter homes both free standing and apartment style.
Gypsies & Traveller Sites / HO12	Allocation of new sites for gypsies and travellers and of transit sites:- Allocation of new sites is needed but only if levels of occupation on the current sites are high.
Rural Exception Sites	Possible allocation of rural exception sites if required. We would not wish to see the allocation of rural exception sites in Baildon. While there is a need for affordable housing we think it can be attained without this.
Green Belt Review	It is not clear on the timing of the green belt review this should take place as soon as possible.
Green Belt Review	The HBF is supportive of the Council undertaking a review of the Green Belt which builds on the work within the Bradford Growth Assessment.
Green Belt	This submission makes the case for a particularly strong degree of protection for Green Belt land in the Worth and Bridgehouse Beck Valleys, supports the Plan in proposals for identifying Green Spaces in this area, and supports conclusions about the unsuitability of certain sites for housing. The submission suggests that a 'Worth Valley Green Corridor' is developed along the length of the Worth and Bridgehouse Beck Valleys and that an integrated approach is taken to protecting and enhancing natural and historic features in and around Haworth, the Worth Valley and surrounding Moorlands in a way similar to the approach taken in the Saltaire World Heritage Site. The Green Belt in the Worth Valley, especially between Keighley, Oakworth and Haworth, is some of the most important in the whole of the Bradford district and should be given maximum protection.
Green Belt	We support the review of the green belt but would want it to encompass land to be taken in as well as out, with protection of land within settlements' boundaries.

Conservation & Heritage	<p>The West Yorkshire Archaeology Advisory Service (WYAAS) – who are the CBMDC’s professionally retained advisers on archaeological & related matters –would recommend that you include the West Yorkshire Historic Environment Record (HER) in the list of the evidence base to be consulted in drawing up Bradford’s Local Plan.</p> <p>The HER includes details on all known designated & undesignated heritage assets & is held & maintained by WYAAS.</p> <p>WYAAS are currently assessing approximately 1000 proposed development sites against the West Yorkshire HER to assess their potential impact on the historic environment, & what appropriate mitigation measures might be.</p> <p>WYAAS are also currently working on a Historic England-funded, £400,000, 5 year project on Historic Landscape Characterisation for West Yorkshire. This maps the visible survival of the past in the present over the entire West Yorkshire region & consists of a GIS layer allied to a database. Stage 3 (the reporting & analysis stage) is currently underway & is due for completion early 2017. WYAAS would be glad to have the opportunity to demonstrate its capabilities to officers at CBMDC & will be prepared to supply a copy to Bradford Council free of charge when it is complete. WYAAS have previously supplied an element of this project to CBMDC covering Bradford city centre.</p>
Greenspace	<p>The plan should make provision for appropriate quantity and quality of green space to meet identified local needs as outlined in paragraph 73 of the NPPF. Natural England’s work on Accessible Natural Greenspace Standard (ANGSt) may be of use in assessing current level of accessible natural greenspace and planning improved provision.</p>
Environment	<p>Environment - Table 4</p> <p>Yorkshire Wildlife Trust welcomes and supports the proposed policies on green infrastructure and biodiversity and geodiversity. We welcome the proposed list of biodiversity and nature conservation sites to be included on the policies map.</p> <p>We would like to advise that wording is included within the biodiversity policy to secure net gains in biodiversity. Such would be in accordance with Paragraphs 109 and 118 the NPPF, which state that:</p> <p><i>‘109. The planning system should contribute to and enhance the natural and local environment by:...</i></p> <p><i>minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;’</i></p> <p><i>‘117. Opportunities to incorporate biodiversity in and around developments should be encouraged’.</i></p> <p>Ryedale Council produced a very comprehensive set of biodiversity policies as part of their local plan process, which includes policy wording on achieving net gains for biodiversity. This can be found in Appendix 1.</p>

Biodiversity / EN2	<p>Designated sites</p> <p>Many of the potential site allocations are in close proximity to South Pennine Moors Phase 2 Special Protection Area (SPA) and Special Area of Conservation (SAC) and North Pennine Moors SPA and SAC, and therefore have the potential to affect their interest features. These are European designated sites (also commonly referred to as Natura 2000 sites), afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.</p> <p>The Allocations Development Plan Document should be screened under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites.</p> <p>Natural England would welcome early discussion on the Habitats Regulations Assessment (HRA) of the plan and can offer further advice as the options are progressed. We note that the Bradford Core Strategy Habitats Regulations Assessment report identifies the need for further assessment at the Allocations Development Plan Document stage with regards to the impact from air quality from increased traffic, recreational pressures and loss of supporting habitat regularly used by foraging SPA birds.</p> <p>Many potential site allocations are also in close proximity to the nationally designated South Pennine Moors Site of Special Scientific Interest (SSSI), Bingley South Bog SSSI, Trench Meadows SSSI and West Nidderdale Barden and Blubberhouses Moor SSSI. SSSIs are afforded protection under the Wildlife and Countryside Act 1981, as amended. Where possible, development should be directed away from The South Pennine Moors SSSI.</p>
Biodiversity and Geodiversity	<p>The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment.</p> <p>A strategic approach for networks of biodiversity should support a similar approach for green infrastructure. New development should incorporate opportunities to enhance biodiversity, wherever possible.</p>
Biodiversity and Geodiversity	<p>Priority habitats, ecological networks and priority and legally protected species populations</p> <p>The Allocations Development Plan Document should be underpinned by up to date environmental evidence, this should include an assessment of existing and potential components of ecological networks working with</p>

	Local Nature Partnerships, as recommended by paragraph 165 of the NPPF to inform the Sustainability Appraisal, the development constraints of particular sites, to ensure that land of least environment value is chosen for development, and to ensure the mitigation hierarchy is followed.
Ecological sites / networks	<p>In line with NPPF para 117, Yorkshire Wildlife Trust advises that a detailed ecological network is mapped as part of the local plan process. This should include statutory designated sites (SSSI's, SPA's, SAC's and Local Nature Reserves), non-statutory sites (Local Wildlife Sites, ancient woodland, Yorkshire Wildlife Trust nature reserves) and existing habitat networks.</p> <p>Since 2006 Yorkshire Wildlife Trust has been working on a Living Landscape project across Yorkshire, which aims to create a coherent ecological network across Yorkshire, joining up areas of high ecological value. Our Aire Valley Living Landscape Corridor runs through the Bradford borough, and follows the River Aire. We advise that this is included within any ecological networks, due to its high ecological value and function as an important wildlife corridor.</p> <p>We would be happy to provide additional advice on our Aire Valley Living Landscape Corridor and share our ecological data with you for this area. Please get in touch with us once you have a named contact for this work.</p>
Green Infrastructure	<p>In line with para 99 of the NPPF, Yorkshire Wildlife Trust advises that the local plan includes a policy on the inclusion of green infrastructure on allocation sites. Green infrastructure can be a sustainable way to deliver functions such as surface water run off and flood attenuation. It can also have significant biodiversity benefits, if designed and managed correctly. The Town and Country Planning Association and The Wildlife Trusts have produced a good practice guidance document for planning for green infrastructure and biodiversity, which can be found on the following link: http://www.tcpa.org.uk/data/files/TCPA_TWT_GI-Biodiversity-Guide.pdf</p>
Flood Risk / EN7	Provides a range of comments on the inadequacy of the previous SFRA which underpinned the Core Strategy, highlights a number of specific flood risk issues relating to the Addingham and Wharfedale areas.
Flood Risk / EN7	The Council need to consider any flooding that occurred in the district in December 2015 when updating the SFRA and other flood risk evidence base documents.
Climate Change / Flood Risk / EN7	Climate Change Allowances - Paragraph 99 of NPPF states that Local Plans should take account of climate change over the longer term. The Environment Agency has updated their guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on gov.uk on 19th February 2016. This guidance came into immediate effect on that date and you should therefore use it when updating your SFRA.

Rights of Way	<p>Keighley asks that your office considers recognising the potential of creating Keighley's Gateway to the Pennine way (Bronte Way, Millennium Way and the Pennine Bridle Way) - it is 100% in line with the 2020 and 2030 visions. To develop this land and not create it will destroy connectivity of the districts and national blue-green corridors.</p>
Water Quality and Resources and Flood Risk Management	<p>Natural England expects the Plan to consider the strategic impacts on water quality and resources as outlined in paragraph 156 of the NPPF. We would also expect the plan to address flood risk management in line with the paragraphs 100-104 of the NPPF.</p> <p>The Allocations Development Plan Document should be based on an up to date evidence base on the water environment and as such the relevant River Basin Management Plans should inform the development proposed in the Allocations Development Plan Document. These Plans (available here) implement the EU Water Framework Directive and outline the main issues for the water environment and the actions needed to tackle them. Allocations Development Plan Documenting Authorities must in exercising their functions have regard to these plans.</p>
Land Contamination	<p>For any allocations which are currently located on brownfield sites, previous uses may have caused soil and/or groundwater contamination which may require remediation.</p> <p>As stated in the NPPF, developers are responsible for ensuring that sites are safe and suitable for their intended purpose. If remediation needs to be carried out to make a site safe, developers will be responsible for showing the LPA that they have been successful, through on-going monitoring or the submission of verification reports.</p> <p>Site contamination investigations should be carried out in accordance with CLR11: Model Procedures for the Management of Contamination. We would expect to see a policy in the Local Plan that supports the need for remediation for potential contaminated sites.</p>
Soil, Agricultural Land Quality and Reclamation	<p>The Minerals Local Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our well being and prosperity. Decisions about minerals development and restoration should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver, for example:</p>
Design	<p>Guidance on design requirements if justified could be included within site allocations policies. The HBF does not advocate the use of overly prescriptive design guidance as this can hinder the ability of a developer to respond to site characteristics and market conditions. Any further guidance should be provided solely to assist the development of the site. If the Council is seeking to introduce the national space and accessibility standards as alluded within HO9 and discussed during the Core Strategy examination hearing sessions, further evidence will be required in compliance with the PPG.</p>

Design	Guidance on design requirements if justified could be included within site allocations policies - Guidance on design requirements is essential. Designs need to be Eco- friendly and harmonious with other development, especially around those areas of longer term settlement. There needs to be adequate green recreation and play space with settlement designs.
Education	The EFA would encourage BMDC to safeguard land for the provision of new schools to meet government planning policy objectives as set out in paragraph 72 of the NPPF. Support is also given for the siting of schools within the allocated sites in locations which promote sustainable travel modes for pupils, staff and visitors. There is also a need to ensure that the education contributions made by developers are sufficient to cover the increase in demand for school places that is likely to be generated by a development. When new schools are developed, local authorities should also seek to safeguard land for any future expansion of new schools where demand indicates this might be necessary.
Education	In this respect, the EFA commends, for example, the approach taken by the London Borough of Ealing in producing a Planning for Schools Development Plan Document (DPD) ¹ . The DPD provides policy direction and establishes the Council's approach to providing primary and secondary school places and helps to identify sites which may be suitable for providing them (including on MOL), whether by extension to existing schools or on new sites. The DPD includes site allocations and policies to safeguard the sites, and was adopted in May 2016 as part of the Local Plan. The DPD may provide useful guidance with respect to securing site allocations for schools in your emerging sites allocations document, as well as providing example policies to aid their delivery within your subsequent Development Management DPD.
Development Management Policies	It is noted that there are no proposals to prepare a separate Development Management Policies DPD and the Council are proposing to include some development management policies within the Allocations DPD as well as relying on policies within the emerging Core Strategy. It is not clear at this stage the extent of policies that are being proposed and whether they will be suitable and provide sufficient clarification and flexibility for development management purposes.

APPENDIX 3 SUMMARY OF COMMENTS RECEIVED TO THE SITE ASSESSMENT METHODOLOGY

This consultation asked for the public's opinions on the proposed site assessment methodology. The document outlined the national and local policy context and the role of the evidence base in determining which potential development sites should be allocated. It also explained the mechanisms and of information sources which the Council would establish an initial candidate list of potential development sites. It went on to explain some of the detailed work which still needed to be undertaken to establish the precise amount of land to be allocated within each settlement and the approach to establishing that amount.

Total number of respondents = 22

Total number comments made = over 120

The Council will give careful consideration to the comments received in re-drafting the methodology which will be published on the Council's website in due course. The revised approach will also reflect, where relevant, any changes to Government policy, in particular the NPPF together with emerging best practice from elsewhere.

The table below summarises the main points raised with issues being presented broadly to reflect the stages of the proposed methodology:

Table – Issues raised in relation to the Proposed Site Assessment Methodology

Element of Methodology	Summary of Issues Raised
General Comments	<ul style="list-style-type: none"> A number of respondents considered the approach to be well written and a sound methodology; The need for consistency and transparency was emphasised so that it remains clear how and why decisions have been made; A number of respondents emphasised the need to progress the Site Allocations DPD as quickly as possible. One was concerned over the number of stages in the methodology and considered the stages and approach should be condensed. A number of comments were made relating to the green belt review and its relationship to the site assessment methodology, the most common comment being the need to progress the review as quickly as possible; One respondent criticised the approach of assessing green belt options on a settlement basis instead repeating their Core Strategy representations that the review should be a more strategic cross district / W Yorkshire review. A number of comments were made by developers and agents emphasising the need for dialogue to be kept open with developers and land owners throughout the 10 stage process;
Site Size Threshold	<ul style="list-style-type: none"> The proposed site size threshold was welcomed and supported by one respondent, particularly as the inclusion of smaller sites

	would assist avoiding use of sites in higher flood risk area.
Sources of Sites	<ul style="list-style-type: none"> • The specified sources of sites seems reasonable; • If former RUDP allocations are to be included the approach should ensure that they are deliverable and the reasons why they have not been built out be explored; • All SHLAA sites should be re-assessed through the Allocations DPD process.
Establishing housing land required in each settlement	<ul style="list-style-type: none"> • Partially implemented sites should be carefully monitored to ensure a site has not stalled; • For sites and sources from unimplemented permissions or former RUDP sites a discount should be applied based on past levels of implementation; • A buffer of additional sites should be provided to account for potential stock losses; • With regard to clearance one respondent stated that while an allowance for clearance should be made, the replacement dwellings need not necessarily be provided in the same sub region in which the clearance took place;
General Principles	<p>Mitigation</p> <ul style="list-style-type: none"> • A number of comments related to the principle of assessing site mitigation: <ul style="list-style-type: none"> ○ Several respondent supported the principle that the scoring and assessment of sites should take account of the potential for the mitigation of impacts; ○ Two responses pointed out that while considering mitigation was reasonable the Council should also give consideration to the impact mitigation may have on site viability; ○ One respondent had concerns that the tone implied that ways would be found round the most severe site impacts no matter how impracticable or unlikely they may seem to the community; ○ One respondent felt that mitigation was generally dealt with at planning application stage. ○ The Environment Agency stated that in the first instance the emphasis should be on the avoidance of higher risk flood zones rather than mitigation. It was also pointed out that in order to understand whether mitigation would partially or fully address expected impacts it will be necessary to undertake either a site specific FRA or Level 2 SFRA;
General Principles	<p>Screening Out Sites</p> <ul style="list-style-type: none"> • Paragraph 7.4 relating to screening out sites should be placed before para 7.3 relating to mitigation; • Support for the SHLAA approach to categorising sites within flood zone 3b as red; • While supporting the screening out of sites, it should be made more explicit which criteria will be used to do this;

General Principles	RAG Rating <ul style="list-style-type: none"> • There was support from several respondents for the use of a RAG rating approach; • A couple of respondents queried the description proposed of a green RAG rating – it was stated that any site will have some form of impacts; • There were differing views on the use of split amber categories; • It was suggested that the green RAG rating should be amended to reflect the current Amber 1 description – i.e. sites with limited impacts or sites where impacts can be fully or significantly mitigated; • Concern was expressed that the methodology was not clear about how impacts would be graded or quantified.
General Principles	Assessment of Cumulative Impacts <ul style="list-style-type: none"> • If sites are to be removed due to an assessment of cumulative impacts it is unclear how the Council will make a decision upon which site or sites are removed.
Consultation on the initial list of site options	<ul style="list-style-type: none"> • Support for the consideration in the SHLAA of ground conditions when assessing the suitability of sites; • Noting that the consultation has decided to include sites within flood risk category 3b – support their categorisation in the SHLAA as red.
Initial Screening Out of Sites	<ul style="list-style-type: none"> • Stage 3 which involves removing sites previously classed red in the SHLAA (unless evidence has been provided to suggest that SHLAA categorisation was wrong) should be caveated to ensure that sites are not automatically ruled out of consideration for other uses such as employment just because they were deemed unsuitable for residential allocation; • Support the screening out of sites –removing those which are not deliverable will save officer time and allow focus on detailed technical assessment of remaining sites which have a realistic prospect of delivery;
Grouping and Prioritising Sites	<ul style="list-style-type: none"> • One respondent suggested that this stage should take account of Core Strategy Policy HO7; • A key omission from this stage is the lack of any reference to deliverability; • Several responses concerned the use of flood risk as a prioritising criteria – prioritising so as to take account of flood risk zones was supported by one respondent while another, while understanding the principle stated that sites should not be adversely categorised where only part of a site fell within a higher flood risk zone and where there was scope for development to be focused on the lower risk area or part of the site; • Several responses from developers raised concern about prioritisation based on PDL status. It was argued that this was contrary to Government policy within the NPPF;

	<ul style="list-style-type: none"> • One respondent interpreted the approach as being brownfield first which considered to be inappropriate; • One respondent sought clarification as to what was meant by prioritising based on location and PDL status; • With regard to prioritising in relation to accessibility of sites public transport several comments were received. <ul style="list-style-type: none"> ○ One respondent felt that Core Strategy Appendix 3 and its emphasis on walking distance to bus services was not an appropriate method for assessing sites. The correct method would reflect walking distances to facilities themselves and take account of steepness of slopes. ○ Another respondent noted the criteria relating to access to public transport services but advocated a pragmatic approach which also takes account of the potential for larger sites to deliver public transport improvements; ○ The WYCA considered this criteria to be in accordance with the LTP and W Yorkshire Transport Strategy and offered support in carrying out accessibility appraisals of sites.
Technical Appraisal of Sites	<p>A large number of responses were received which related to what criteria or constraints should be used to assess sites, the issue of how sites should be scored and whether some form of weighting of criteria should be applied and finally how assessments of constraints should be combined to give an outcome. The more general issues will be described below first;</p>
	<p>General Points:</p> <ul style="list-style-type: none"> • This stage should commence as soon as possible; • The areas the technical assessment will cover are considered reasonable; • Some respondents gave support for the RAG rating of sites against each criteria; • In carrying out the technical appraisal the Council should take account of and accept evidence supplied by land owners and developers; • Need to consider how the appraisal will relate to assessment of green belt impacts – the green belt appraisal should be carried out in parallel. There will be cases where sites located in the green belt represent the most sustainable location to meet housing needs when considered against reasonable alternatives – conversely sites may score well within the technical appraisal criteria but may be wholly unacceptable in green belt terms. • Weighting and scoring: <ul style="list-style-type: none"> ○ The methodology should be clearer as to whether all the criteria listed in para 13.4 are to be RAG rated; ○ The methodology does not state how or whether the individual criteria / assessments and RAG ratings will be combined to give an overall RAG rating for the site; ○ Some respondents queried as to whether certain criteria should be weighted; ○ The reasons for placing a site into a particular RAG rating should be made clear and should be consistent.

	<ul style="list-style-type: none"> ○ Decisions on the rating of sites should be based on scoring and not subjective judgements; ○ One respondent advocated the use of the Ilkley Neighbourhood Plan approach which used 20 key considerations; another advocated the use of a factor scoring matrix similar to that used by Calderdale Council to assess the general sustainability of a potential allocation;
	<p>Flood Risk</p> <ul style="list-style-type: none"> • The flood risk technical assessment should be underpinned by robust assessment of all flood sources; • Para 13.4 does not appear to follow NPPF requirements for Local plans to apply a sequential approach which avoids where possible higher flood risk areas – we expect that an assessment of the susceptibility of sites to flood risk would have been carried out at an earlier stage in the process;
	<p>Mitigation</p> <ul style="list-style-type: none"> • Welcomes the fact that the technical appraisal of sites will involve consideration of the potential for impacts to be mitigated;
	<p>Heritage / Built Heritage</p> <ul style="list-style-type: none"> • West Yorkshire Archaeology Advice Service recommend their inclusion in the list of consultees for technical site assessments. Commitment to supply comments on sites based on the data contained within the Historic Environment Record held by WYAA. • Suggest that in order to align with Govt and NPPF terminology the term built heritage is replaced with 'historic environment';
	<p>Green Infrastructure</p> <ul style="list-style-type: none"> • It would be useful to offer examples of what the Council means with regards to 'the wider role of green infrastructure' – for example its use as a storage area for water during times of flooding; • The plan should avoid building on open space of public value in line with NPPF Para 74, should seek to link existing rights of way where possible, and should consider the wider health value of that rights of way provide;
	<p>Ecology / Biodiversity / habitats</p> <ul style="list-style-type: none"> • All development sites will be required to demonstrate that they will not have a detrimental impact on biodiversity in line with paragraph 109 of NPPF. Wherever possible, they should incorporate opportunities to enhance biodiversity – this is particularly pertinent for any sites identified as being in close proximity to designated sites (such as SSSI, SSI, SPA, RAMSAR and SACs). • Priority habitats, ecological networks and protected species – the plan should be underpinned by up to date environmental evidence, this should include an assessment of existing and potential components of ecological networks working with Local Nature Partnerships, as recommended by paragraph 165 of the

	<p>NPPF to inform the Sustainability Appraisal;</p> <ul style="list-style-type: none"> ○ Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Protected species are those species protected under domestic or European law. Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity – to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds. • Where a plan area contains irreplaceable habitats, such as ancient woodland and veteran trees, the planning authority should take appropriate measures to ensure their protection in the plan preparation process. • Many of the potential site allocations are in close proximity to South Pennine Moors Phase 2 Special Protection Area (SPA) and Special Area of Conservation (SAC) and North Pennine Moors SPA and SAC, and therefore have the potential to affect their interest features. Many potential site allocations are also in close proximity to the nationally designated SSSI's;
	<p>Drainage</p> <ul style="list-style-type: none"> • Proposed developments should be targeted to sewered areas with capacity in both receiving sewer and the sewerage treatment works in order to prevent the proliferation of non-mains drainage. • Please consult Bradford Drainage team on the requirements for surface water management for sites over 1ha in Flood Zone 1. • With regard to sites across the district, we would expect drainage of surface water to follow the surface water hierarchy, whereby SUDs techniques are the preferred option. If they are viable then watercourses should be utilised. Surface water should not generally be permitted to enter combined sewers.
	<p>Waste / Nuisance Sites</p> <ul style="list-style-type: none"> • You should therefore consider the potential impact of allocating any sensitive receptor sites (e.g. housing) in relation to their proximity to both existing waste sites and any proposed new waste sites. Such sites can lead to an increase in nuisance (e.g. odour, dust and pests) for close neighbours, and ultimately result in changes in operational practices for existing waste site operators which could be costly to implement, when avoidance of the issue would be a more pragmatic approach. You may wish to consider including this in your appraisal of sites.
	<p>Water Quality / Groundwater protection</p> <ul style="list-style-type: none"> • It is not clear what assessments will be carried out in relation to water quality. The council will need to consider both groundwater and surface water and potential impacts on WFD status of these water bodies. • We encourage Bradford Council to follow the principles of

	<p>groundwater protection in choosing locations. Specifically we seek to encourage development away from the (small proportion) of the authority area that is most sensitive to groundwater pollution. Our key concern is to ensure that potable water abstractions are not impacted by any development. Groundwater pollution of such sources has the potential to limit or prevent their use. Also they might result in harm to people who use the supplies. Such pollution would be difficult and costly to remediate. To assist protect potable water the Environment Agency have defined Source Protection Zones (SPZ) around identified groundwater supplies across the country. Your Environmental Health team will also hold information on any private abstractions in Bradford district which similarly should be protected.</p> <ul style="list-style-type: none"> • Sites assessment needs to take account of major and minor aquifers (in the Tong Valley), areas susceptible to flooding, mine shafts and land stability.
	<p>Water Supply</p> <ul style="list-style-type: none"> • The allocation of large sites will require reinforcement of the local treated distribution network.
	<p>Water Quality and Resources and Flood Risk Management</p> <ul style="list-style-type: none"> • Natural England expects the Plan to consider the strategic impacts on water quality and resources as outlined in paragraph 156 of the NPPF. We would also expect the plan to address flood risk management in line with the paragraphs 100-104 of the NPPF. • The Allocations Development Plan Document should be based on an up to date evidence base on the water environment and as such the relevant River Basin Management Plans should inform the development proposed in the Allocations Development Plan Document. These Plans (available here) implement the EU Water Framework Directive and outline the main issues for the water environment and the actions needed to tackle them. Allocations Development Plan Documenting Authorities must in exercising their functions, have regard to these plans.
	<p>Climate Change Adaptation</p> <ul style="list-style-type: none"> • The Allocations Development Plan Document should consider climate change adaption and recognise the role of the natural environment to deliver measures to reduce the effects of climate change, for example tree planting to moderate heat island effects.
	<p>Agricultural Land</p> <ul style="list-style-type: none"> • We would suggest that the agricultural land classification of sites is also taken into consideration through the site assessments.
	<p>Land Stability Coal Mining & Sterilisation of Mineral Resources</p> <ul style="list-style-type: none"> • The Coal Authority welcomes Stage 5 – Technical Appraisal of

	<p>Sites, the content of which confirms that assessments will be carried out of any issues with regard to land stability. This ensures consistency with Policy EN8 of the Core Strategy.</p> <ul style="list-style-type: none"> • The Coal Authority would wish to see all those site allocations which fall within the defined Development High Risk Area, whether partially or wholly, identified in the Allocations Plan as being explicitly required to be supported by a Coal Mining Risk Assessment, together with clear information indicating that site layouts, densities and capacities may be affected by the presence of mining legacy features, particularly mine entries that should not be built over and that prior extraction of remaining surface coal resources should be considered as an option to remediate mining legacy features . • The Coal Authority would have expected the technical appraisal of sites to include assessments of the impact that developments will have on the sterilisation of mineral resources and the potential for future extraction of these minerals. This would ensure consistency with Policy EN12 of the Core Strategy, to which the inclusion of the actual mineral safeguarding areas on the Allocations DPD Policies Map would further compound.
	<p>Soil, Agricultural Land Quality</p> <ul style="list-style-type: none"> • The Minerals Local Plan should give appropriate weight to the roles performed by the area's soils. And comply with NPPF para 143 to safeguard 'best and most versatile' agricultural land. 4 Strategic scale Agricultural Land Classification (ALC) Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on the www.magic.gov.uk website. • In line with the Technical Guidance to the National Planning Policy Framework we advise that a soil and ALC assessment should be carried out as part of the site selection process. It should be noted that some of the potential sites may already have had such surveys carried out, for example by MAFF (see point 3 above), or by potential developers.
	<p>Air Pollution</p> <ul style="list-style-type: none"> • We would expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. • Natural England advises that one of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment.
	<p>Landscape</p> <ul style="list-style-type: none"> • The plan area is close to Nidderdale Area of Outstanding Natural Beauty (AONB). We advise the LPA to take into account

	<p>the relevant Management Plan for the area and seek the views of the Nidderdale AONB Partnership. Development proposals brought forward through the plan should avoid significant impacts on protected landscapes, including those outside the plan's area and early consideration should be given to the major development tests set out in paragraph 116 of the National Planning Policy Framework (NPPF).</p> <ul style="list-style-type: none"> • Surprise that landscape impact assessments will be carried out by an internal officer. We would expect street credibility testing of the early results across Wharfedale green belt sites.
Produce an Initial List of Proposed Sites For each Settlement	<p>Site Yields</p> <ul style="list-style-type: none"> • This is a logical stage of the assessment to consider the site yield as additional technical information will be available but suggests there should remain flexibility within the Allocations DPD regarding the proposed yield. In reality, a realistic yield may not be established until all potential opportunities and constraints have been considered and properly masterplanned. • In producing an initial list it is restated that the allocation and development of land will always create some impact, hence we have suggested that the definition of 'green' sites should be revisited.
Assess Cumulative Impacts of Sites	<ul style="list-style-type: none"> • Support for this stage but considers it should be undertaken as early as possible.
	<p>Education</p> <ul style="list-style-type: none"> • Early engagement with the Council's Education Planning Team is important input to determine the ability of existing schools to accommodate the additional pupils generated and also whether new schools are required. Where new schools are required this needs to be factored in the site allocations process, potentially allocating larger sites which are capable of accommodating such facilities as part of the development. • Two respondents consider that paragraph 15.3 is unclear – they suggest that to potentially remove a suitable site because the local educational facilities are at capacity is not considered to be justified or positively planned and would not meet the test of soundness set out in paragraph 182 of the Framework. The correct approach is to utilise financial contributions secured through Section 106 agreements and the Community Infrastructure Levy (CIL) once the Council's charging schedule has been adopted to mitigate against the impact of the development upon local educational facilities.
	<p>Flood Risk & Ecology</p> <ul style="list-style-type: none"> • Our client supports the proposed cumulative impacts approach to flood risk and highways • The evidence requirements for flood risk identified in this paragraph state that the council will commission a Level 2 SFRA to focus on sites/areas with greatest potential to be subject to flooding. We would expect such areas to be minimal as the

	<p>Sequential Test should have already been carried out by this stage, thereby avoiding allocating sites in flood zones as far as possible.</p> <ul style="list-style-type: none"> • The requirement for a Level 2 SFRA is more in line with the requirements of the Exception Test, as part of an assessment of the wider sustainability benefits to the community which must be considered to outweigh flood risk. There is no indication as to when this part of the Exception Test will be undertaken. An explanation should be provided. • Welcome and support the inclusion of a cumulative assessment of impacts for allocation sites, in particular with relation to ecology and flood risk. Cumulative recreational impacts can result in significant impacts on nature conservation sites, such as the South Pennine Moors SPA/ SAC, Local Wildlife Sites and Ancient Woodlands
Challenge and Reality Checking	<ul style="list-style-type: none"> • One of the 'reality check' questions refers to the Sequential Test. We would expect by this stage that the council should already be clear on whether there are any alternative sites in areas of lower flood risk and it therefore seems very late in the process to be posing this question. It may be more appropriate to consider for sites which need to be allocated within a flood zone, which of these perform better in flood risk terms than others (within the same flood zone) by looking at the Exception Test taking into account hazard ratings and depth, velocity and onset of speed of flooding to the site.
	<p>Infrastructure</p> <ul style="list-style-type: none"> • The EFA supports the siting of schools within allocated sites in locations which promote sustainable travel modes. • One respondent emphasises the importance of addressing infrastructure issues and locally significant issues such as peak time congestion at Baildon Bridge.
Use Specific Criteria	<ul style="list-style-type: none"> • The process for selecting elderly persons' accommodation differs from other forms of housing. McCarthy 78 Stone Retirement Lifestyles Ltd take into account the location criteria recommended in the Joint Advisory Note of the National House Builders' Federation and the National Housing and Town Planning Council entitled – 'Sheltered Housing for Sale' (2ND Edition – 1988). Whilst this related to sheltered housing, the same principles apply to extra care and Category II accommodation. The five location criteria identified are Topography, Environment (including safety and security), Mobility, Services and Community Facilities. The NHBF/NHTPC Advisory Note acknowledges that the "ideal" site for sheltered housing is difficult to find. The location for McCarthy & Stone Retirement Lifestyles Ltd. Development need to be within easy reach of a shopping centre, public transport and other essential services, all of which contribute to the residents maintaining an independent lifestyle.

	<ul style="list-style-type: none"> The Environment Agency indicate that The council must ensure that flood risk is considered in relation to Gypsies and travellers and travelling showpeople. Table 3 of PPG clearly identifies such developments is inappropriate in flood zone 3a as well as 3b, and therefore must not be allocated in such areas. With regard to proposed employment sites, those potential sites which are located within proposed Economic Growth Areas, as indicated on the Core Strategy Key Diagram, should be scored highly.
Other Comments	<ul style="list-style-type: none"> Two respondents emphasise the need to adhere to policies within the NPPF and the Core Strategy in particular relating to the protection of ecology, open spaces and rights of way. Concern is expressed over the length of the process and the time, perhaps 2-3 years, for the plan to become adopted. This raises issues with regards to speculative developer applications on green belt land. The site selection process should take account of work being carried out by various Neighbourhood Plan teams.
	<p>Flood Risk</p> <ul style="list-style-type: none"> A number of comments about the correct general approach to interpreting national policy on flood risk are made by EA: <ul style="list-style-type: none"> Paragraph 100 of the NPPF sets out clearly the need to apply a sequential, risk based approach; If the Sequential Test demonstrates that there are 'Reasonably Available' lower risk sites to which the development could be steered, the Exception Test should not be applied and the site should not be allocated. If, following application of the sequential test, it has not been possible to steer all development to areas with the lowest probability of flooding, it must be demonstrated that within the site, more vulnerable development is located within areas of lowest flood risk. The Exception Test (where required) should be applied only after the Sequential Test has been applied. A Level 2 SFRA may be required, depending on the location of sites being allocated. Paragraph 102 of the NPPF requires a site specific FRA to be undertaken as part of the Exception Test prior to allocating sites where they may have passed the Sequential Test. Any sites currently identified as FZ3a and 3b will need to be assessed against the SFRA maps, specifically if any FZ3 sites are now designated as 3a(i). The updated SFRA flood maps designating 3b and 3a(i) should also be used to inform the site allocations Sequential Test and Exception Test.
	<p>Water Framework Directive – Comments Made by EA</p> <ul style="list-style-type: none"> Consideration should be given to the WFD, and specific measures and actions referred to in the Humber River Basin Management Plan (RBMP). The WFD is now the key piece of

	<p>EU legislation governing protection of the water environment, with key requirements of bringing surface water bodies and groundwater bodies to “Good” status, and ensuring no deterioration of current quality and ecological status.</p> <ul style="list-style-type: none"> • Site allocations should not lead to a deterioration of a quality element to a lower status class and/or prevent the recovery. Enhancements measures should be encouraged in the site allocations and the Humber RBMP should be used to inform the SA objectives.
	<p>Phasing / Release of Sites</p> <ul style="list-style-type: none"> • Early release of deliverable and sustainable sites should not be dependent on significant new infrastructure. The focus should be on ensuring that the timing of both housing and infrastructure are aligned. This will allow YW to provide for growth without impacting on water quality and also manage flood risk in a sustainable way. • All settlements and sub areas should make a contribution to release some land in phase 1.
	<p>Previously Developed Land</p> <ul style="list-style-type: none"> • Several respondents suggest that it is essential to use PDL first before greenspace, greenfield or green belt sites.
	<p>Sites of Least Environmental Value</p> <ul style="list-style-type: none"> • In accordance with the NPPF, the plan’s development strategy should seek to avoid areas of high environmental value. • Yorkshire Wildlife Trust Welcomes and supports the suggested approach of allocating land with the least environmental or amenity value, and that only brownfield land of low environmental value will be developed. Such is in accordance with Paragraphs 110 and 111 of the NPPF. Despite having been previously developed, brownfield land can often be of high environmental value by containing open mosaic habitat, a rare habitat type.

APPENDIX 4A SUMMARY OF COMMENTS RECEIVED BRADFORD NORTH EAST

Total number of respondents = 43

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites was provided in the Bradford North East section of the Regional City background paper. Sites were also illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 114

Total number of sites where comments were made = 33

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
NE/004	Roundwood Avenue, Ravenscliffe	1	Site is not suitable for development: • Landscape impact
NE/022	Doctor Hill, Idle	1	Site is not suitable for development: • has a history of planning applications which have been refused
NE/023	Highfield, Road, Idle	1	Site should be developed for housing early in the plan period
NE/025A	Simpsons Green	1	Site is not suitable for development: • Local road congestion
NE/026	Ellar carr Road, Thackley		Site is not suitable for development The site is now developed
NE/038	Moorside Road, Eccleshill	1	Site should be developed for housing
NE/041	Greenfield Lane, Idle	2	Site is not suitable for development and is not available.

			The owner has informed the Council that the site is not available and as such it will be removed from the list of possible development sites
NE/044	Northwood Cres, Thorpe Edge	1	Site is not suitable for development and is not available. The site will be removed from the list of possible development sites
NE/051A	Walkhill Farm, Apperley Lane	1	Site should be developed for housing
NE/051B	Esholt Water Treatment Works	3	2 respondents said the site should be developed for housing and/or high quality employment use. 1 respondent stated the site had landscape impact
NE/053	Station Road, Esholt Water Treatment Works, Esholt village	1	Site should be developed for housing early in the plan period
NE/055	Harrogate Road/Carr Bottom Road, Greengates	1	Site is not suitable for development: <ul style="list-style-type: none"> • Landscape impact
NE/056	Cote Farm Leeds Road, Thackley	1	Site is not suitable for development: <ul style="list-style-type: none"> • Loss of open space • Lack of school places in the area • Lack of local services in the area
NE/057	Kings Drive, Wrose	2	Site is not suitable for development: <ul style="list-style-type: none"> • Poor access • Flood and/or sewerage issues
NE/058	Woodhall Road, Thornbury	1	Site is not suitable for development: <ul style="list-style-type: none"> • Landscape impact
NE/059	Bolton Road/Myers Lane, Bolton Woods	1	Site is not suitable for development: <ul style="list-style-type: none"> • Loss of open space <p>Respondent stated that the site should be retained as open space</p>
NE/060	Cavendish Road, Idle	1	Site should be developed for housing early in the plan period

NE/062	Lynmore Court, Idle	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of open space
NE/063	Brackendale Mills, Thackley	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt <p>Concern over further development on top of new homes being developed locally</p>
NE/065	Mitchell Lane, Thackley	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Loss of open space • Impact on local character • Flood and/or sewerage issues • Impact on local character – loss of listed buildings <p>1 respondent stated that the area should be retained as open space with special significance - It is the only remaining green strip down to the canal now bordering the Thackley Woods</p>
NE/066	Apperley Road, Apperley Bridge	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
NE/068	Apperley lane, Apperley Bridge	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact • Loss of green belt
NE/069	Apperley Road, Apperley Bridge	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact • Loss of green belt • Impact on local character • Harm to wildlife • Flood and/or sewerage issues <p>Respondents stated that the land floods and remains wet for long periods and that it contains a site of special scientific interest</p>
NE/071	Park Road, Thackley	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places in the area • Loss of green belt • Loss of open space • Impact on local character <p>Respondents stated that the site was a well used and valued open area and should be</p>

			retained
NE/072	Lower Fagley Lane, Fagley	1	Site is not suitable for development: • Landscape impact
NE/074	Park Road, Thackley	4	Site is not suitable for development: • Lack of school places in the area • Loss of green belt • Loss of open space Respondents stated that the site was a well used allotments site and should be retained for this use
NE/075	Ainsbury Avenue, Thackley	1	Site is not suitable for development: • Loss of green belt
NE/091	Bradford Road, Idle	1	Site should be developed for housing early in the plan period and that affordable homes were required
NE/119	Off Ashton Walk, Sandhill Fold, Idle	2	Site is not suitable for development: • Lack of school places in the area • Loss of open space
NE/120	Rockwith Parade, Ravenscliffe	1	Site is not suitable for development: • Loss of open space
NE/128	Kenstone Crescent, Idle	16	2 respondents stated that the site should be developed for housing (1 early/1 late), 1 respondent stated the site should be developed for community use (school). 13 respondents stated the site should not be developed: • Local road congestion • Lack of school places in the area • Lack of local services in the area • Poor access • Loss of open space • Harm to wildlife • Land is a former quarry and has been mined • Many houses have been built in recent years • Area is an important wildlife habitat
NE/140	Land east of Harrogate Road,	1	The site should be developed for housing early in the plan period

	Greengates		
NE/141	Land north of Thackley	4	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Loss of green belt

Settlement Questions

The target for new homes in Bradford North East has been set by the Core Strategy of 4400. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	3	4	4	15

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	5	None suggested	Density should have regard to the potential impact on local infrastructure and should be determined if capacity exists in school rolls, doctors lists etc.
No	16		Density should reflect that of the immediate area.
			Density should be low to ensure that enough space is available for residents and visitor parking needs.
			3 storey homes should not be allowed as this allows higher density an pressure on local services.

Other Comments Received

Summary of Comments	Council Response
The plan doesn't seem to have any provision for schools, medical facilities, new road structure/ infrastructure and is basically an uncoordinated land grab	This consultation has been limited to asking which sites should be developed and for what type of use-housing, schools, employment etc.

	Further consultation will allocate the land and define its suggested use
Why are the Council are only looking at greenspaces and greenbelt for development and not previously developed options.	Over 50% of the sites published were whole or partly previously developed
The number of sites identified for development within the Apperley Bridge area seems disproportionately high. If development was to be granted for all of these sites, then there would be significant pressure placed on transport and local services, even taking into account the new railway station and New Line Greengates junction upgrade. This is also an area with a high number of listed buildings and the volume of proposed development would permanently detract from its architectural significance.	The sites on the list come from a number of sources, many have been submitted to the Council for consideration as part of the call for sites process. Many of these sites are green belt and as such are not identified for development. A detailed site assessment process has still to be undertaken to determine which if any of these protected sites will be allocated for development and this will include issues of cumulative impact on local infrastructure
There has been very little publicity or advertising to ensure residents are aware of the development plan. Public consultation has been very poor	More focussed consultation will take place with communities at the next stages of the Allocations DPD
In Idle/Thackley we need smaller houses/bungalows for older people to move to, they would then sell their family homes to families. We shouldn't allow the builders to build the houses they want - it should be about what the district needs	Comment noted
Concern that the Council were ignoring the public's views and had approved development which has mean the loss of green spaces in the Idle and Thackley ward such as Cote Farm and Idle Moor through recent planning permissions	These sites were refused by the Council but won by developers at planning appeals.

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Ainsbury Avenue playing fields (football ground)	1	Site has special significance- an important area for exercise for adults and children
Cote Farm Urban Greenspace	1	Retain
Idle Moor Urban Greenspace	12	11 respondents stated that the area should be retained and 1 stated the area had special significance. Comments included that greenspace in the area had and is to be lost to development and further loss would have a negative health impact. Also that the area was important for walking, cycling, play, horse riding and for local wildlife displaced from other areas. One person suggested the area should be protected as a nature reserve.
Wrose Recreation ground and playing fields, Wrose Road	2	Retain as special significance – area is the home for wildlife such as frogs and toads and insects reliant on the heather
Ravenscliffe greenspace	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment Area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Bradford North East, the Council wished to know whether there was a need to identify any new areas

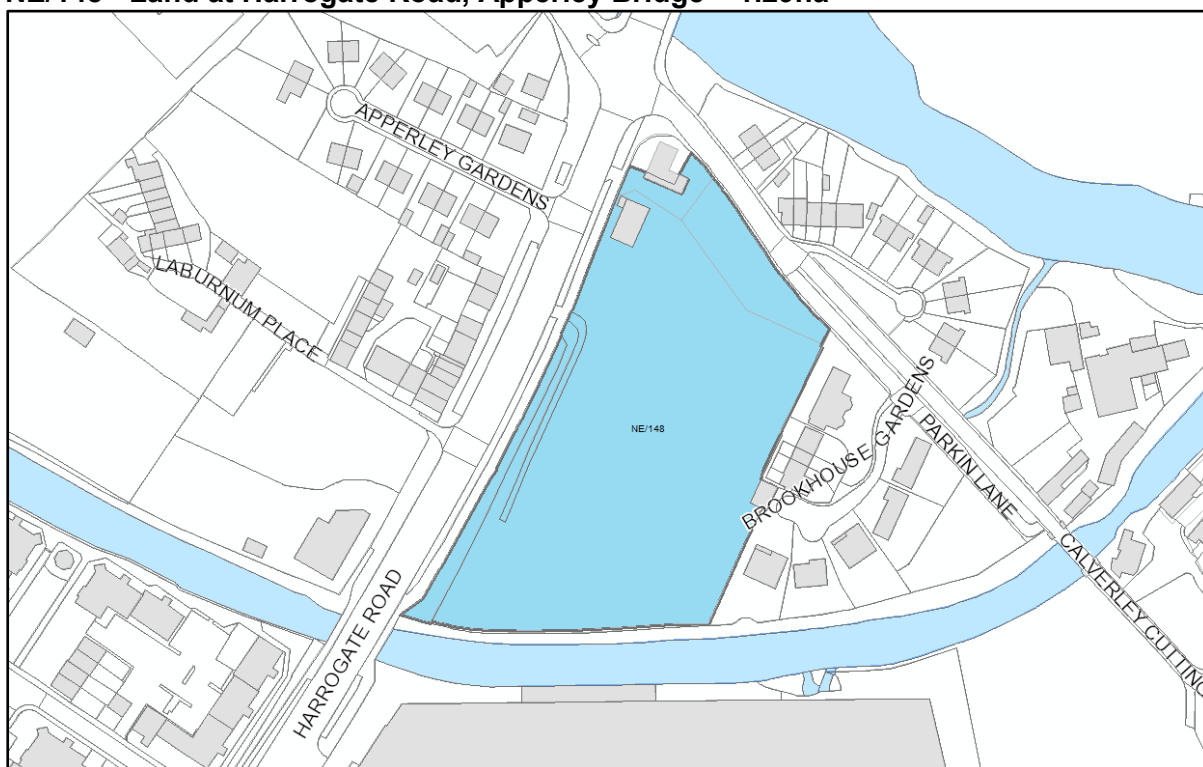
We asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
20	20 respondents stated there was no need for any further employment area to be defined

New Sites submitted to the Council for consideration in this consultation

NE/148 - Land at Harrogate Road, Apperley Bridge – 1.29ha

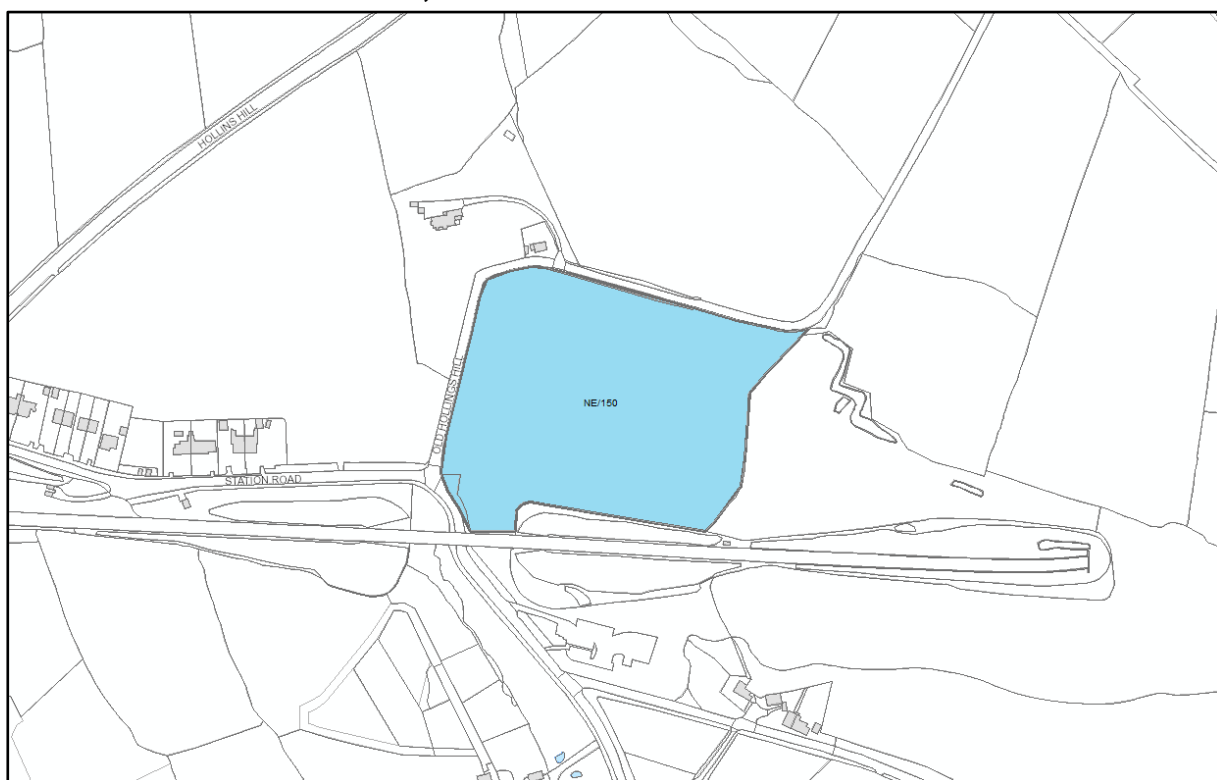


Nb; Planning Permission has now been granted for this site

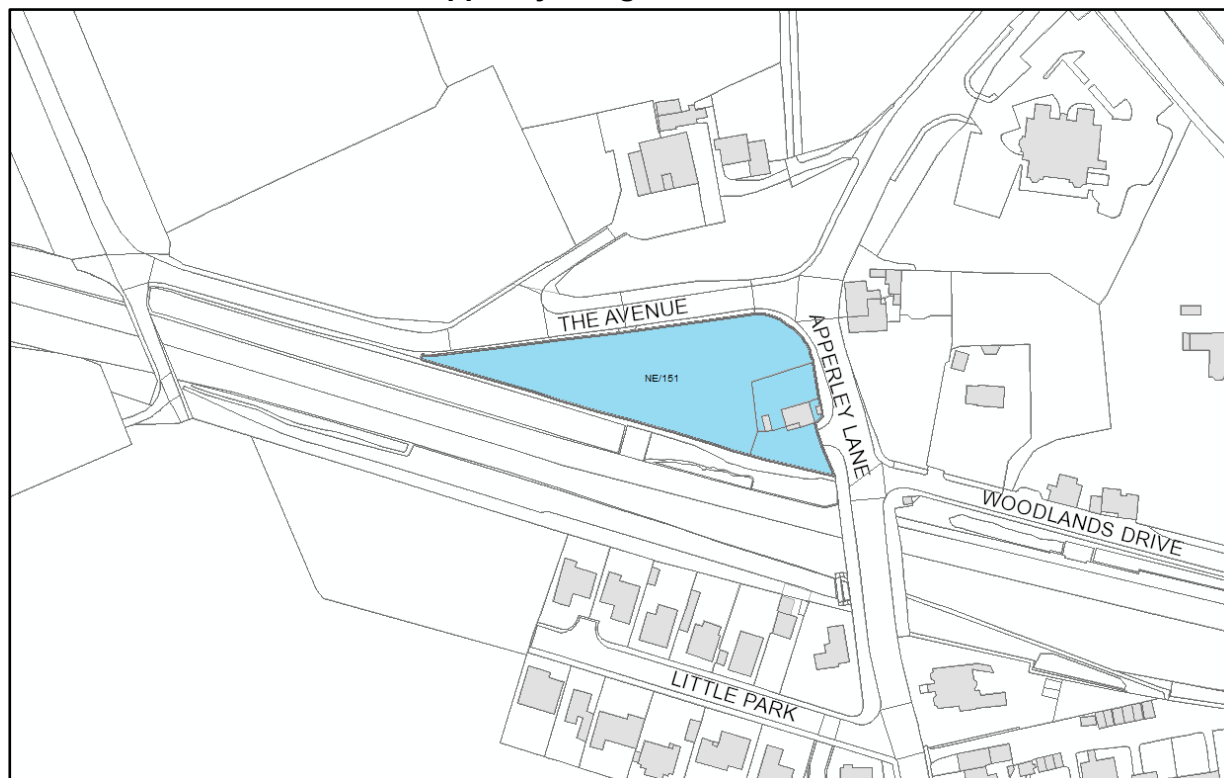
NE/149 - Land Apperley Lane, Apperley Bridge – 1.70ha



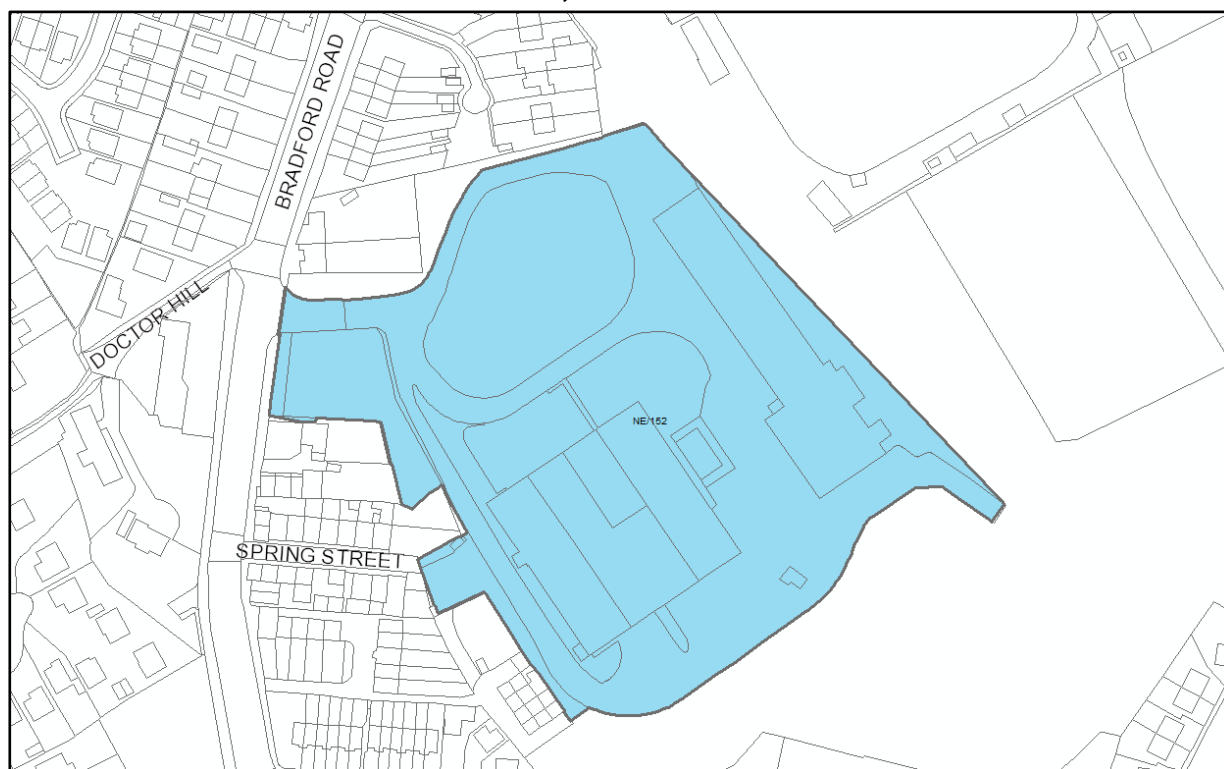
NE/150 - Land at Station Road, Esholt – 3.09ha



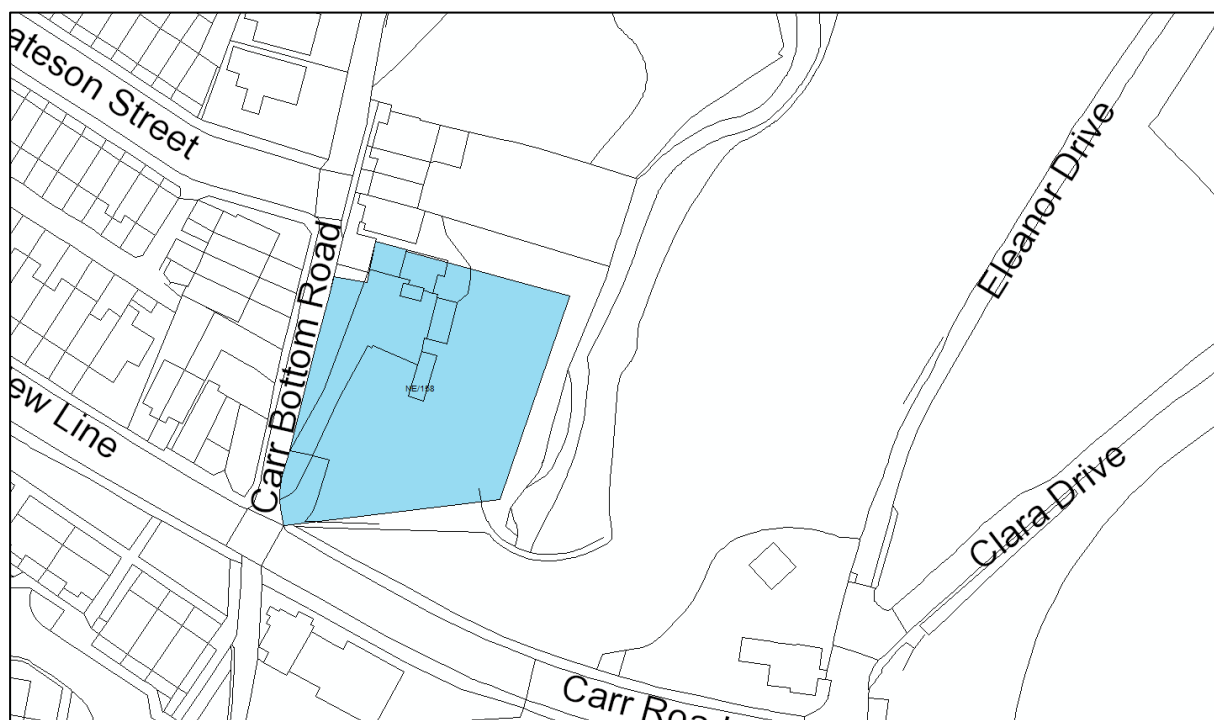
NE/151 - Land at The Avenue, Apperley Bridge – 0.37ha



NE/152 - Land at Friars Industrial Estate, Idle – 2.58ha



NE/158 – Carr Bottom Rd – 0.20ha



APPENDIX 4B: SUMMARY OF COMMENTS RECEIVED BRADFORD NORTH WEST

Total number of respondents = 81

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites was provided in Bradford North West section of the Regional City background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 87

Total number of sites where comments were made = 23

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
NW/002	Drummond Trading Estate, Lumb Lane, Manningham	1	Site should be developed for housing, employment, community use or retail
NW/015	Acacia Drive, Sandy Lane	6	<p>3 respondents stated the sites should be developed for housing and/or a site for gypsies and travellers. 2 also said the site should be developed early in the plan period</p> <p>3 respondents stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services • Harm to wildlife • Flood and/or sewerage issues • Potential mining area <p>Respondents in particular raised the issue of the narrowness of the road through</p>

			Sandy Lane and congestion at school pick up and drop off times.
NW/016	Mount Pleasant Farm, Sandy Lane	5	<p>2 respondents stated the site should be developed for housing, 1 also stated that it should be developed early in the plan period.</p> <p>3 respondents stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services in the area • Flood and/or sewerage issues
NW/017	Wilsden Road, Sandy Lane,	5	<p>4 people stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services in the area • Landscape impact • Loss of green belt • Flood and/or sewerage issues • Potential mining area <p>1 respondent commented that the site should be allocated for housing</p>
NW/018	High Ash Farm, Allerton Road, Allerton	5	<p>1 respondents stated the site should be developed for housing. 1 stated it should be developed for community use such as a village hall early in the plan period if other sites were to be developed for homes</p> <p>3 respondents stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Poor access • Flood and/or sewerage issues <p>Respondents raised the issue of lack of services in the area and the problem of surface water run off which if the site were to be developed would exacerbate</p>
NW/020	Haworth Road, Sandy Lane	3	<p>2 respondents stated the site should be developed for housing. 1 also stated the site could be also be developed for community use. 1 further made a comment about the published site boundary but did not provide any further information</p>

NW/021	Wilsden Road, Sandy Lane,	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Loss of green belt • Flood and/or sewerage issues • Potential mining area <p>Respondents stated that gaps in local infrastructure should be addressed before any further development was considered</p>
NW/022	Wilsden Road, Sandy Lane	3	<p>1 respondent stated the site should be developed for housing,</p> <p>2 stated that the site is not suitable as the site had been used for mining in the past. Also that surface water run in the immediate area would increase.</p>
NW/023	West Avenue, Sandy Lane	3	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services in the area • Site used for mining in the past. • Surface water run off in the immediate area will increase.
NW/024	Prune Park Lane, Allerton	24	<p>2 respondents stated that the site should be developed for housing, 2 stated that community use should be considered.</p> <p>18 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Loss of green belt • Impact on local character • Flood and/or sewerage issues • Other <p>A common theme was that the primary school was full and that a new school should be required if this site was developed; that the land was prone to flooding with a risk to nearby properties; that local residents already find joining Allerton Road at peak times to be problematic due to amount of traffic and speeding.</p> <p>2 respondents also commented that the land should be retained as greenspace</p>

			A new alternate site boundary has been submitted to the Council for consideration (see below)
NW/025	Prune Park Lane, Allerton	26	<p>1 respondent stated that the site should be developed for housing, 1 stated that community use should be considered. Both stated that development should be allowed in the early part of the plan period</p> <p>24 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Loss of green belt • Impact on local character • Flood and/or sewerage issues <p>Respondents in particular raised concerns about surface water flooding from the site into neighbouring areas, that the land had been mined historically and that the area suffered from considerable traffic congestion.</p> <p>A new alternate site boundary has been submitted to the Council for consideration (see below)</p>
NW/026	Ivy Lane, Allerton	8	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Poor access • Loss of open space • Harm to wildlife • Flood and/or sewerage issues <p>2 people stated that the land should be retained greenspace as it had Special Significance</p>
NW/028	Chellow Grange Road, Heaton	2	2 respondents stated that the sites should be developed for housing and be allocated early in the plan period
NW/031	Hazel Walk, Daisy Hill	2	2 respondents stated that the sites should be developed for housing and be allocated early in the plan period
NW/033	Chellow Dene, Allerton	6	1 respondent stated that the site should be developed for housing and be allocated for development early part of the plan period.

			<p>4 stated that the sites was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Landscape impact • Loss of open space <p>A further respondent stated that the sites should be retained as local greenspace as it had special significance as it was important for recreation and wildlife.</p>
NW/039	Cote Lane, Allerton	3	<p>3 respondents stated that the site is not suitable for development</p> <p>The site has planning permission and is now in the process of being developed</p>
NW/046	Haworth Road, Heaton	1	<p>1 respondent stated that the site should be allocated for recreation use to offset losses elsewhere</p>
NW/049	Bingley Road, Heaton	9	<p>2 respondents stated that the site should be developed for housing.</p> <p>7 stated that the site was unsuitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Landscape impact • Loss of green belt • Loss of open space <p>Main concerns centred on the loss of part of the green area separating Bradford and Shipley, the loss of a local recreation asset and potential harm to local heritage close by.</p>
NW/069	Hoopoe Mews, Allerton	2	<p>Site is unsuitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt • Loss of open space • Harm to wildlife <p>Respondents commented that the land was part of a wider area of natural habitat and wetlands which is valued locally</p>
NW/072	North Park Road, Heaton	1	<p>Respondent stated that the site landscape value</p>
NW/076	North Park Road,	1	<p>Respondent stated that the site landscape</p>

	Heaton		value
NW/091	Dean Lane/Old Allen Road	1	Site should be developed for housing or an alternative use as it has stood derelict for a number of years
NW/093	Meadowbank Avenue, Allerton	2	1 Respondent stated that the site landscape value. A second commented that the site should be retained for recreation use with special significance

Settlement Questions

The target for new homes in Bradford North West has been set by the Core Strategy of 4500. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	3	5	5	13

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
Yes	2	N/A	One respondent stated that density should be low to avoid parking and sewerage impacts
No	32		

Other Comments Received

Summary of Comments	Council Response
Doctors and other services including the primary school is at full stretch in Sandy Lane	Comment noted
Natural Springs and old mine workings in the area around Sandy Lane – potential for flooding	Comment noted

Further development will cause more pollution, harm to wildlife and congestion in the Allerton/Sandy Lane area	Comment noted
Impact on listed buildings by developing more homes in the Pitty Beck Valley area	Comment noted
Concerns raised over the number of possible sites identified in the Sandy Lane area and the potential loss of green belt and greenspace of value for views and walking	All sites submitted for consideration to the Council have been included in this initial consultation. The site assessment process will begin to discount some of these as a result of comments received and more detailed work
The amount of traffic in the Allerton Road/Stony Lane area is dangerous, to increase this further will create more noise and pollution and future cancer clusters	Comment noted
New tree planting is needed in the area	Comment noted – new planting is often a requirement of new development
Build on brownfield sites first, there are many derelict buildings in the area	42 of the possible development sites were previously developed options. Where practicable the Council will ensure that brownfield options are promoted ahead of greenfield options

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Chellow Dene	1	Site should be retained
Greenwood Park, Sandy Lane	1	Site should be retained as it is well used
Duckworth Lane playing field	1	Site should be developed for other use as it is used as a temporary car park and is not open space
Playing fields at former Heaton Royds school	1	Site should be retained as it provides a link between Low Woods and Heaton Woods. Its loss would be detrimental
Greenspace at Chellow Dean Beck	1	Land behind 111 Allerton Road should be deleted as urban greenspace as it is private garden

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Thornton Road*. The Council wished to know whether this zone is still needed and if there is a need to identify any new areas.

We asked:

Do you think the zone is still appropriate and are any changes needed?

No comments were received to this question

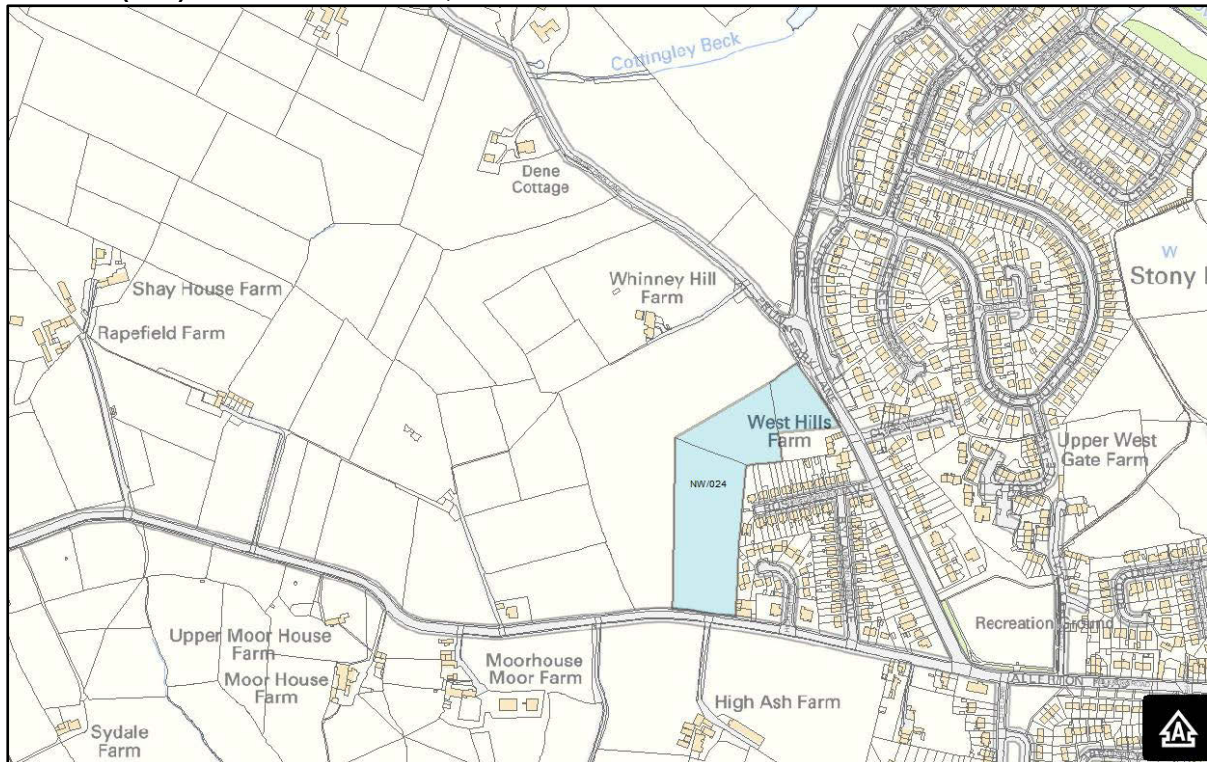
We also asked:

Is there any potential in this settlement for new areas to be defined?

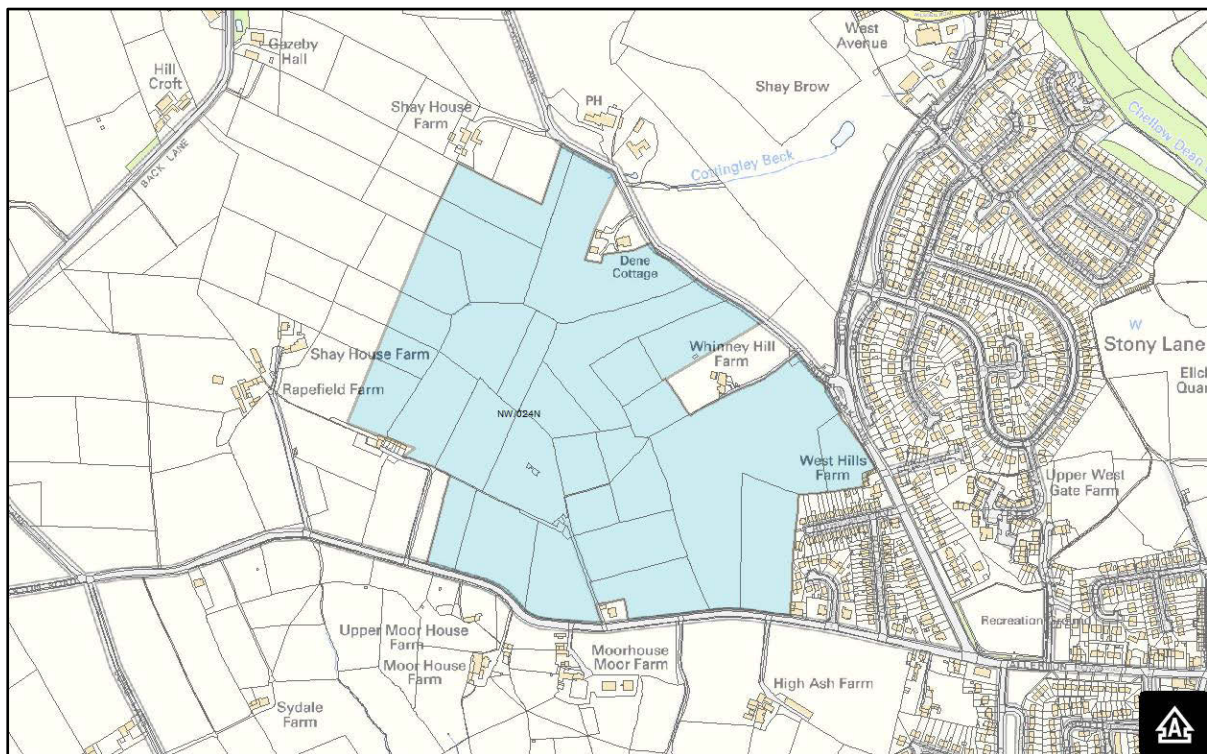
Total No. of responses	Summary of Comments
30	28 respondents stated that no new employment areas were needed, 2 people stated yes but did not define where these should be

Sites included in this consultation where an alternative boundary has been submitted for consideration

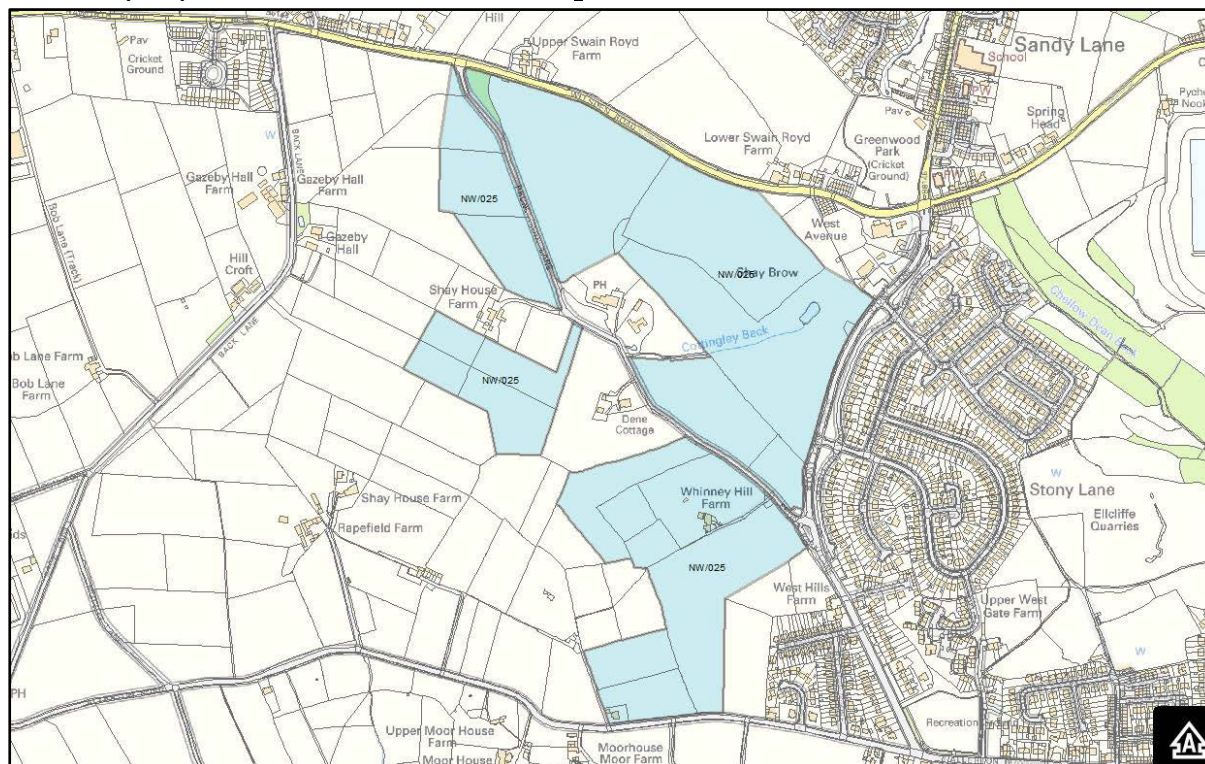
NW/024 (Old) - Prune Park Lane, Allerton - 2.22ha



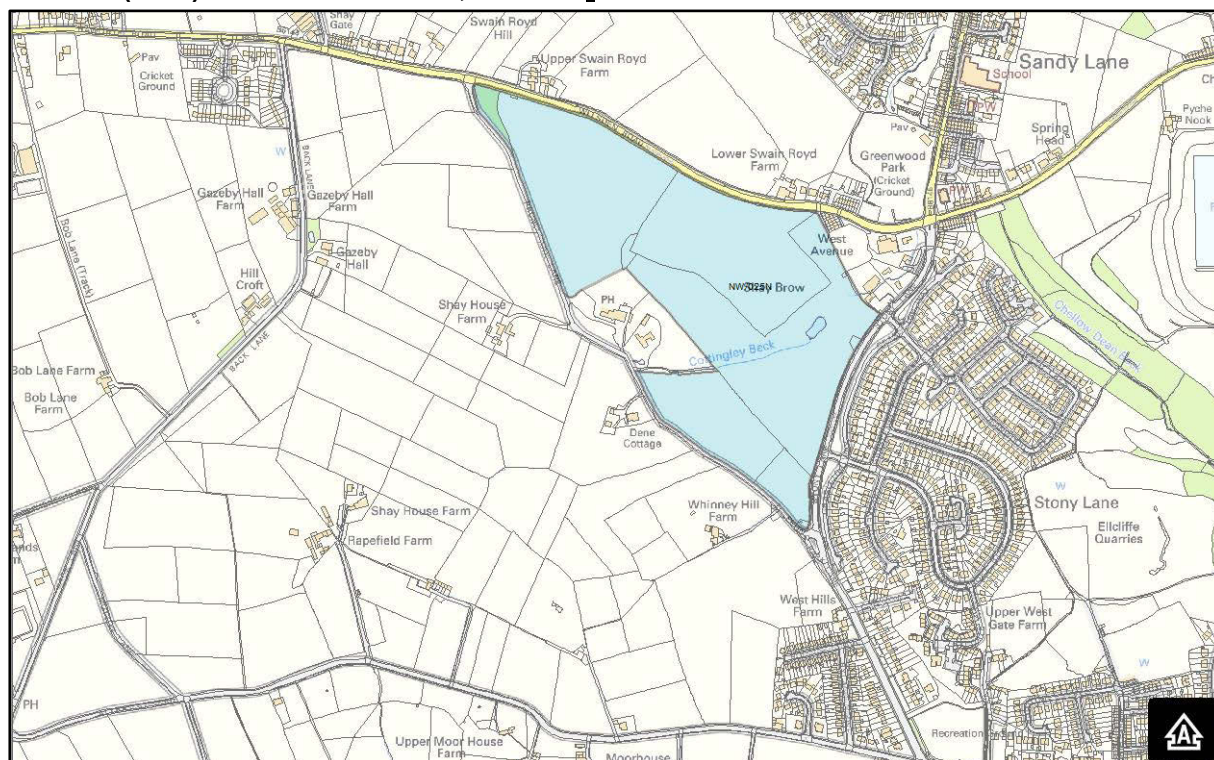
NW/024 (New) - Prune Park Lane, Allerton - 27.67ha



NW/025 (Old) - Prune Park Lane, Allerton – 35.43ha



NW/025 (New) - Prune Park Lane, Allerton – 19.49ha



APPENDIX 4C SUMMARY OF COMMENTS RECEIVED BRADFORD SOUTH EAST

Total number of respondents = 45

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Bradford South East section of the Regional City background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 133

Total number of sites where comments were made = 21

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
SE/003	Copgrove Road, Holmewood	1	Site should be developed for housing and should be allocated for early development
SE/028	Stirling Crescent, Holmewood	1	Site should be developed for housing and should be allocated for early development
SE/044	Huddersfield Road, Wyke	7	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Land is contaminated from former dye works adjacent • Loss of green belt • Loss of open space • Harm to wildlife • Flood and/or sewerage issues <p>Respondents also commented that the land was used by a shooting club and had high wildlife value</p>
SE/046	Ned Lane, Holmewood	2	Site should be developed for housing and should be allocated for early development
SE/055	Ned Lane, Holmewood	2	Site should be developed for housing and should be allocated for early development

SE/056	Westgate Hill Street, Tong	6	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt • Impact on local character • Harm to wildlife <p>Respondents also pointed out potential impact on the Adwalton Moor Battlefield site</p>
SE/057	Westgate Hill Street, Holmewood	9	<p>1 respondent stated the site should be developed for housing, employment and community uses and should be allocated for early development.</p> <p>8 respondents stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt • Harm to wildlife
SE/060	Harper Gate Farm, Tyersal	3	Site should be developed for housing early in the plan period
SE/061	Westgate Hill Street, Tong	1	Site is not suitable for development
SE/062	Raikes Lane, Holmewood	9	<p>1 respondent stated the site should be developed for housing and allocated for early development.</p> <p>8 respondents stated the sites was not suitable for development</p> <ul style="list-style-type: none"> • Loss of green belt • Impact on local character <p>2 respondents raised concerns over the impact of development on listed buildings in and on the edge of the site</p>
SE/063	Westgate Hill Street, Tong	2	<p>Site is not suitable for development:</p> <p>Loss of agricultural land</p>
SE/069	Dean Beck Avenue, Staithgate	1	Respondent stated that the site landscape value
SE/070	Whitehall Road, Wyke	1	Site should be developed for housing early in the plan period
SE/072	High Fearnley Road, Wyke	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access • Loss of green belt • Loss of • Impact on local character open space

			Respondents commented that the access from Carr House Gate was very narrow and could only be achieved through demolition and there was no safe access from High Fernley Road (school access). Also that the cottages in the area are historic and should be protected
SE/077	Summer Hall Ing, Delf Hill	1	Site should be developed for housing
SE/091	Wyke Lane, Oakenshaw	1	Site should be developed for housing, employment or community uses
SE/099	Westgate Hill Street Holmewood	16	<p>1 respondent stated that the site should be developed for housing, employment and community use.</p> <p>15 respondents stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Loss of green belt • Impact on local character • Harm to wildlife • Flood and/or sewerage issues <p>1 respondent was particularly concerned over any potential new road that might be required to serve the site and the impact of this on the Tong valley</p>
SE/100	Raikes Lane, Holmewood	17	<p>2 respondents stated that the site should be developed for housing, employment and community uses.</p> <p>15 stated that the site was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Loss of green belt • Impact on local character • Harm to wildlife • Flood and/or sewerage issues <p>The main concerns raised were the potential loss of green belt citing the importance for visual separation, wildlife and recreation uses</p>
SE/101	New Lane, Tong	17	<p>1 respondent stated the site should be developed for housing.</p> <p>16 respondents stated the site was not suitable for development:</p>

			<ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Loss of green belt • Impact on local character • Harm to wildlife • Flood and/or sewerage issues <p>The main concerns raised were the potential loss of green belt citing the importance for visual separation, wildlife and recreation uses, also the potential harm to listed buildings both in and on the edge of the site</p>
SE/115	Dane Hill Drive, Holmewood	2	Site should be developed for housing.
SE/120	Park House, Low Moor	1	<p>Site is not suitable for development. The objector stated that the boundary was incorrect.</p> <p>Detailed site boundaries will be checked prior to any decision on whether this site will be allocated for development</p>

Settlement Questions

The target for new homes in Bradford South East has been set by the Core Strategy of 6000. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	1	14	4	7

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	3	None specified	Listed building and historic areas impacts must be avoided at all cost.
No	19		

			Density needs to be low as local services cannot support heavy development
--	--	--	--

Other Comments Received

Summary of Comments	Council Response
Bradford South east is an ideal area for development being close to motorway and new station at Low Moor	Comment noted
Development should not focus on greenfield sites but on brownfield first	Where practicable the Council will seek to promote brownfield sites unless green field options are more sustainable
Development in the Tong and Fulneck Valleys will damage the green belt and the unique character of this part of Bradford	Comment noted
Large green belt sites which can provide new infrastructure are more preferable to developing small sites in the already overcrowded urban area	Comment noted

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
South Bradford Golf Course	2	Develop this area for other uses- the area is ideal for new homes
Playing fields at Home Farm Primary school	1	Develop for other uses
Bowling Park	1	Develop for other uses – the park is underused and could be smaller with part allocated for housing
Knowles Park, Tong Street	2	Develop for other uses – the site along with SE/050 is under used and a substantial area with good access to local services and road infrastructure
Tong School – Yorkshire Martyrs, Tong Street	1	Develop for other uses

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Bowling, Low Moor, Euroway Estate, Cutler Heights, Low Street/Dudley Hill, Tong Street/Shetcliffe Lane, and Westgate Hill Street*. The Council wished to know whether these zones are still needed and if there was a need to identify any new areas.

We asked:

Do you think these zones are still appropriate and are any changes needed?

No comments were received to this question

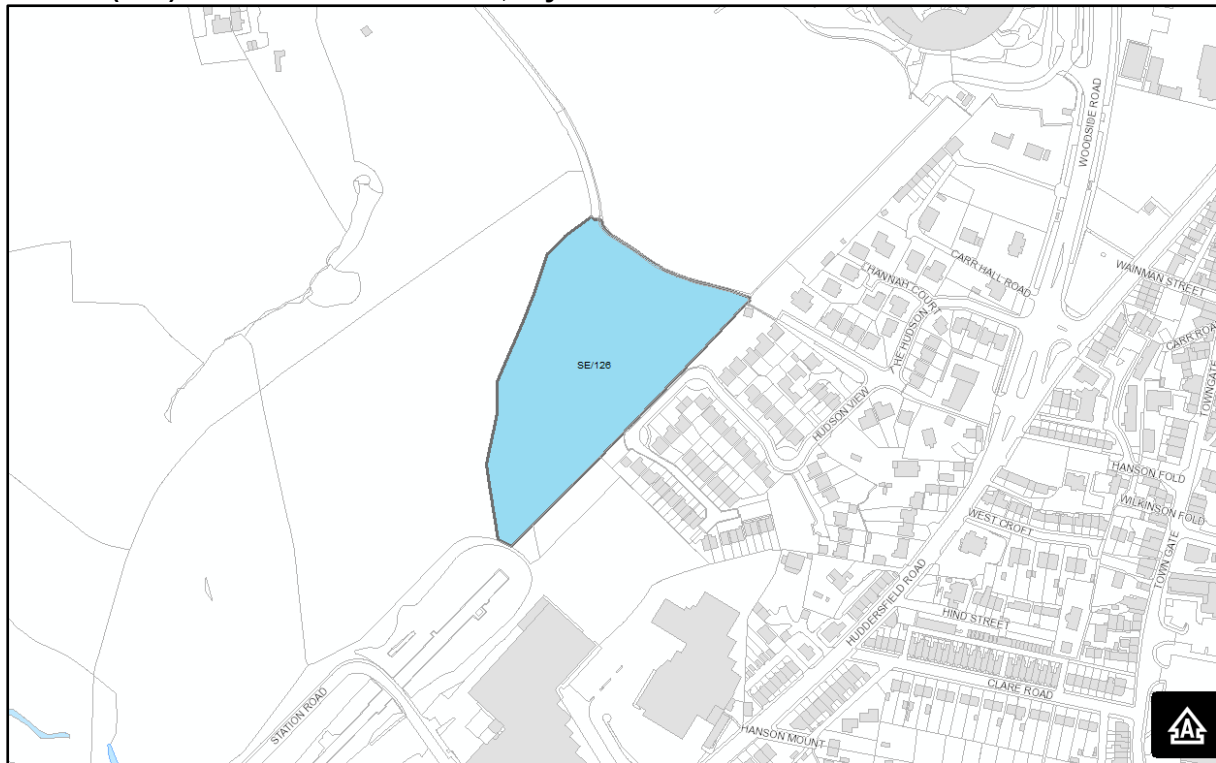
We also asked:

Is there any potential in this settlement for new areas to be defined?

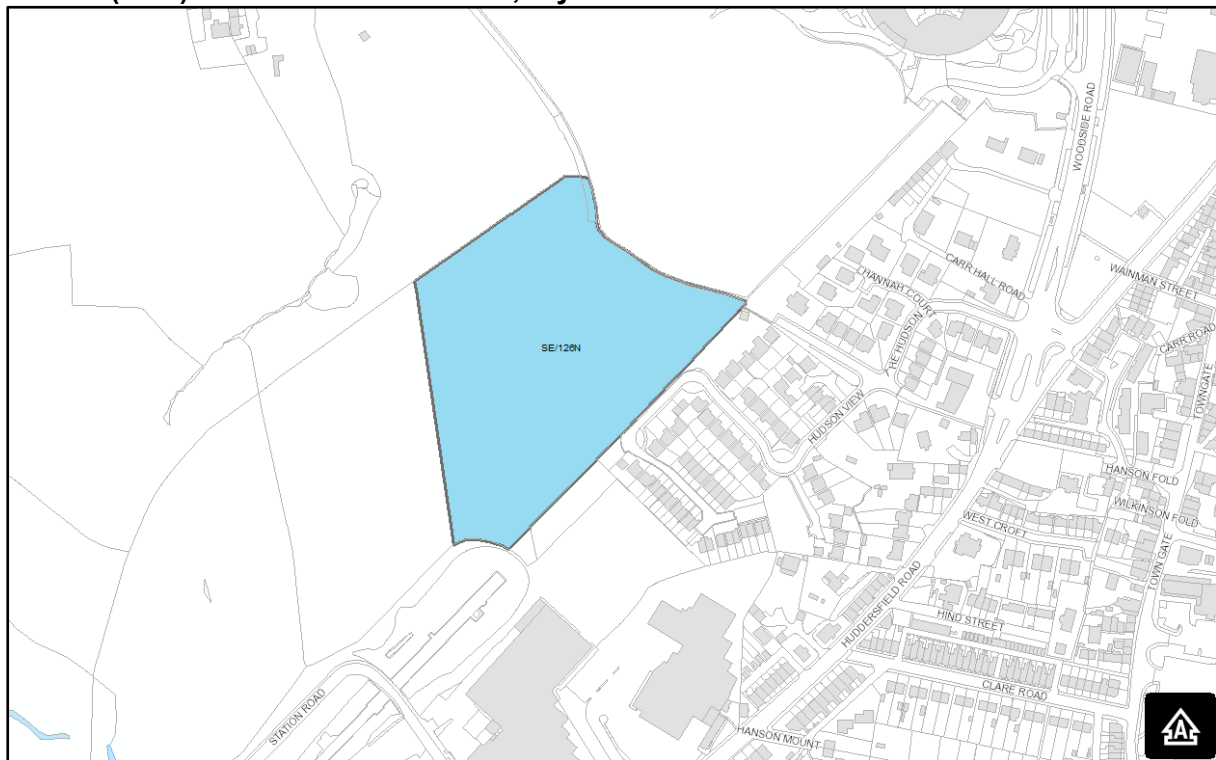
Total No. of responses	Summary of Comments
18	Respondents stated that no new employment areas were needed

Sites included in this consultation where an alternative boundary has been submitted for consideration

SE/126 (Old) - Land at Hudson View, Wyke – 1.91ha

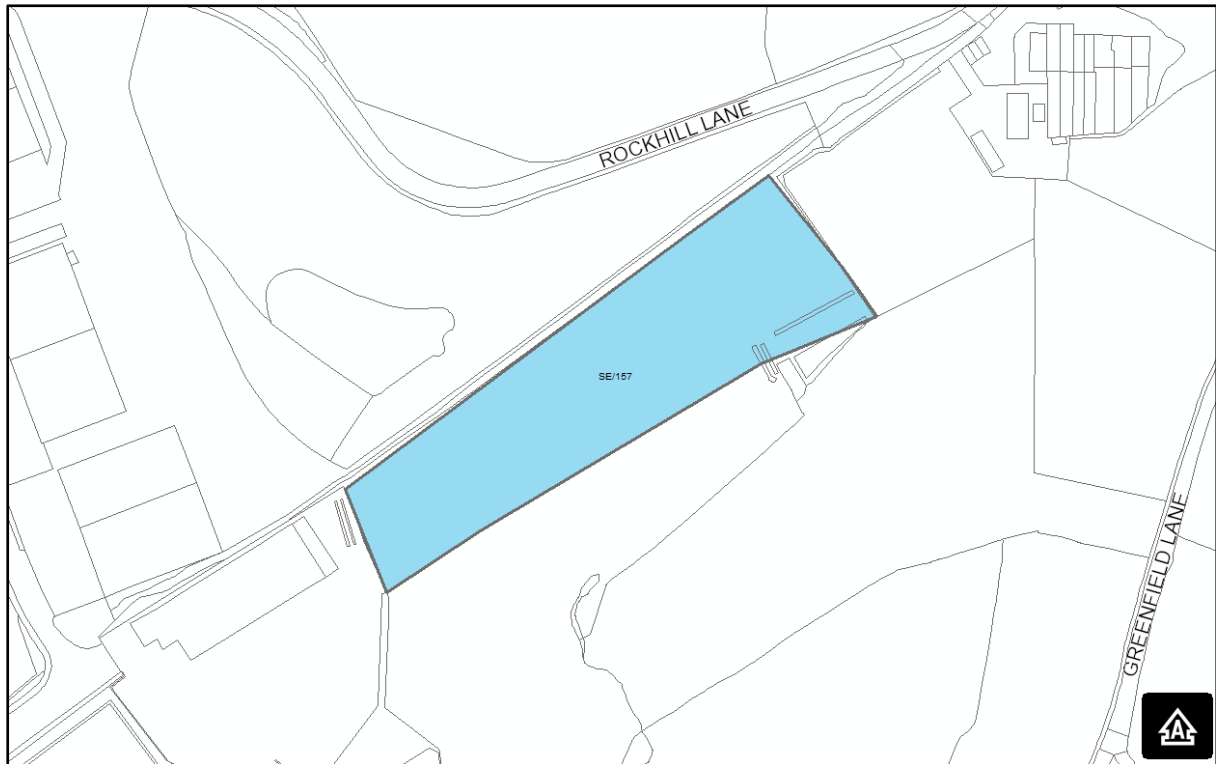


SE/126 (New) - Land at Hudson View, Wyke – 3.13ha

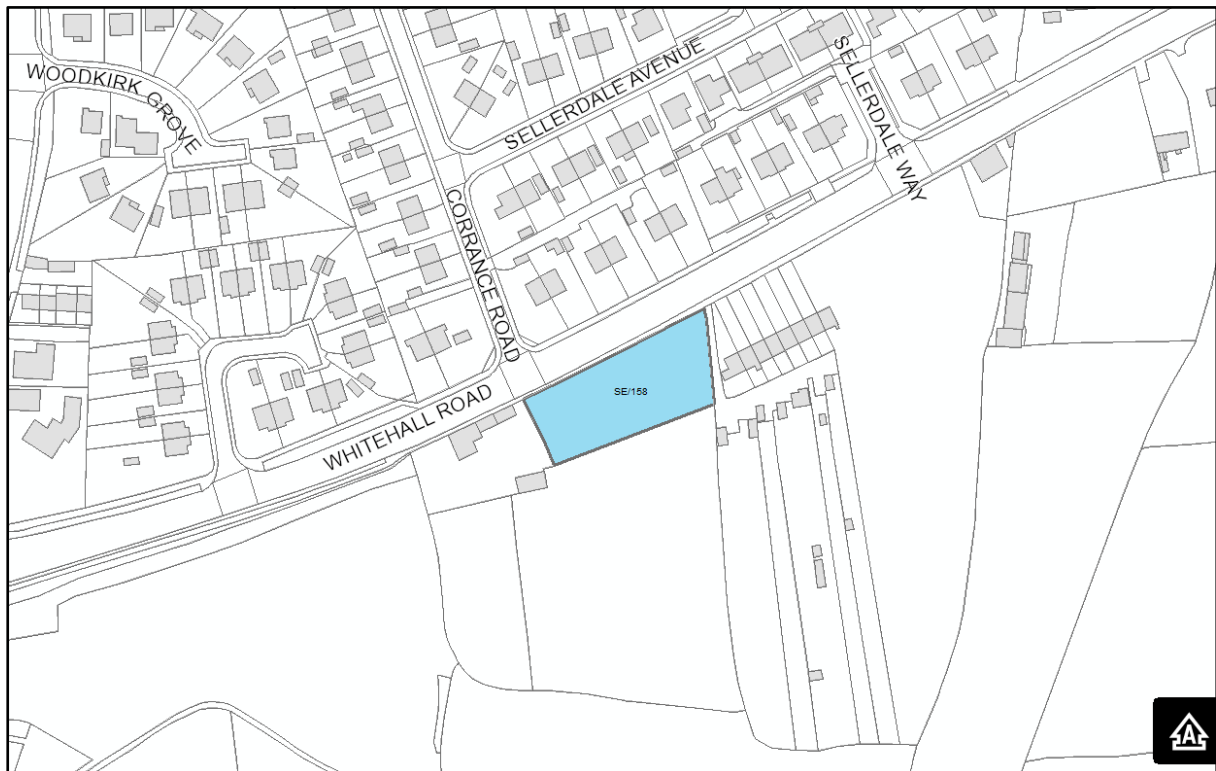


New Sites submitted to the Council for consideration in this consultation

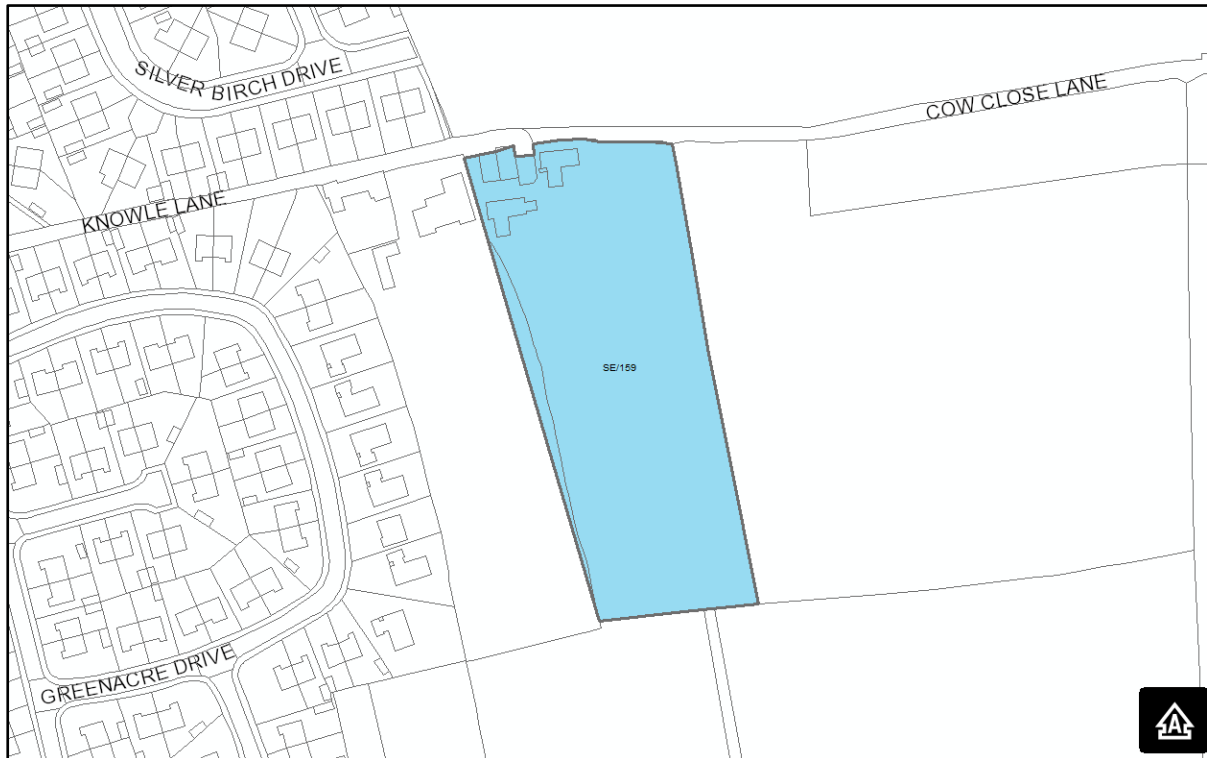
SE/157 - Rockhill Lane, Euroway – 0.86ha



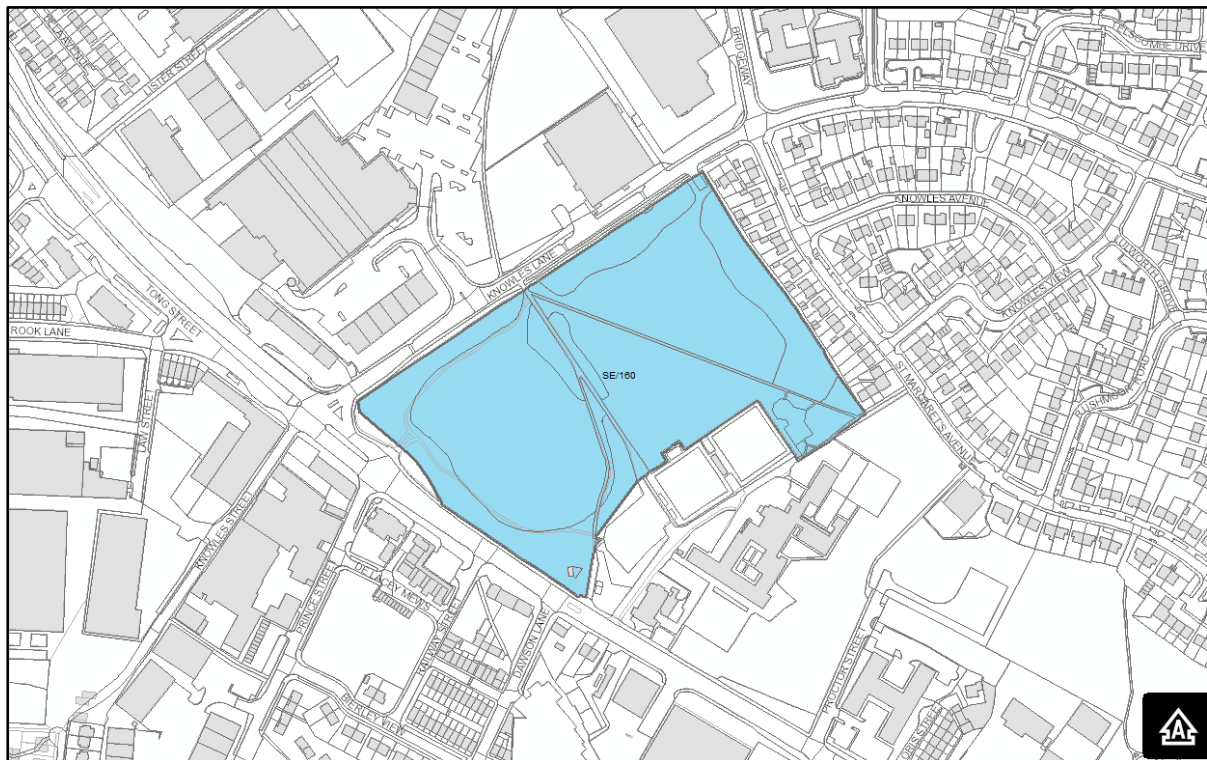
SE/158 - Whitehall Road, Wyke – 0.18ha (site lies below the size threshold but has the capacity for at least 5 units)



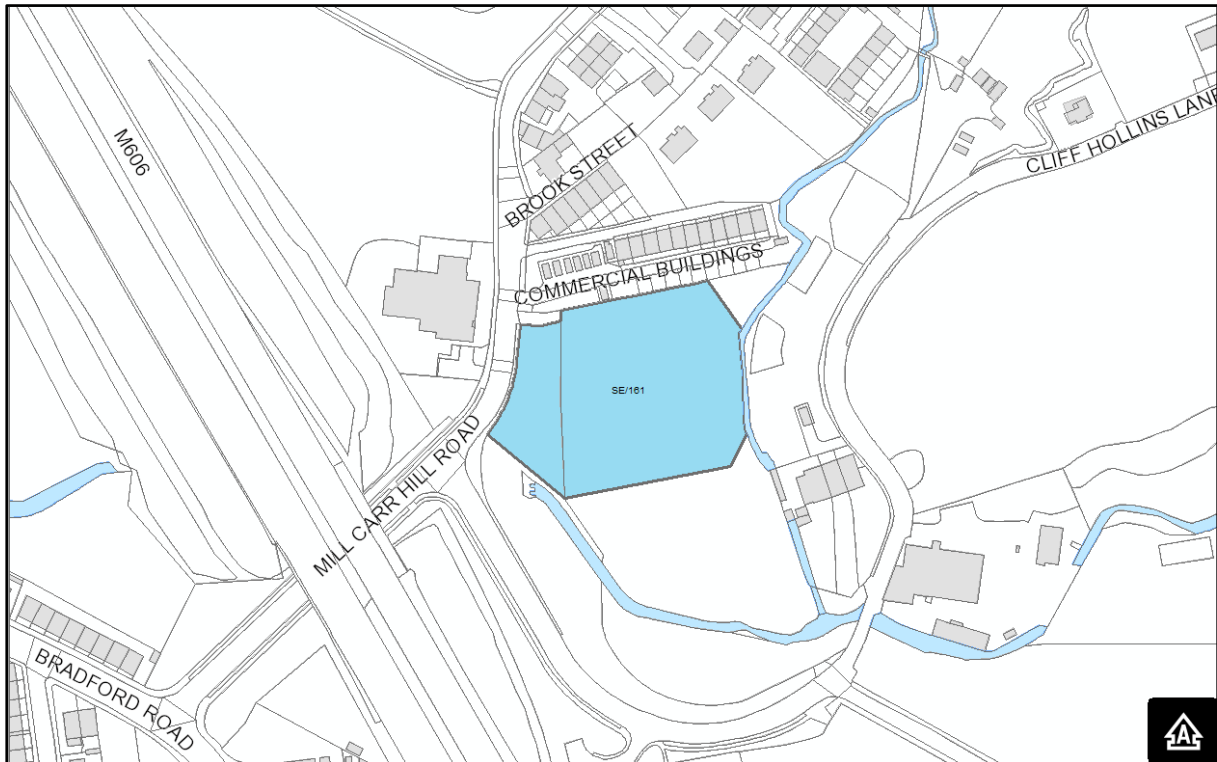
SE/159 - Knowle Lane, Wyke – 1.03ha



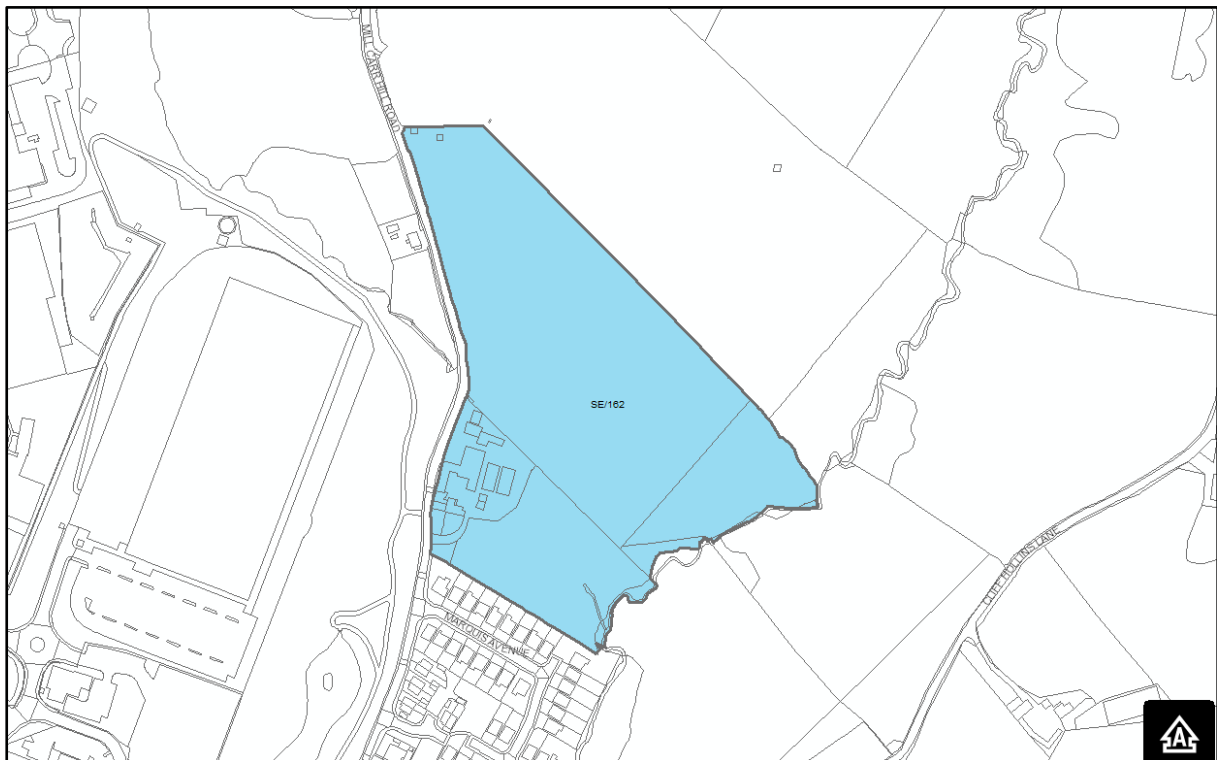
SE/160 - Knowles Lane/Tong Street – 4.58ha



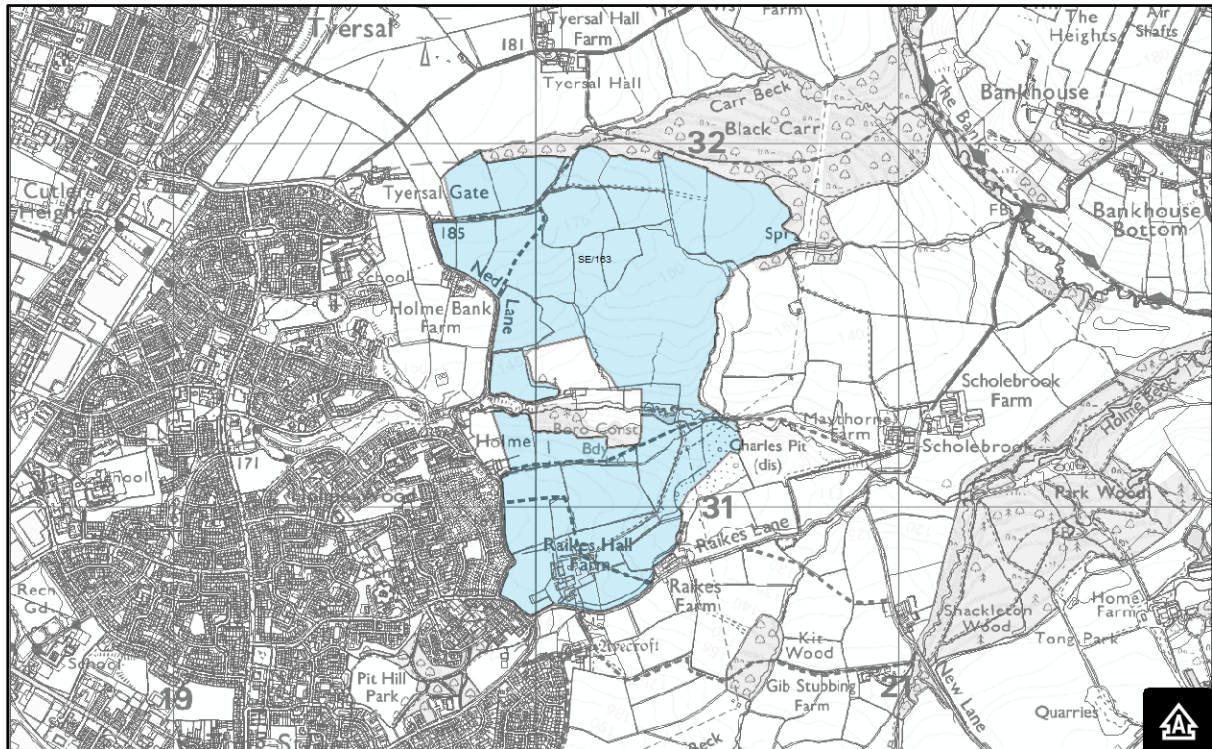
SE/161 - Mill Carr Hill Road (south) – 0.48ha (nb, site for car park only)



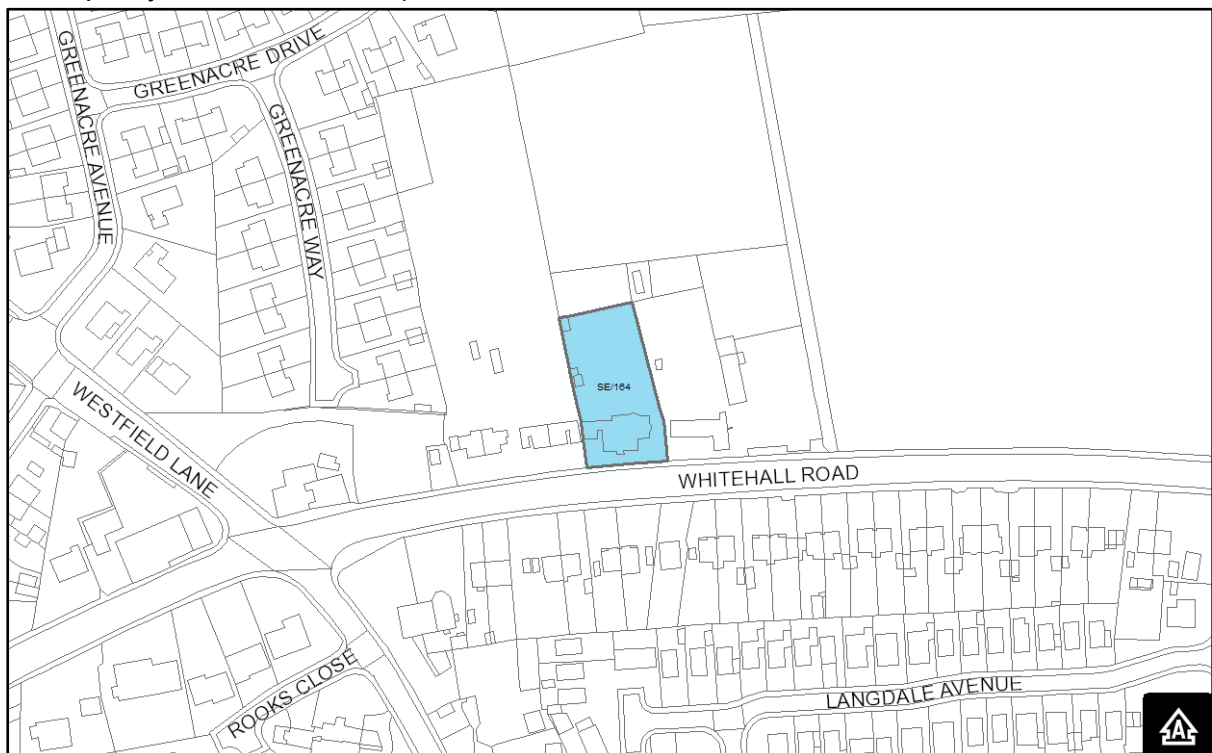
SE/162 - Mill Carr Hill Road, Oakenshaw – 5.17ha



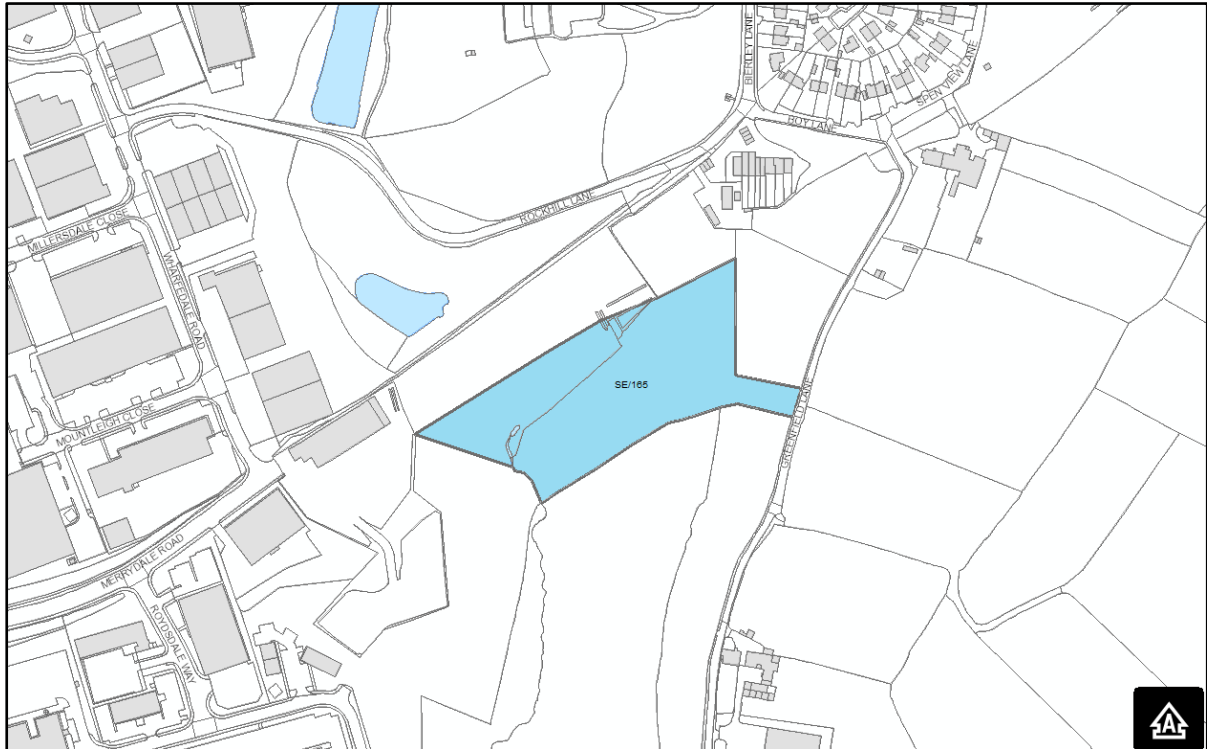
SE/163 - Ned Lane, Holmewood – 72.33ha



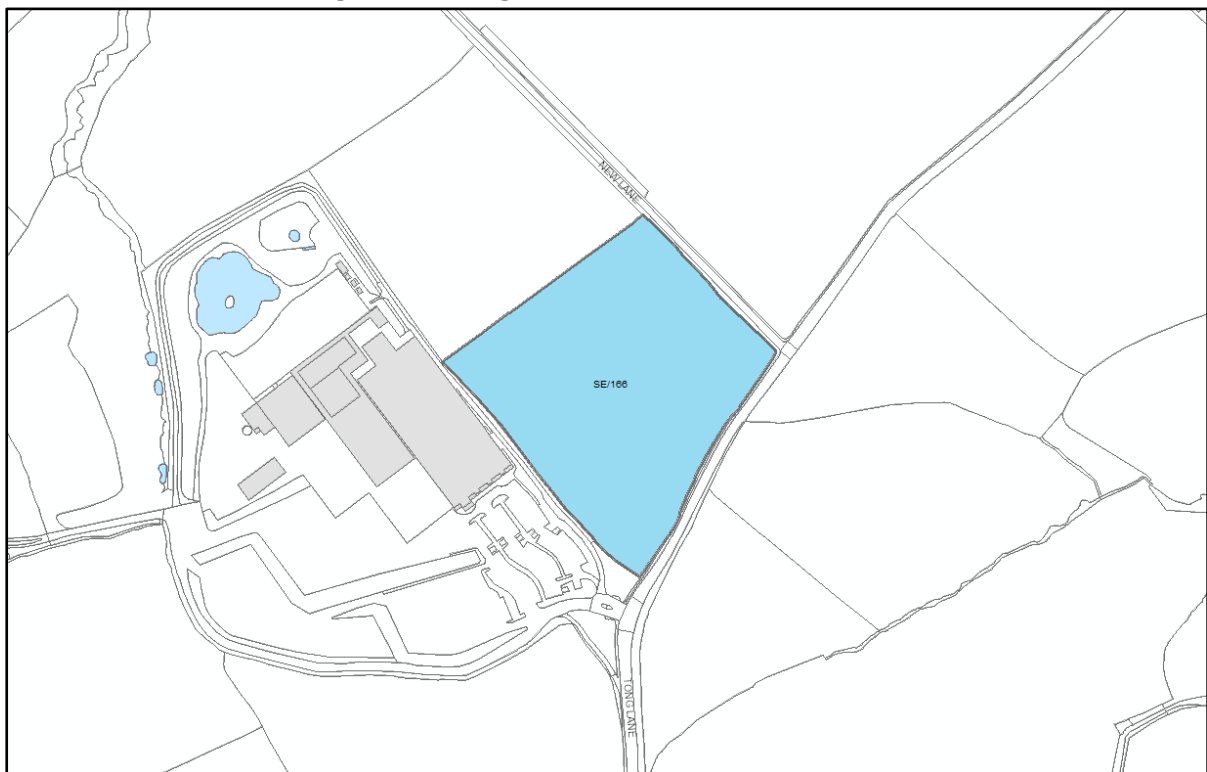
SE/164 - Whitehall Road, Wyke – 0.15ha (site lies below the size threshold but may have the capacity for at least 5 units)



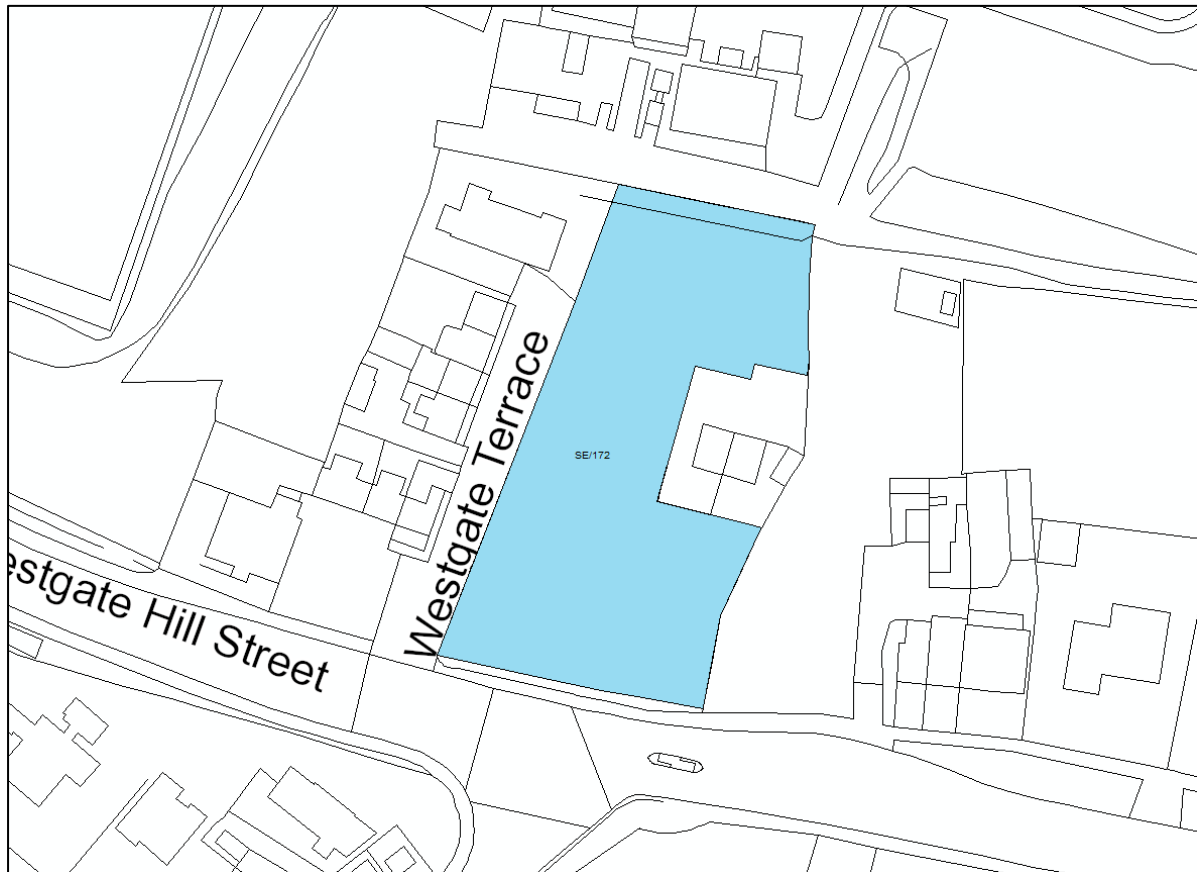
SE/165 - Merrydale Road, Euroway – 1.76ha



SE/166 – New Lane/Tong Lane, Tong – 2.80ha



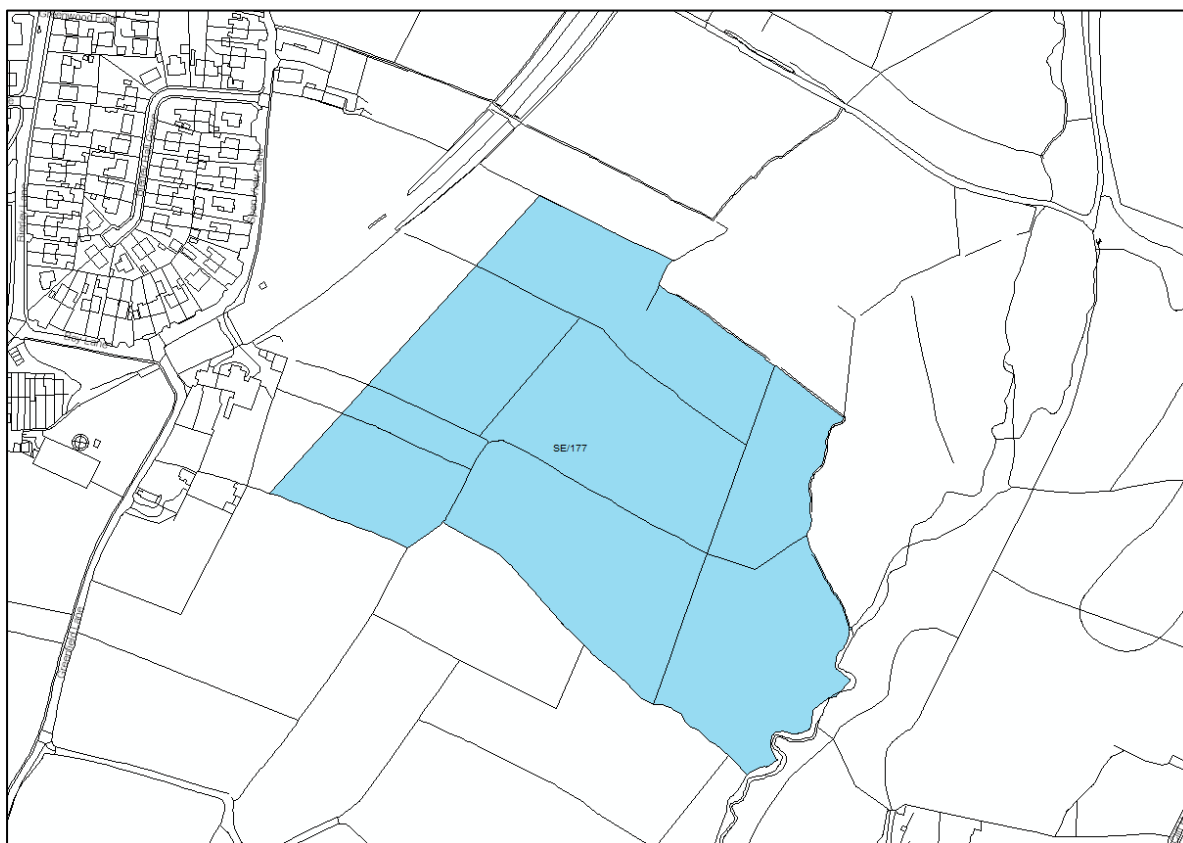
SE/172 – Westgate Terrace - 0.26ha



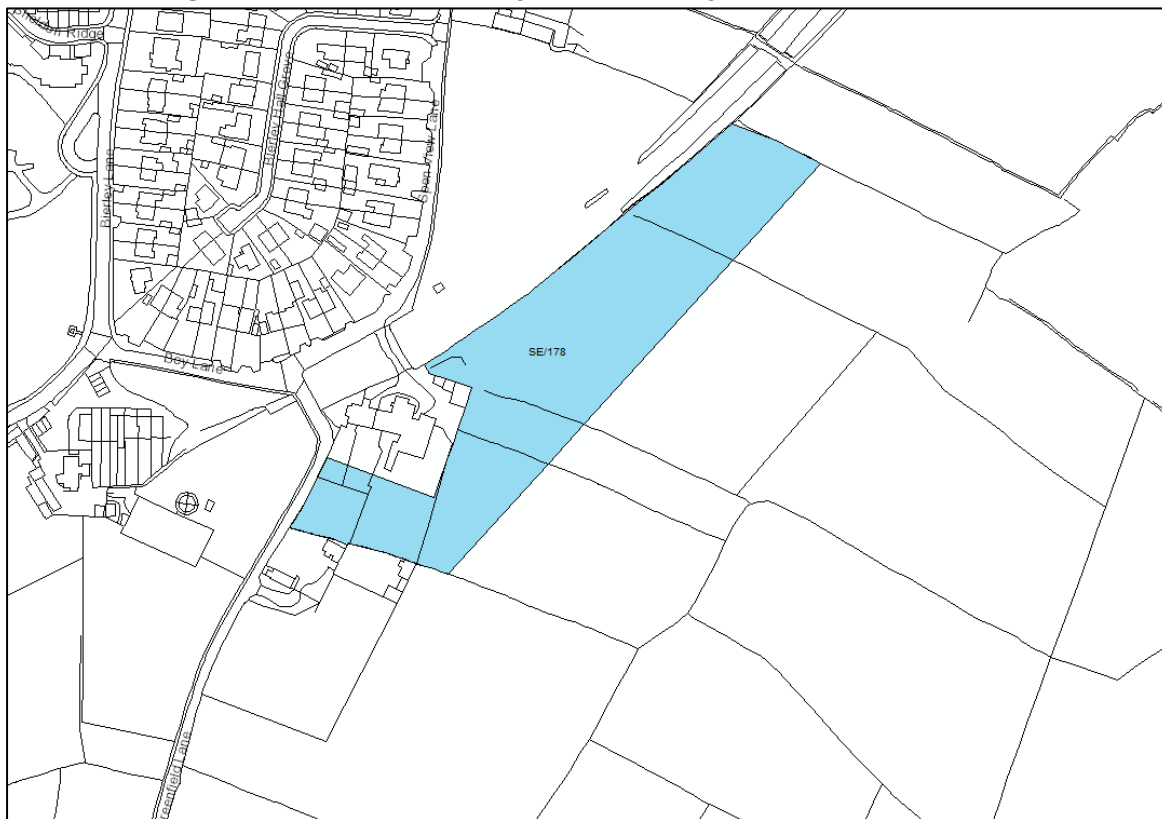
SE/173 – Westgate Hill Street – 0.13 (nb- the site is too small for full consideration)



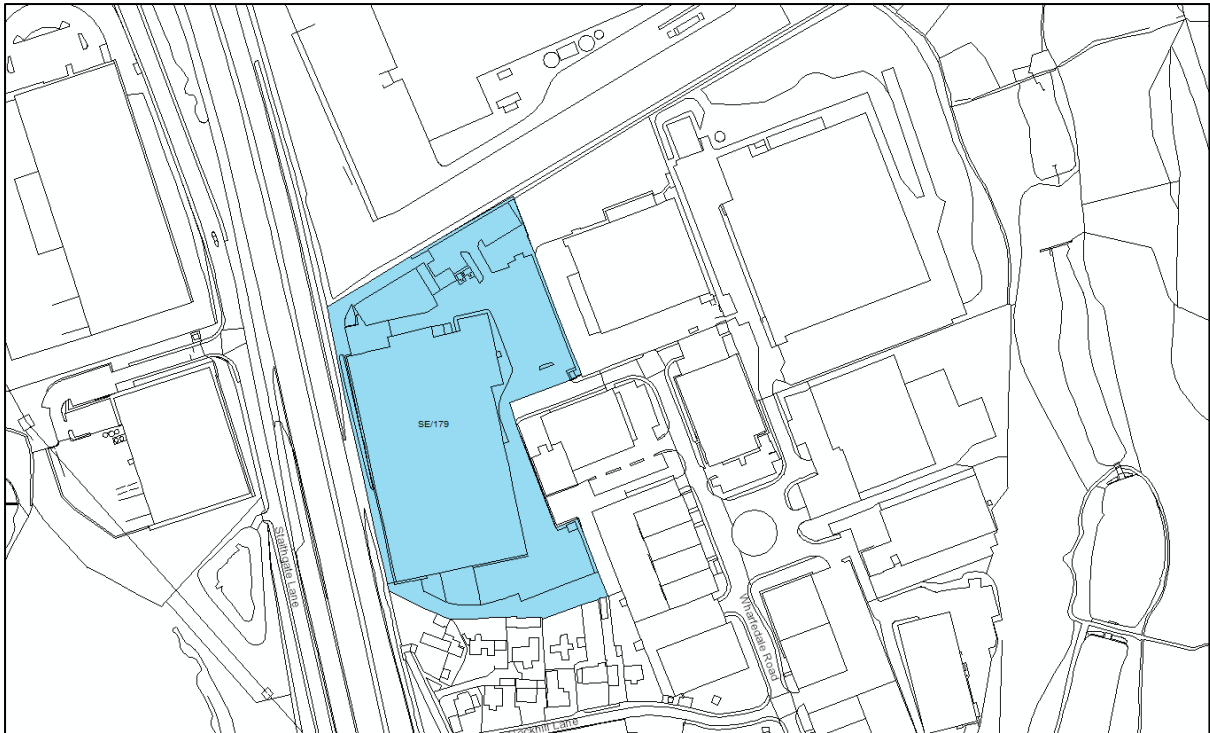
SE/177 – Brogden House Farm A, Boy Lane, Bierly – 7.73ha



SE/178 – Brogden House Farm B, Boy Lane, Bierley – 1.60ha



SE/179 – Wharfedale Rd, Euroway



APPENDIX 4D: SUMMARY OF COMMENTS RECEIVED BRADFORD SOUTH WEST

Total number of respondents = 43

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites was provided in Bradford South West section of the Regional City background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 118

Total number of sites where comments were made = 27

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
SW/001	Town End Road, Clayton	1	Site should be developed for housing and allocated for early development
SW/004	Holts Lane, Clayton	1	Site should be developed for housing and allocated for early development
SW/005	Westminster Drive, Clayton	5	<p>1 respondent stated the site should be developed for housing and allocated for early development.</p> <p>4 respondents stated that the site was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Poor access • Landscape impact • Loss of open space • Impact on local character • Harm to wildlife • Flood and/or sewerage issues • Loss of view and enjoyment of bridleway
SW/006	Ferndale, Clayton	3	<p>1 respondent stated the site should be developed for housing and allocated for early development.</p> <p>2 respondents stated that the site was not suitable for development:</p> <ul style="list-style-type: none"> • Poor access

			<ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • The land is unstable as a former quarry <p>1 respondent stated that access was only available across private land</p>
SW/007	Brook Lane, Clayton	1	Site should be developed for housing and allocated for early development
SW/008	Baldwin Lane, Clayton	2	Site should be developed for housing and allocated for early development
SW/009	Langberries, Clayton	2	<p>1 respondent stated the site should be developed for housing and allocated for early development.</p> <p>1 stated that the sites was not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Landscape impact • The former railway tunnel in the centre of the site will restrict development <p><i>A newer boundary has been provided by the site promoter which incorporates SW/009, SW/010 and SW/018. Revised site SW/010A</i></p>
SW/010	Blackberry Way, Clayton	2	<p>Site should be developed for housing and allocated for early development</p> <p><i>A newer boundary has been provided by the site promoter which incorporates SW/009, SW/010 and SW/018. Revised site SW/010A</i></p>
SW/012	Clayton Lane	1	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services
SW/017	Frensham Drive, Great Horton	1	Site should be developed for housing and allocated for early development
SW/018	Highgate Place, Clayton Heights	2	<p>Site should be developed for housing and allocated for early development</p> <p><i>A newer boundary has been provided by the site promoter which incorporates SW/009, SW/010 and SW/018. Revised site SW/010A</i></p>
SW/019	Highgate Grove, Clayton Heights	2	Site should be developed for housing and allocated for early development

			<i>A newer boundary has been provided by the site promoter now referred to as SW/010B</i>
SW/020	Back Lane, Clayton	1	Site is not suitable for development: <ul style="list-style-type: none"> • Poor access • Local road congestion • Lack of local services
SW/021	Woodlands Road, Clayton	5	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places in the area • Lack of local services in the area • Poor access • Loss of green belt • Harm to wildlife • Flood and/or sewerage issues
SW/034A	Fenwick Drive, Woodside	2	1 respondent stated that the site should be developed for housing and allocated for early development. 1 respondent stated the development my impact on the wider landscape
SW/034B	Land south of Fenwick Drive, Woodside	1	Site should be developed for housing alongside SW/034A early in the plan period
SW/045	Fall Top Farm, Clayton	3	1 respondent stated that the site should be developed for housing and allocated for early development. 2 respondents stated that the site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Poor access • Loss of green belt
SW/053	Quaker Lane, Southfield Lane	7	2 respondents stated that the site is not suitable for development, Local road congestion <ul style="list-style-type: none"> • Lack of school places • Lack of local services in the area • Poor access • Loss of open space • Flood risk 1 stated that the site should be retained as open space
SW/055	Leaventhorpe Lane, Fairweather Green	2	1 stated that the site should be developed for housing early in the plan period. 1 stated that the site was not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Poor access • Loss of open space

SW/059	Baldwin Lane, Clayton	2	1 stated that the site should be developed for housing early in the plan period. 1 stated that the site was not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of local services• Poor access
SW/096	Land at Scarlet Heights	3	Site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Loss of green belt• Loss of open space• Impact on local character• Harm to wildlife
SW/101	Thornaby Drive, Clayton	1	Site is not suitable for development and should be protected as a children's play area
SW/102	Little Moor, Clayton Heights	13	Site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of local services• Poor access• Loss of green belt• Impact on local character• Flood risk• Harm to wildlife Respondents stated that access was very narrow and that New House Lanes junction with Highgate was dangerous
SW/124	Buckingham Crescent, Clayton	1	Site should only be developed if the neighbouring quarry was restored for recreation use
SW/125	South of Blackberry Way, Clayton	3	2 respondents stated that the site should be developed for housing early in the plan period. 1 stated that the site was not suitable for development: <ul style="list-style-type: none">• Lack of school places• Local road congestion• Lack of local services• Poor access
SW/133	Holroyd Hill, Wibsey	1	Site is not suitable for development: <ul style="list-style-type: none">• Poor access
SW/134	Meadway, Wibsey	1	Respondent stated that the site landscape value

Settlement Questions

The target for new homes in Bradford South West has been set by the Core Strategy of 4400. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure

requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	2	10	5	11

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	3	Less than 30	Concern over amount of recent house building in Queensbury without other infrastructure to support it. And suggestion therefore that target should be less than 30.
No	28		

Other Comments Received

Summary of Comments	Council Response
Green belt should be persevered in particular areas used for agriculture– use brownfield sites first	Green belt will only be considered if insufficient other sites are identified
Clayton Heights becomes inaccessible in the Winter and drainage is poor	Comment noted
There is a lack of infrastructure in Clayton Heights and Wibsey	Comment noted

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Scholemoor/Leaventhorpe Urban green space	2	1 stated the site should be retained, 1 stated the site should be developed for other uses as there was enough greenspace in the area already
Horsfall Playing fields/Harold Park, Low Moor	1	Retain
Wibsey Playing fields	7	Retain – the space is used by local schools and clubs and could be improved
Asa Briggs Park, Clayton Heights	1	Retain as special significance

Playing Fields at St Enochs Road and Black Mountain, Wibsey	1	Retain as special significance– the area is the only large green area in the village and is used regularly by the community and for team sports
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We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Chelsea Road playing field	1	Site is owned privately, but the local community hope to secure the land for sport and recreation use

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Thornton Road and Paradise Green*. The Council wished to know whether this zone is still needed and if there was a need to identify any new areas.

We asked:

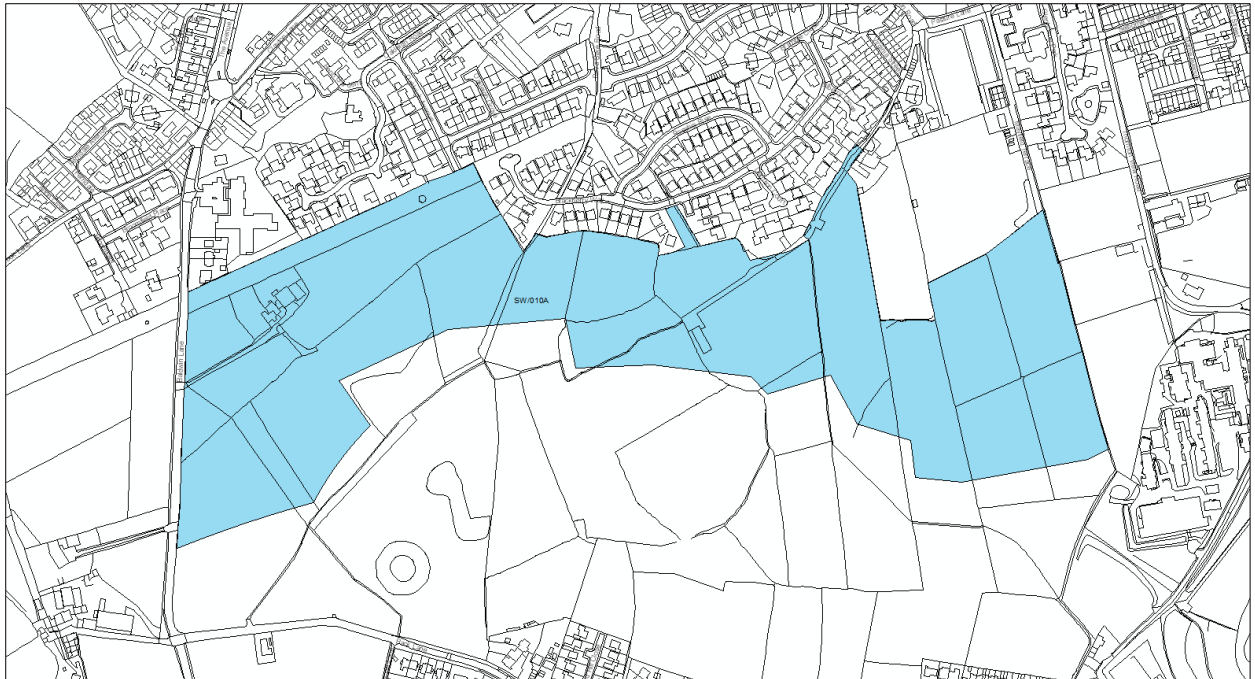
Do you think the zone is still appropriate and are any changes needed?

No comments received to this question

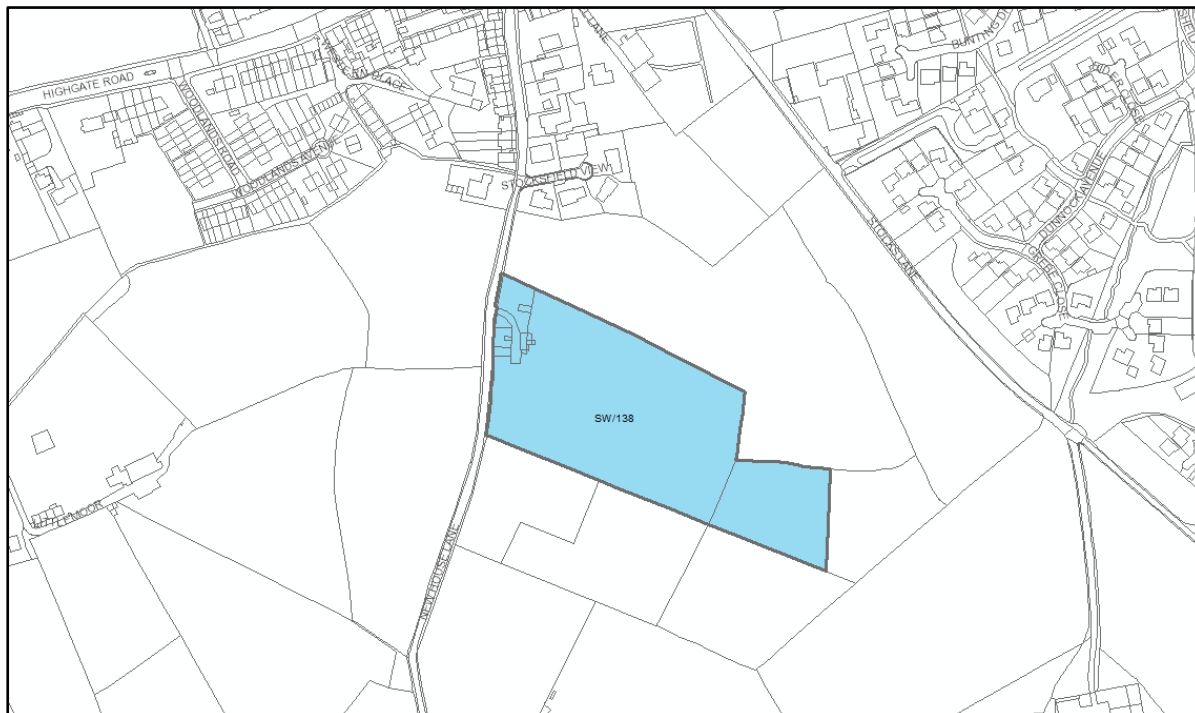
We also asked:

Is there any potential in this settlement for new areas to be defined?

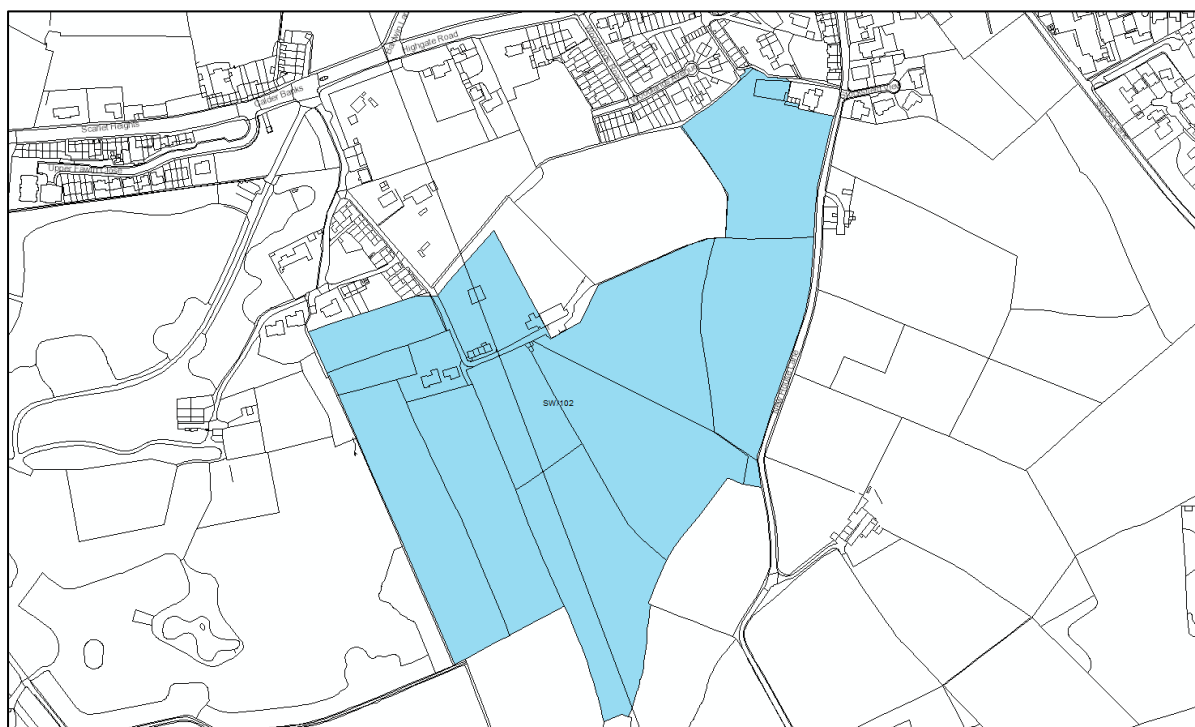
No comments were received to this question

SW/010A – Langberries, Clayton Heights -16.11ha

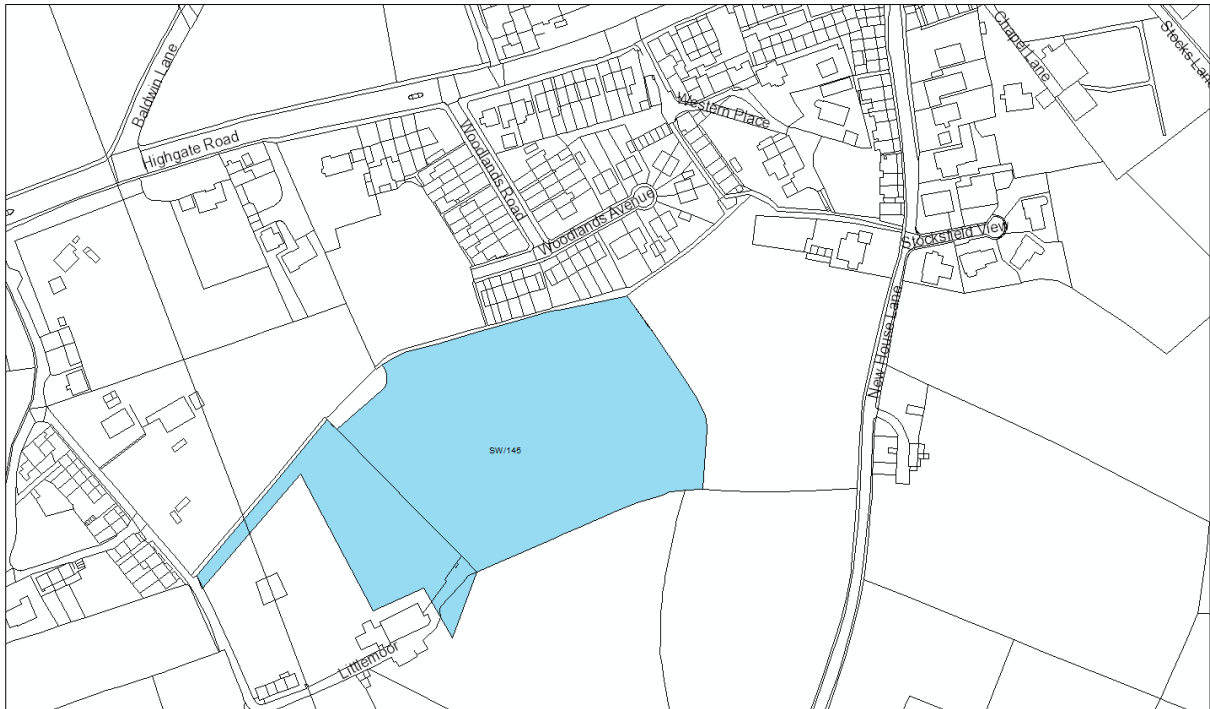
SW/138 - New House Lane, Clayton Heights - 1.87ha



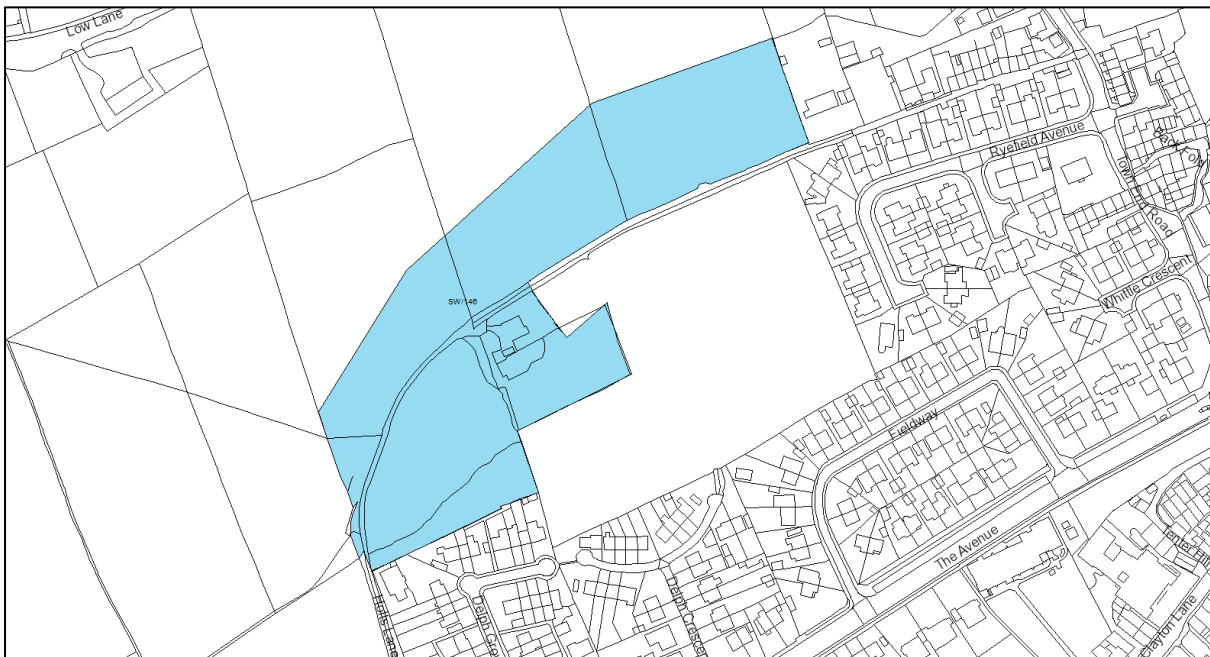
SW/102 – New House Lane – 10.21ha



SW/145 – Land South of Littlemoor – 1.82ha



SW/146 – Holts Lane – 2.56ha



APPENDIX 4E: SUMMARY OF COMMENTS SHIPLEY

Total number of respondents = 39

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in the Shipley section of the Regional City background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 24

Total number of sites where comments were made = 11

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
SH/022	Wycliffe Road	2	<p>1 person stated that the site should only be developed if an alternative greenspace is created locally or if the adjacent flats are redeveloped.</p> <p>Another stated that the site should be developed for housing. The same person commented that the land should not be retained as greenspace as there is a surplus of land in the area</p>
SH/026	Glenview Drive, Nab Wood	16	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Poor access • Loss of green belt • Loss of open space • Impact on local character • Harm to wildlife • Flood and/or sewerage issues • Loss of trees • Land has been mined • Land is too steep <p>1 respondent commented that if the site was chosen that the safety of children</p>

			attending Samuel Lister Academy should be given careful consideration
SH/027	Bingley Road, Nab Wood	9	<p>2 respondents stated that the sites should be developed for housing</p> <p>7 respondents stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Loss of green belt • Harm to wildlife • Flood and/or sewerage issues • Loss of trees <p>Respondents were particularly concerned about traffic congestion and air/noise pollution in the area that could be made worse if the site was developed, the loss of farm land and erosion of the narrow green belt between Shipley and Bingley/Cottingley and recent flooding events in the area</p>
SH/028	Bankfield Farm, Nab Wood	6	<p>1 respondents stated that the sites could be developed for housing as long as the trees are retained</p> <p>5 respondents stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Poor access • Loss of green belt • Harm to wildlife • Flood and/or sewerage issues <p>Respondents were particularly concerned about traffic congestion and air/noise pollution in the area that could be made worse if the site was developed, the loss of farm land and erosion of the narrow green belt between Shipley and Bingley/Cottingley and recent flooding events in the area</p>
SH/037	Hollin Hall Farm, High Bank Lane	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Landscape impact • Loss of green belt • Loss of open space • Harm to wildlife

SH/041	Hollins Hill Works, Hollins Hill	1	Site is not suitable for development: <ul style="list-style-type: none"> • Loss of green belt • Landscape impact • Loss of green belt
SH/042	Queens Road, Saltaire	2	2 respondents stated the site should be developed, 1 for housing or employment, the other for employment early in the plan period.
SH/043	Springhurst Road	1	Support for housing but concern over residents existing parking Development on the site has started
SH/044	Glenview Close, Nab Wood	8	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Poor access • Loss of green belt • Loss of open space • Harm to wildlife • Waterlogged land
SH/048	New Close Road, Nab Wood	9	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of local services in the area • Loss of green belt • Loss of open space • Harm to wildlife • Flood risk <p>Respondents stressed the importance of the land for wildlife, formal and informal recreation</p>
SH/050	Berry Drive	1	Site is not suitable for development: <ul style="list-style-type: none"> • Flood risk

Settlement Questions

The target for new homes in Shipley has been set by the Core Strategy of 750. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	2	9	12

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	3	30	30 units should be the minimum, with higher densities where a mix of homes including affordable homes is required
No	17		

Other Comments Received

Summary of Comments	Council Response
Shipley is over populated, building new homes will not sort out the problem of empty ones	Comment noted
Number of sites shown on green belt is alarming - to develop these will force people away	The Council in this consultation have included all sites submitted by landowners to allow the community the opportunity to comment fully. No decisions on which green belt sites will be allocated have been made at this stage
Build on brownfield sites first – modern terraces, affordable homes and apartments	Comment noted
Nab Wood and Cottingley areas suffer with traffic congestion already. The current road system is not adequate to accommodate more houses	Comment noted
Land for primary school expansion is required – Land at Ferniehurst appears to be suitable	Comment noted

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Norman Rae playing fields, Northcliffe	1	Retain as special significance. The park is an excellent area with many facilities
Open space between Spinghurst Road and Avondale Mount	1	Retain as special significance. The site is bounded by ancient woodland and has been managed for 25 years by the Council
Playing fields at St Walburgas RC primary school	1	Retain- these are school playing fields
St Peters playing fields, Fern Hill Road	1	Retain – the land serves the bowls and tennis club and the Scouts and is a community asset
Samuel Lister school playing Fields, Nab Wood	7	Land should be retained/retained as special significance – The land floods and is not suitable for development, contains many trees and is an asset for wildlife
Open space behind Wycliffe Gardens	2	See also SH/022 above. The site could be developed for other uses but with a greenspace strip of 5 or 6m wide and a living street to link to the World Heritage site of Saltaire. On other person commented that there were infill opportunities
Park Street playing field, Saltaire	1	Retain – the land is well used and there are plans for community allotments

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Otley Road*. The Council wished to know whether this zone is still needed and if there was a need to identify any new areas.

We asked:

Do you think the zone is still appropriate and are any changes needed?

Employment zone name	Total No. of responses	Summary of Comments
Otley Road	3	The area was severely flooded in 2015. Having easy access to the river and canal gives many people the opportunity to enjoy green spaces, fresh air and nature.
		The area has already been developed and has impacted in local traffic
		The employment area could be extended to include all the land south of Otley Road up to Baildon Bridge allowing protection of the Shipley Eastern Relief Road. Peel Mills and Coach road employment areas should be maintained

We also asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
18	18 respondents stated there was no need for any further employment areas to be defined

APPENDIX 5A: SUMMARY OF COMMENTS AIREDALE

Keighley

Total number of respondents = 118

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Keighley section of the Airedale sub area background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments.

Total number of sites included in this consultation = 125
Total number of sites where comments were made = 48

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
KY/009	Black Hill Lane	4	<p>1 respondent stated the sites should be developed for housing and allocated for development early in the plan period.</p> <p>3 respondents stated that the site is not suitable for development</p> <ul style="list-style-type: none"> • Local road congestion • Poor access • Loss of Green belt
KY/010	Black Hill Lane	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of Green belt
KY/013	Braithwaite Avenue	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access
KY/018	North Dean Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Site is not available

KY/021	Wheathead Lane	2	<p>1 respondent stated the site should be developed for housing early in the plan period.</p> <p>1 stated that the site was not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of Green Belt
KY/022	Higher Wheathead Farm	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • The land/buildings on the site are in use for agriculture
KY/023	Keighley Road, Exley Head	1	<p>Site should be developed for housing as it already has planning permission for this use.</p>
KY/024	Oakworth Road	1	<p>Site should be developed for housing as it is previously developed</p>
KY/026	The Oaks, Oakworth Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access
KY/028	Keighley Road, Exley Head	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of open space
KY/037	Scott Lane, Riddlesden	9	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of Green Belt • Flood risk • Harm to wildlife • Steep gradient • Loss of Trees <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife in particular toads and their migratory patterns were also raised as issues</p>
KY/038	Western Avenue, Riddlesden	50	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/ pedestrian safety • Loss of Green Belt • Loss of open space

			<ul style="list-style-type: none"> • Flood risk and sewerage issues • Harm to wildlife • Steep gradient • Loss of Trees <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife in particular the migratory patterns of toads, and feeding areas for bats, owls, deer and insects. Respondents also stated that the site had many underground springs were also raised as issues</p>
KY/039	Banks Lane, Riddlesden	46	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>45 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/ pedestrian safety • Loss of Green Belt • Loss of open space • Flood risk and sewerage issues • Harm to wildlife • Steep gradient • Victorian Aqueduct on the site which needs to be protected • Loss of Trees <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife in particular the migratory patterns of toads, and feeding areas for bats, owls, deer and insects.</p>
KY/040	Ilkley Road, Riddlesden	34	<p>1 respondent stated that the site should be developed for housing</p> <p>33 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/ pedestrian safety • Landscape impact • Loss of Green Belt

			<ul style="list-style-type: none"> • Loss of open space used by walkers • Impact on Local character • Flood risk and sewerage issues • Harm to wildlife • Steep gradient • Loss of Trees • Line of Barden aqueduct is likely to be affected <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife in particular the migratory patterns of toads</p>
KY/041	Ilkley Road, Riddlesden	19	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access/ pedestrian safety • Landscape impact • Loss of Green Belt • Loss of open space used by walkers • Impact on Local character • Flood risk and sewerage issues • Harm to wildlife – toad migratory patterns • Line of Barden aqueduct is likely to be affected <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife</p>
KY/042	Barley Cote Road, Riddlesden	16	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access/ pedestrian safety • Landscape impact • Loss of Green Belt • Loss of open space used by walkers • Impact on Local character • Flood risk and sewerage issues • Harm to wildlife – toad migratory patterns <ul style="list-style-type: none"> • Line of Barden aqueduct is likely to be affected
KY/043	Bradford Road, Riddlesden	1	Site is not suitable for development

KY/044	Bradford Road, Riddlesden	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • The site floods when river levels are high <p>An area alongside Bradford Road is the only part that is suitable</p>
KY/046	Carr Bank Riddlesden	6	<p>1 respondent stated the site should be developed for housing.</p> <p>5 respondents stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/ pedestrian safety • Loss of Green Belt • Impact on Local character • Flood risk and sewerage capacity issues • Harm to wildlife
KY/054	Moss Carr Road	2	Site should be developed for housing early in the plan period
KY/057	Redwood Close	1	Site should be developed for housing late in the plan period
KY/058	Park Lane	1	Site has landscape value
KY/060	Parkwood Rise	1	Site has landscape value
KY/067	Redwood Close	1	Site is not suitable for development
KY/068	Glen Lee Lane, Woodhouse	1	Site is not suitable for development, a large proportion of the land is owned by Keighley Town Council for allotments use
KY/069	Hainworth Road	11	<p>7 respondents stated that the site should be used for community use. 4 stated the site is not suitable for development.</p> <p>The main concerns were the loss of the land to development with the preference that the site be retained as a play area</p>
KY/070	Hainworth Road	1	Site has landscape value
KY/071	Hainworth Wood Road	1	Site has landscape value
KY/075	Staveley Way	2	<p>1 stated that the Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access and parking problems • Harm to wildlife

			1 commented that the site should be allocated for development
KY/081	Woodhouse Road	1	Site is not suitable for development: • Loss of open space
KY/089	Canal Road, Stockbridge	1	Site is not suitable for development: • Poor access
KY/093	Bradford Road, Riddlesden	1	Site is not suitable for development: • Poor access
KY/105	Harewood Hill Farm, Goose Cote Lane	1	Site is not suitable for development: • Local Road congestion • Loss of Green belt • Landscape Impact • Unstable land • Impact on Keighley and Worth Valley railway
KY/106	Black Hill Lane	1	Site should be developed for housing early in the plan period
KY/109	Harewood Hill Farm, Goose Cote Lane	1	Site is not suitable for development: • Local Road congestion • Loss of Green belt • Landscape Impact • Unstable land • Impact on Keighley and Worth Valley railway
KY/117	Damens Lane, Halifax Road	1	Site is not suitable for development: • Loss of open space
KY/122	Keelham Lane, Low Utley	2	1 stated the site should be developed for housing, 1 stated the site was not suitable for development: • Poor access
KY/126	Scott Lane, Riddlesden	10	Site is not suitable for development: • Local road congestion • Poor access/highway safety issues • Loss of Green belt • Loss of open space • Flood risk • Harm to wildlife- migratory routes for toads
KY/127	Canalside, Riddlesden	1	Site should be developed for housing
KY/128	Braithwaite Edge Road	1	Site is not suitable for development: • Poor access
KY/129	Occupation Lane	2	1 respondent stated the site should be developed for housing. 1 stated the site was not suitable for development:

			<ul style="list-style-type: none"> • Poor access • Loss of green belt
KY/132	Scott Lane west, Riddlesden	29	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access/highway safety issues • Loss of Green belt • Landscape impact • Loss of open space • Impact on local character • Flood risk • Harm to wildlife • Loss of trees <p>Main areas of objection centred on the poor access and the restrictions posed by the access into Riddlesden via the canal swing bridge. The narrowness of roads approaching the site caused by on street parking and harm to wildlife (including greater crested newts, toads and bat roosts). Also it reported that the site contains many natural springs</p>
KY/134	Long Lee Lane, Harden Road	1	Site should be developed for housing early in the plan period
KY/135	Damens Lane	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt • Landscape Impact • Impact on Keighley and Worth Valley railway • Traffic congestion
KY/136	Ingrow Lane	1	Site is not suitable for development. The land should be used for allotments or a community garden
KY/139	Castle Mills, Becks Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Site is too steep
KY/142	Beechcliffe	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Flooding • Harm to wildlife – the area should be retained for open space, many amphibians in the pond
KY/145	Aire Valley Road	3	<p>1 respondent stated the sites should be developed for housing, 1 stated the site should be retained for industry. 1 person requested that this site be protected for local greenspace</p> <p>Site has permission for industrial use where work has started</p>

Settlement Questions

The target for new homes in Keighley has been set by the Core Strategy of 4500. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	5	15	9	16

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	12	10, 20,30	Very low density should be applied to ensure minimal impact on some areas.
No	35		20 units per hectare only – to allow larger gardens and wildlife interaction. 10 units in village areas to protect communities. The topography of the area has already created over development which should not be made worse. High density in rural areas would alter the character, there should be a transitional design. High density results in stark layouts, low density allow a softer appearance

Other Comments Received

Summary of Comments	Council Response
Public sewer networks have limited spare capacity	
The North Beck area should be protected as a green wedge as it is important for wildlife and recreation. The area is an important local asset.	
Riddlesden has access problems caused by the canal, on street parking and narrow roads.	
Develop brownfield sites and buildings in Keighley and Airedale first where services such as gas and sewers exist	
There is development potential in the area between Riddlesden and East Morton	

Many empty homes across the District and brownfield sites	
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Greenspaces Questions

The current development plan protects a number of greenspaces such as playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Hainworth Wood Road recreation ground	3	Retain but develop as a play area
Bracken Bank urban greenspace	1	Retain
North Dean Road allotments	1	

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

Greenspace name / address	Total No. of responses	Summary of Comments
Land at Banks Lane, Riddlesden	1	Some land should be retained for children's play if development occurs here
Riddlesden Golf Course	2	Land should be retained

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Hard Ings/Beechliffe and Worth Village*. The Council wished to know whether these zones are still needed and if there was a need to identify any new areas.

We asked:

Do you think the zone is still appropriate and are any changes needed?

<i>Employment zone name</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Worth village	1	The area floods. No further comments made

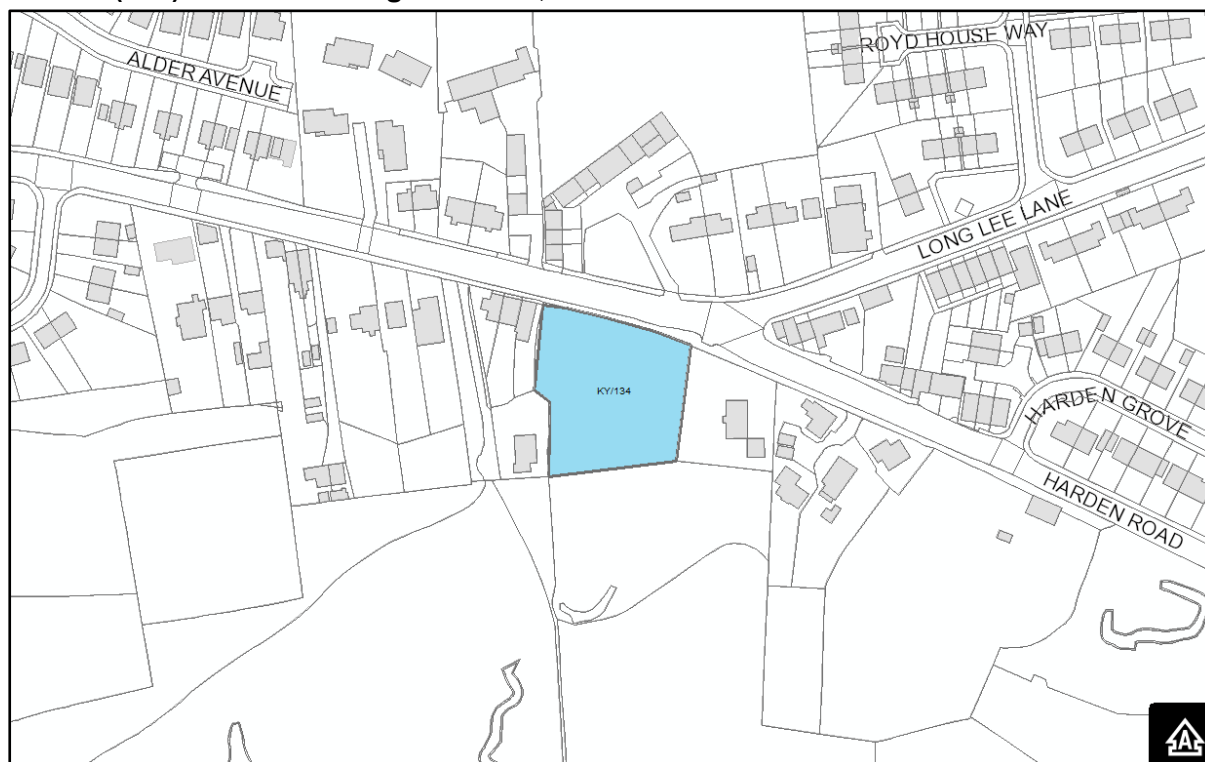
We also asked:

Is there any potential in this settlement for new areas to be defined?

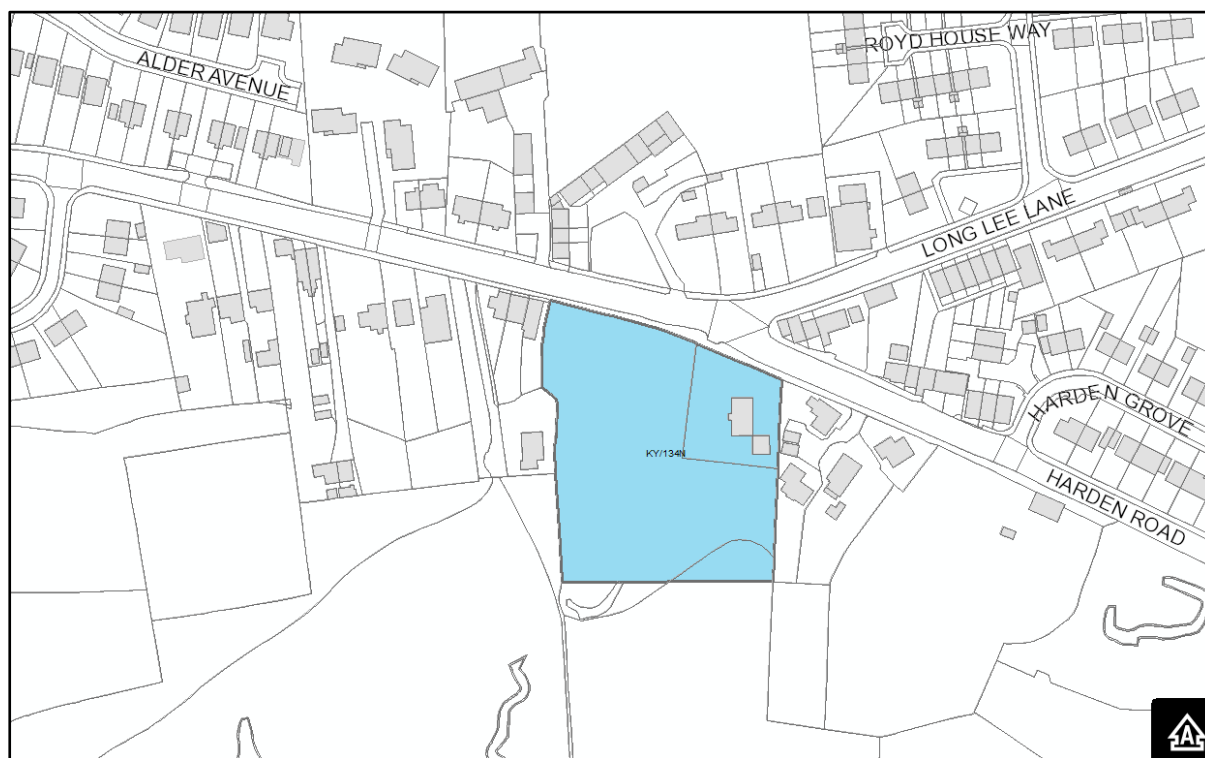
Total No. of responses	Summary of Comments
40	39 respondents stated there was no need for any further employment area to be defined. 1 respondent stated that a community farm could be established at Barley Cote Riddlesden, providing local employment and training opportunities

Sites included in this consultation where an alternative site boundary has been submitted to the Council for consideration

KY/134 (Old) - Land off Long Lee Lane, Harden Road – 0.24ha

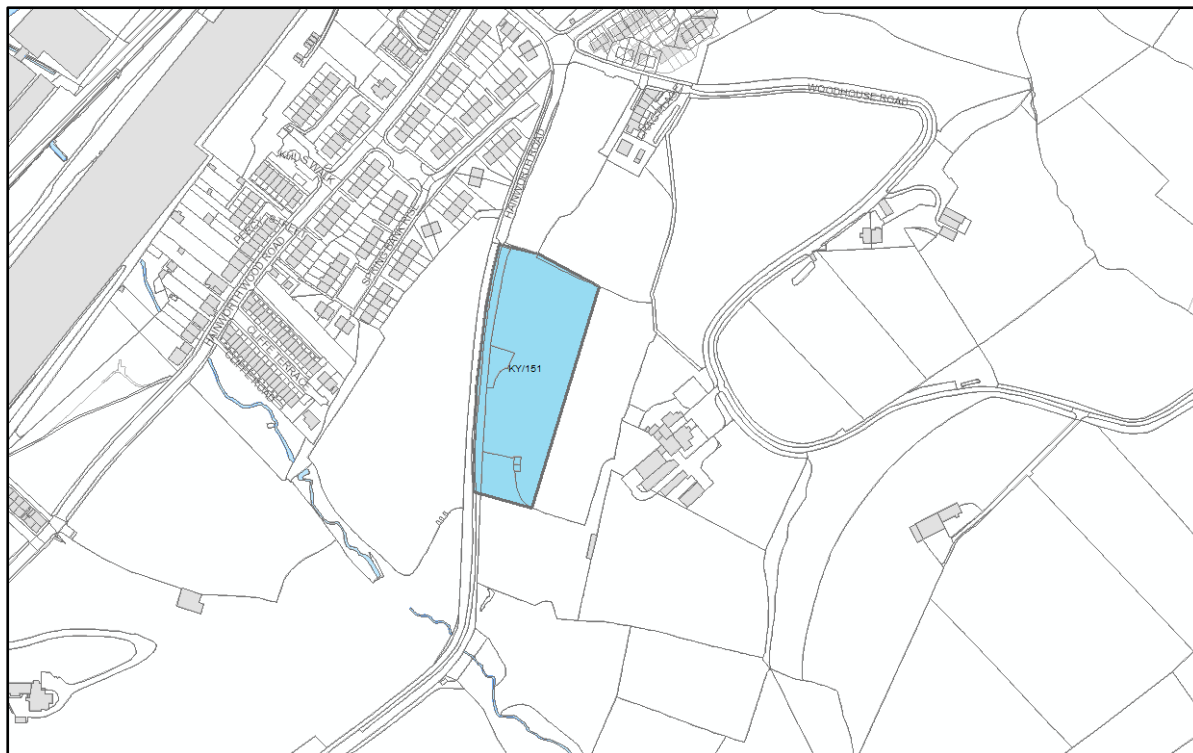


KY/134 (New) - Land off Long Lee Lane, Harden Road – 0.65ha

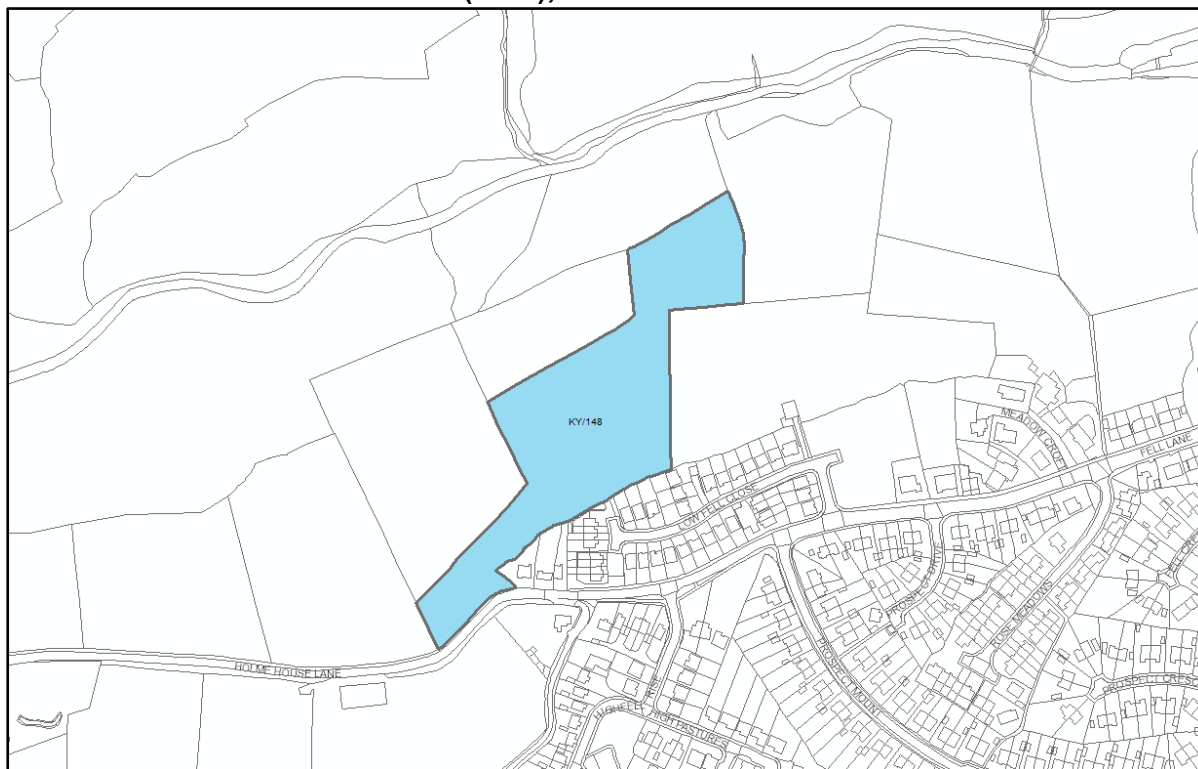


New Sites submitted to the Council for consideration in this consultation

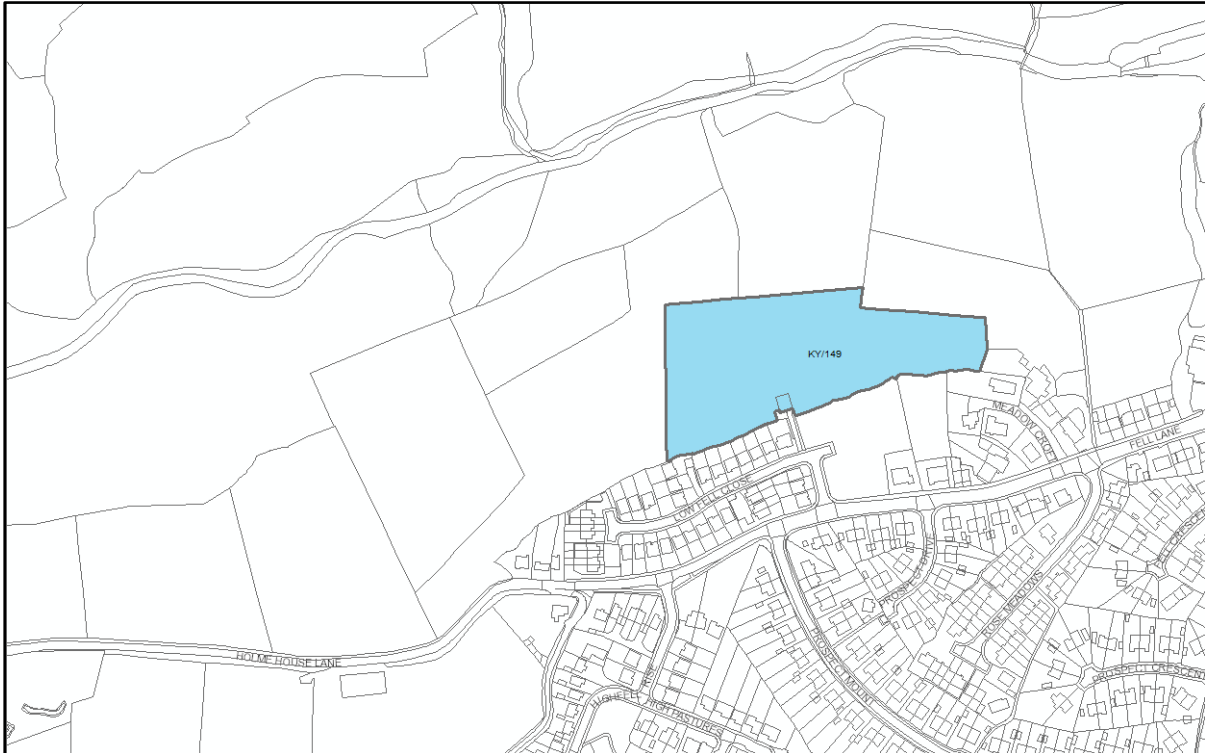
KY/147 - Land at Hainworth Road – 1.02ha



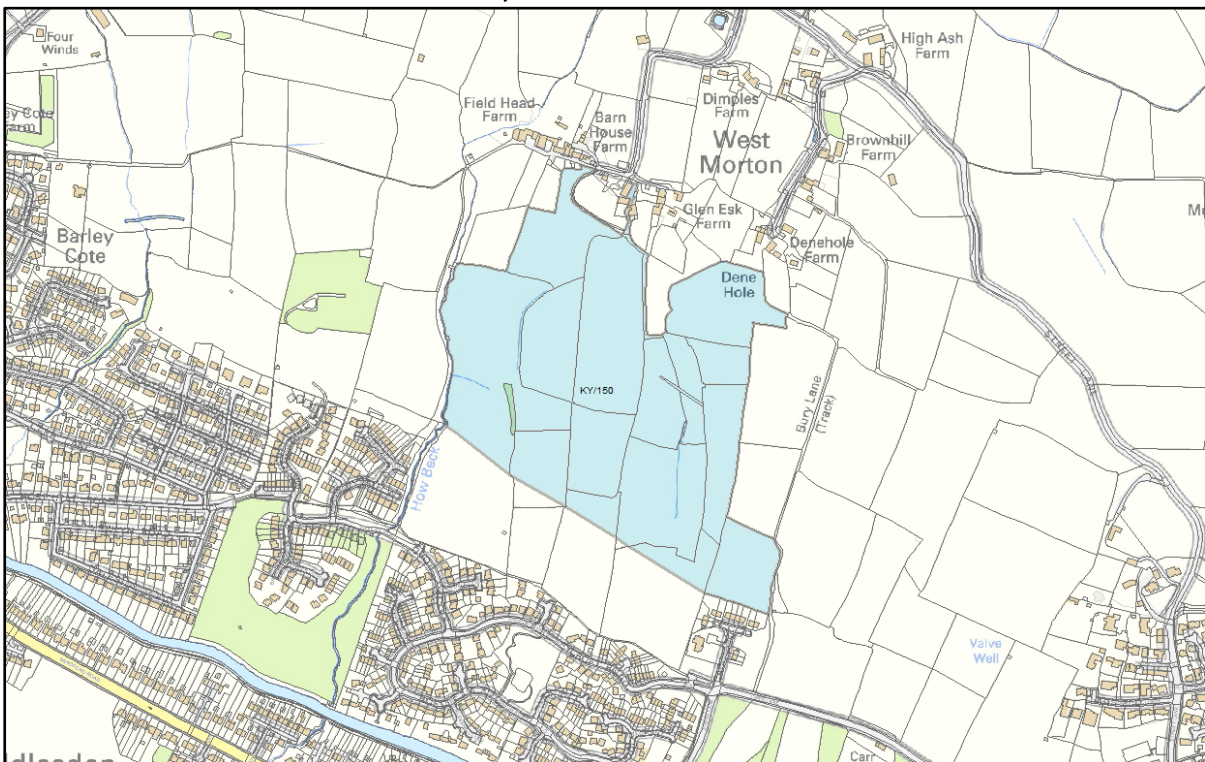
KY/148 - Land off Low Fell Close (west), Holme House Lane – 1.96ha



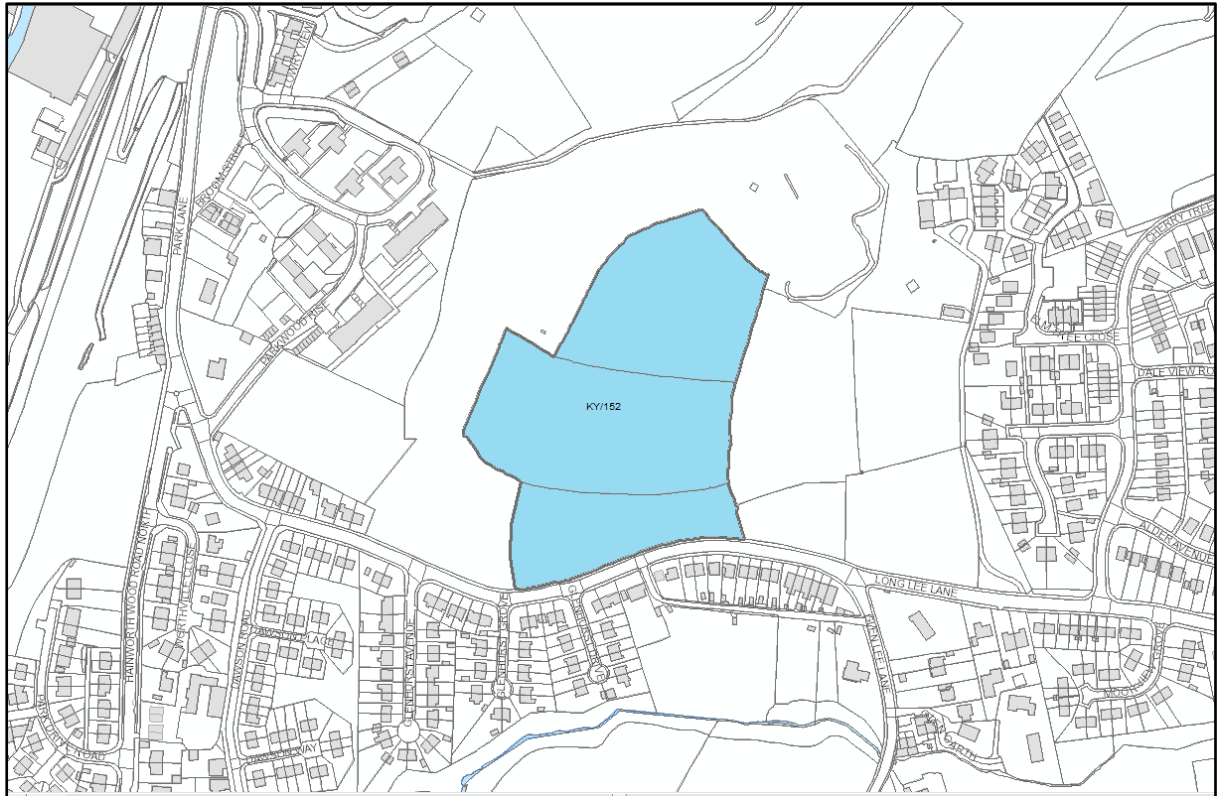
KY/149 - Land off Low Fell Close (east), Holme House Lane – 1.58ha



KY/150 - Land south of West Morton, Riddlesden – 15.89ha



KY/151 – Long Lee Lane, Long Lee - 3.15ha



KY/157 - Halifax Rd- 2.40ha



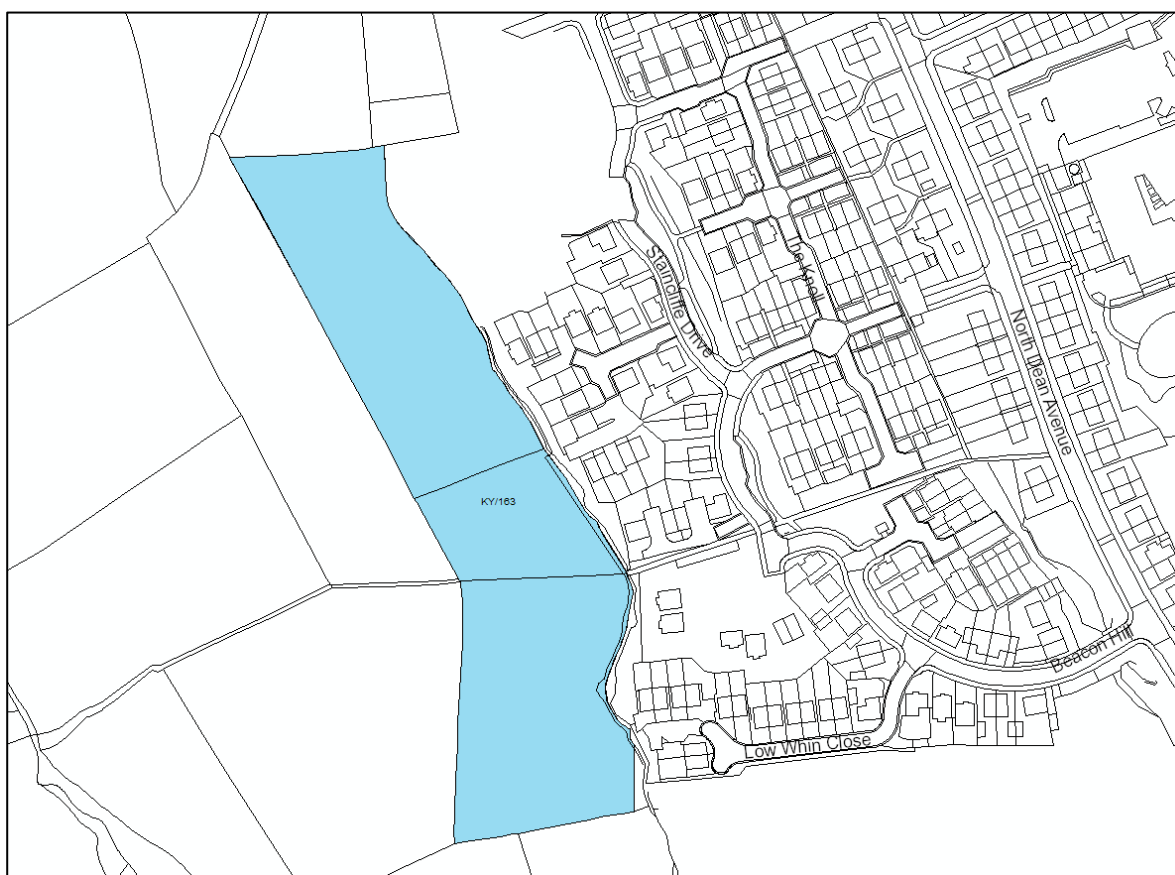
KY/159 – Harden RD, Long Lee – 0.52ha



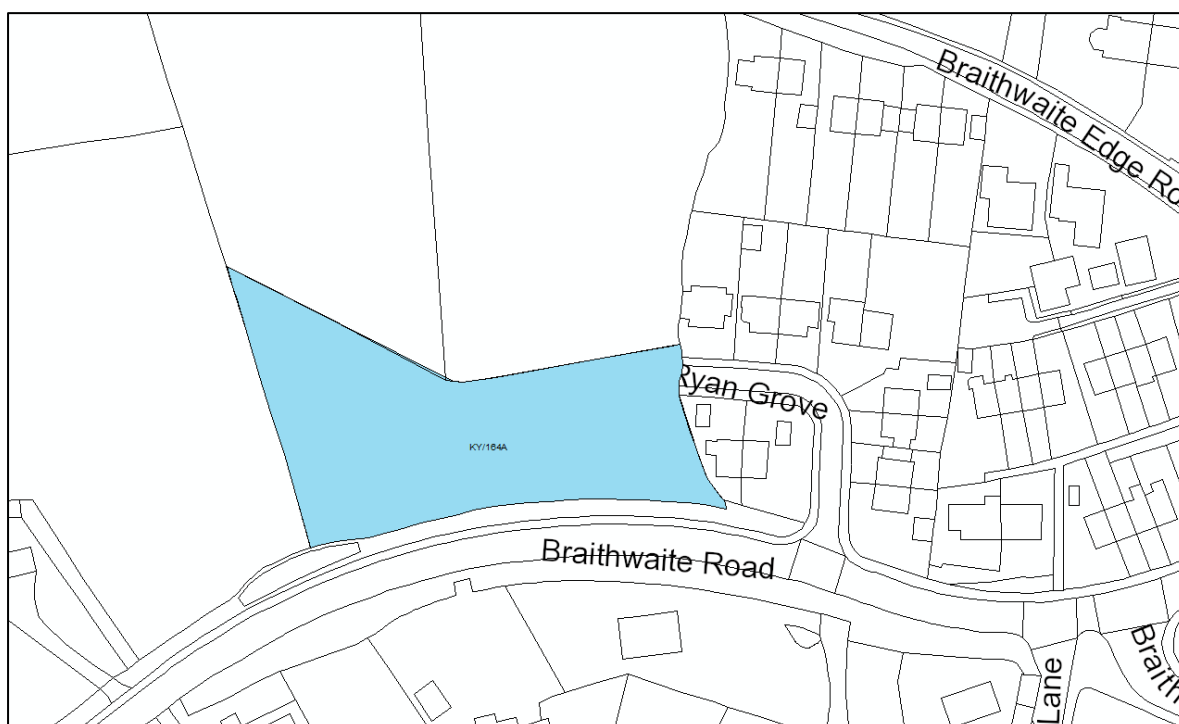
KY/160 – Florist Street – 0.47ha



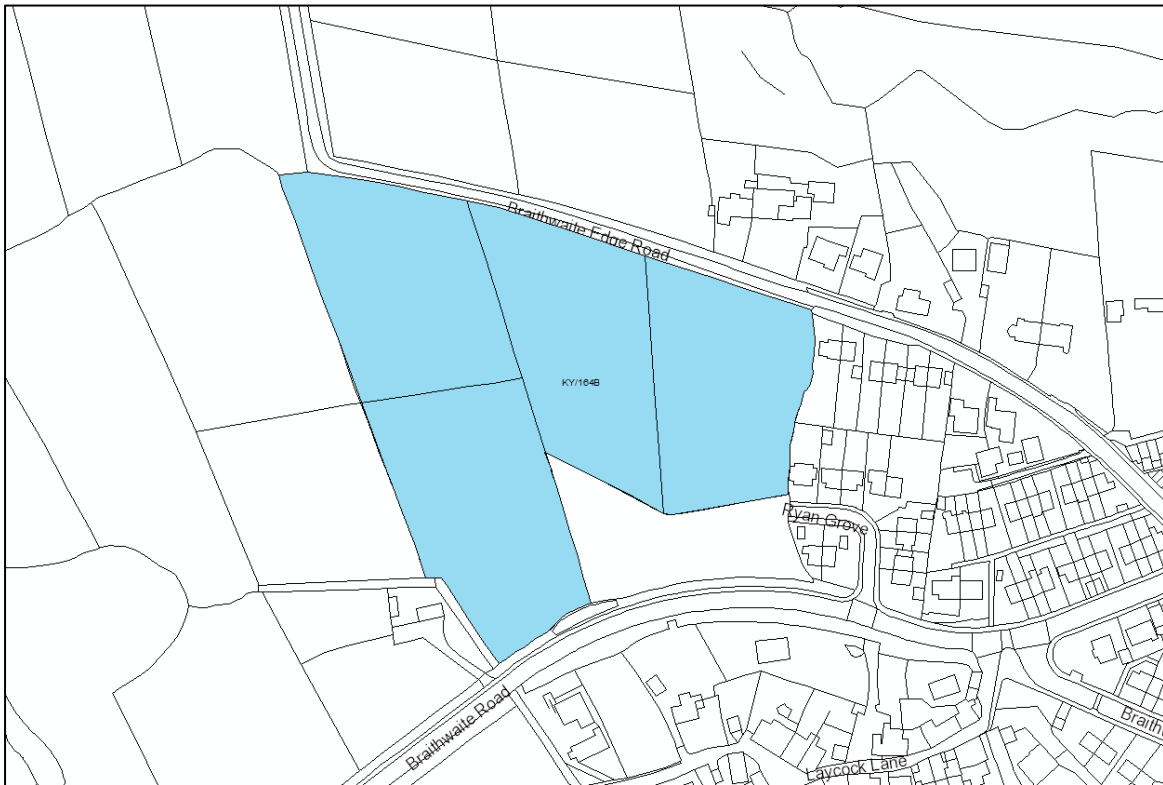
KY/163 – Land off North Dean Rd – 1.71ha



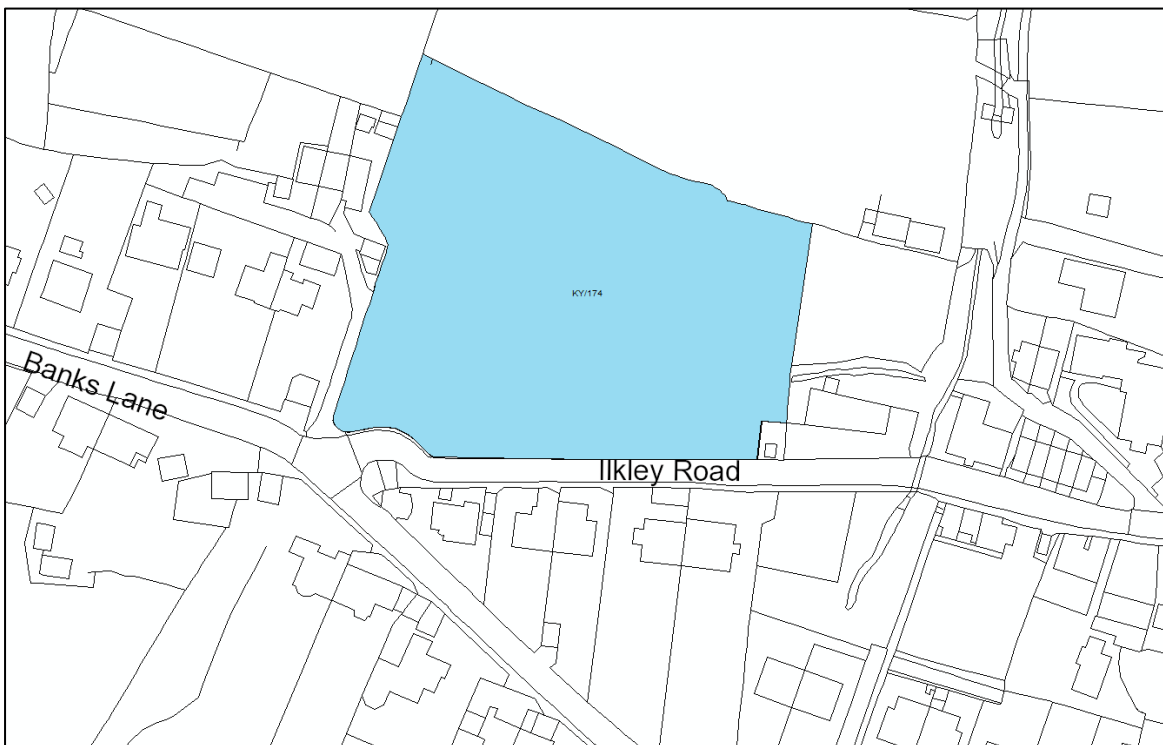
KY/164A – Land off Ryan Grove – 0.37ha



KY/164B – Land of Braithwaite Rd – 2.59ha



KY/174 – Ilkley Rd, Riddlesden – 0.80ha



APPENDIX 5B: SUMMARY OF COMMENTS RECEIVED AIREDALE SUB AREA

Bingley, Baildon, Cottingley & East Morton

BINGLEY

Total number of respondents = 309

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of sites were provided in the Bingley section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 53

Total number of sites where comments were made = 52

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

If any of these sites should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later?

Site ref	Address	Total No. of respondents	Summary of Comments
BI/001	Victoria Street	3	The site should be developed for housing – social/affordable housing is preferred
BI/003	Whitley Street	3	The site should be developed for affordable housing early in the plan period
BI/004	Ireland Street	3	2 respondents stated the site should be developed for affordable housing. 1 stated that the site is not suitable for development
BI/005	Coolgardie, Keighley Road	4	3 respondents stated the site should be developed for affordable housing. 1 stated that the site is not suitable for development
BI/006	Keighley Road, Crossflatts	4	3 stated that the site is not suitable for development: <ul style="list-style-type: none">• Poor access• Loss of Open space• Impact on local character – grade 2 listed building on the site 1 stated the site should be retained as open

			<p>space.</p> <p>1 further respondent stated that the site is subject to a covenant and that it should be deemed agricultural land</p>
BI/007	Micklethwaite Lane, Crossflatts	5	<p>1 respondent stated that the site should be developed for housing.</p> <p>4 respondents stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Harm to wildlife • Site is steep
BI/008	Sty Lane	45	<p>1 respondent stated that the site should be developed for housing.</p> <p>44 stated that the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Landscape Impact • Impact on Local Character • Harm to wildlife • Loss of trees • Site is steep <p>The main focus of comment were around the access to the site via a canal swing bridge</p>
BI/009	Greenhill Drive, Micklethwaite	54	<p>53 respondents stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Loss of Greenbelt • Landscape Impact • Impact on Local Character – conservation area • Harm to wildlife • Flood risk • Loss of trees • Site is steep <p>1 stated the site should be retained as open space</p> <p>1 respondent stated that if this site were</p>

			chosen, then the conservation area and public right of way should be respected.
BI/010	Sleningford Road, Crossflatts	7	<p>1 respondent stated the site should be developed for housing early in the plan period.</p> <p>5 respondents stated the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of school places • Poor access/highway safety issues • Loss of open space • Landscape Impact • Impact on Local Character – canal conservation area and setting of 5 rise locks • Harm to wildlife <p>1 stated the site should be retained as open space</p>
BI/011	Greenhill Barn, Lady Lane	6	<p>1 respondent stated the site should be developed for housing</p> <p>5 respondents stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape Impact • Impact on Local Character • Not sustainable location
BI/012	Lady Lane	6	<p>Mixed support and respondents stating the site was not suitable for development</p> <p>This site is under construction</p>
BI/013	Heights Lane, Eldwick	22	<p>21 respondents stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local Road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Loss of green belt • Landscape Impact • Impact on Local Character – Prince of Wales Park • Flood risk/ sewers back up • Harm to wildlife <p>1 stated the site should be retained as open space</p> <p>2 stated the site should be developed for housing</p>

BI/014	Heights Lane, Eldwick	24	<p>22 respondents stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local Road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Loss of green belt • Landscape Impact • Impact on Local Character – Prince of Wales Park • Harm to wildlife <p>1 stated the site should be retained as open space</p> <p>1 stated that the site should be developed for housing</p>
BI/015	Otley Road, Eldwick	7	<p>1 stated the site should be developed for housing.</p> <p>6 stated the site is not suitable for development although one commented that it would have less impact than other options:</p> <ul style="list-style-type: none"> • Lack of local services • Poor access • Landscape Impact • Loss of green belt <p>It was also stated by 1 person that the site should be retained as open space</p>
BI/016	Spring Lane, Saltaire Road Eldwick	7	<p>1 stated the site should be developed for housing.</p> <p>6 stated the site is not suitable for development although one commented that it would have less impact than other options:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt
BI/017	Spring Lane, Eldwick	49	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local Road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Loss of green belt • Landscape Impact • Impact on Local Character – cup and ring stones present on the site • Harm to wildlife – owls and bats • Flood risk and local sewerage issues • Loss of trees • Unstable land <p>The main areas of concern were narrow access and loss of trees. The importance of</p>

			the lane for walkers and the potential impact of development on the adjacent conservation area and loss of green belt
BI/018	Sheriff Lane, Eldwick	64	<p>1 respondent stated the site should be developed for housing or community use.</p> <p>63 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local Road congestion • Lack of school places • Lack of local services • Poor access/highway safety issues • Loss of green belt • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk and poor sewerage in the area <p>The main areas of concern were on the undadopted nature of Sheriff Lane and the unlikeness that it could be widened, also the importance of the lane for walkers. The fields are also highly visible from Baildon Moor and Shipley Glen.</p>
BI/019		23	<p>2 respondents stated the site could be developed for housing as it was an infill area with residential on 2 sides and should be considered for early development</p> <p>21 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Poor access • Contamination • Loss of green belt • Landscape Impact • Loss of open space • Impact on Local Character – Important part of the Salt estate • Harm to wildlife • Flood risk <p>The main areas of concern were on the loss of green belt and valuable agricultural land, the steepness of the site also the importance of the land to the area given the loss of other greenfields in Eldwick/Gilstead in recent years</p>

BI/020	Gilstead Lane	27	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local Road congestion/ amount of traffic already moving between Eldwick and Bingley • Lack of school places • Lack of local services • Poor access • Contamination • Loss of green belt • Landscape Impact • Loss of open space • Impact on Local Character – Important part of the Salt estate • Harm to wildlife • Flood risk on areas lower down the valley
BI/021	Gilstead Water works, Warren Lane	11	<p>4 stated the site should be developed for housing, 1 stated that community use would be appropriate</p> <p>6 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places at Eldwick primary • Landscape Impact – the site is a prominent ridge visible from across the valley • Loss of open space • Harm to wildlife
BI/022	Fernbank Drive	4	<p>1 respondent stated the site is not suitable for development, 3 stated it should be developed</p> <p>The site is under construction</p>
BI/023	Stanley Street	3	<p>1 respondent stated the site was not suitable for development, 2 stated it should be developed</p> <p>The site is under construction</p>
BI/024	Laurel Bank, Sheriff Lane	7	<p>2 stated the site should be developed for housing.</p> <p>5 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Poor access/road safety • Loss of Green belt
BI/025	Myrtle Walk, Main Street	2	Site is suitable for housing.
BI/026	Crossley View Primrose Hill, Gilstead	7	<p>2 stated that site should be developed for housing but that 50% of the site should be retained as open space.</p> <p>5 stated the site is not suitable for</p>

			development and should be retained as open space of special significance Other comments included that the site is a good botanical site, large rocks on the site are a remnant of ice age- roman and british enclosure and the proximity of the site to the Dowley Gap Water Treatment works
BI/027	Dowley Gap Lane	7	2 stated the site should be developed for housing. 5 stated the site is not suitable for development: <ul style="list-style-type: none"> • Loss of green belt • Highway safety • Impact on local character – the canal conservation area • Harm to wildlife
BI/028	College Road	4	3 stated the site should be developed for housing 1 stated the site was not suitable for development The site is now fully developed
BI/029	Keighley Road, Crossflatts	3	3 people stated the site should be developed for housing The site is under construction
BI/031	Mornington Road, Ferncliffe Road	3	2 stated the site should be developed for housing. 1 stated the site is not suitable for development.
BI/033	Gilstead Lane	3	2 stated the site should be developed for housing. 1 stated the site is not suitable for development
BI/036	Dowley Gap Lane	18	1 stated the site should be developed for housing, 1 7 stated the sites is not suitable: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/ highway safety • Loss of green belt • Loss of open space • Impact on local character- canal conservation area • Flood risk

			<ul style="list-style-type: none"> • Harm to wildlife • Proximity to Dowley Gap water treatment works • Poor access to public transport
BI/037	Dowley Gap Lane	9	<p>3 respondents stated the site should be developed sympathetically for housing and/or employment use and should be allocated for early development.</p> <p>6 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access/road safety • Loss of green belt • Impact on local character • Harm to wildlife • Poor access to public transport • Proximity to Dowley Gap water treatment works
BI/038	Marley Court	2	<p>1 stated the site should be developed for housing.</p> <p>1 stated the site is not suitable for development</p>
BI/039	Former auction mart, Keighley Road	8	Site should be for housing and/or employment /community uses early in the plan period.
BI/040	Whitley Street	4	Site should be developed for housing early in the plan period
BI/041	Milner Fields, off coach Road	61	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk • World Heritage Site buffer zone <p>Respondents were particularly concerned about the possibility of access to the sites being taken from Coach Road, the impact on Milner fields and the harm to this historic local area</p> <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>
BI/042	East Lodge, Lower Coach	58	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt

	Road		<ul style="list-style-type: none"> • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk • World Heritage Site buffer zone <p>Respondents were particularly concerned about the possibility of access to the sites being taken from Coach Road, the impact on Milner fields and the harm to this historic local area</p> <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>
BI/043		55	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk • World Heritage Site buffer zone <p>Respondents were particularly concerned about the possibility of access to the sites being taken from Coach Road, the impact on Milner fields and the harm to this historic local area</p> <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>
BI/044		62	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk • World Heritage Site buffer zone <p>Respondents were particularly concerned about the possibility of access to the sites being taken from Coach Road, the impact on Milner fields and the harm to this historic local area</p> <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>

BI/045		55	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Landscape Impact • Impact on Local Character • Harm to wildlife • Flood risk • World Heritage Site buffer zone <p>Respondents were particularly concerned about the possibility of access to the sites being taken from Coach Road, the impact on Milner fields and the harm to this historic local area</p> <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>
BI/046	Primrose Lane, Gilstead	22	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Loss of green belt • Loss of open space • Impact on Local Character <ul style="list-style-type: none"> • Harm to wildlife • World Heritage Site buffer zone <p>The landowner has contacted the Council to ask that this site be removed from further consideration</p>
BI/047	Canary Drive, Eldwick	4	<p>2 stated the site should be developed, 2 stated it is not suitable for development</p> <p>This site is now developed</p>
BI/048	Sleningford Road, Crossflatts	2	<p>Site should be developed for housing</p> <p>This site is now developed</p>
BI/049	Lea Bank, Crossflatts	3	<p>Site should be developed for housing</p> <p>This site is now developed</p>
BI/050	Mickelthwaite Lane	37	<p>1 stated the site should be developed for employment use.</p> <p>36 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety

			<ul style="list-style-type: none"> • Landscape impact • Loss of green belt • Impact on Local Character • Harm to wildlife • Flood risk • Steepness of the site and loss of footpath
BI/051	Pengarth, Eldwick	75	<p>1 stated the site should be developed for housing.</p> <p>74 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Landscape impact • Loss of green belt • Impact on Local Character • Harm to wildlife- mammals, birds, amphibians and many wildflowers • Flood risk • Land stability • Loss of privacy <p>Many residents commented that traffic along Otley Road was already heavy and it was difficult to turn into Otley Road from Landsmoor Grove given traffic and poor sight lines</p>
BI/052	Forner Bradford and Bingley, Main Street	8	<p>Respondents stated the site should be made into open space as an extension to the park. Others commented that the site would be suitable for housing, employment, retail or community uses or a mix.</p>
BI/053	Marley Court, Crossflatts	2	<p>1 stated the site should be developed for housing,</p> <p>1 stated the site is not suitable</p>
BI/054	Dowley Gap Lane,	6	<p>4 people commented that the site should be developed for housing if sympathetically developed</p> <p>2 stated that the site is not suitable</p>
BI/055	110 Main Street	1	<p>The site should be developed for employment or retail use</p>
BI/057	John Escritt Road	5	<p>3 respondents stated that the site should be developed for housing or employment use.</p>

			2 stated it is not suitable for development
BI/058	Croft Road, Crossflatts	3	Site should be developed for housing, employment or community use

Settlement Questions

The target for new homes in Bingley has been set by the Core Strategy at 1400. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	12	31	29	59

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	30	15-20,30	15 as the area is already too densely populated More than 30 units in urban Bingley with less on the outskirts to protect local character and the rural feel and allow space for wildlife
No	95		New developments locally have limited parking meaning cars are parked on pavements

Other Comments Received

Summary of Comments	Council Response
Eldwick has taken enough new homes over the past 20 years and the primary school cannot extend any more	Comment noted
There are sufficient brownfield sites that should be allocated before greenfield ones	
Local congestion is significant between Bingley and Cottingley and causes pollution and trains in particular to Leeds are regularly full	
Do not use green belt this is important to grazing and food production	
Children from outside of Bingley are ferried in by car from other areas adding to congestion and taking places for Bingley children	
New tree planting is needed in the area	
Build on brownfield sites first, there are many derelict buildings in the area	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Crossley Wood Urban Greenspace	2	Retain as having special significance- the site has historic importance
Jer Wood	1	Retain -
Gilstead Moor Urban Greenspace	1	Retain – The space contains ancient woodland
Bingley North Bog	1	Retain as Special significance
Prince of Wales Park	2	Retain as Special significance
Lyndale Road, Eldwick playing field	2	Develop for other use- Land is infrequently used Retain as Special significance – the site is valued for team sport and children play
Gilstead recreation ground	1	Retain
Jubilee Gardens, Main Street	1	Retain
Eldwick Recreation ground	1	Retain – The fields have abundant wild flowers and wildlife

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *John Escritt Road and Castlefields Industrial Estate*. The Council wished to know whether these zones are still needed and if there was a need to identify any new areas.

We asked:

Do you think the zone is still appropriate and are any changes needed?

No comments were received to this question

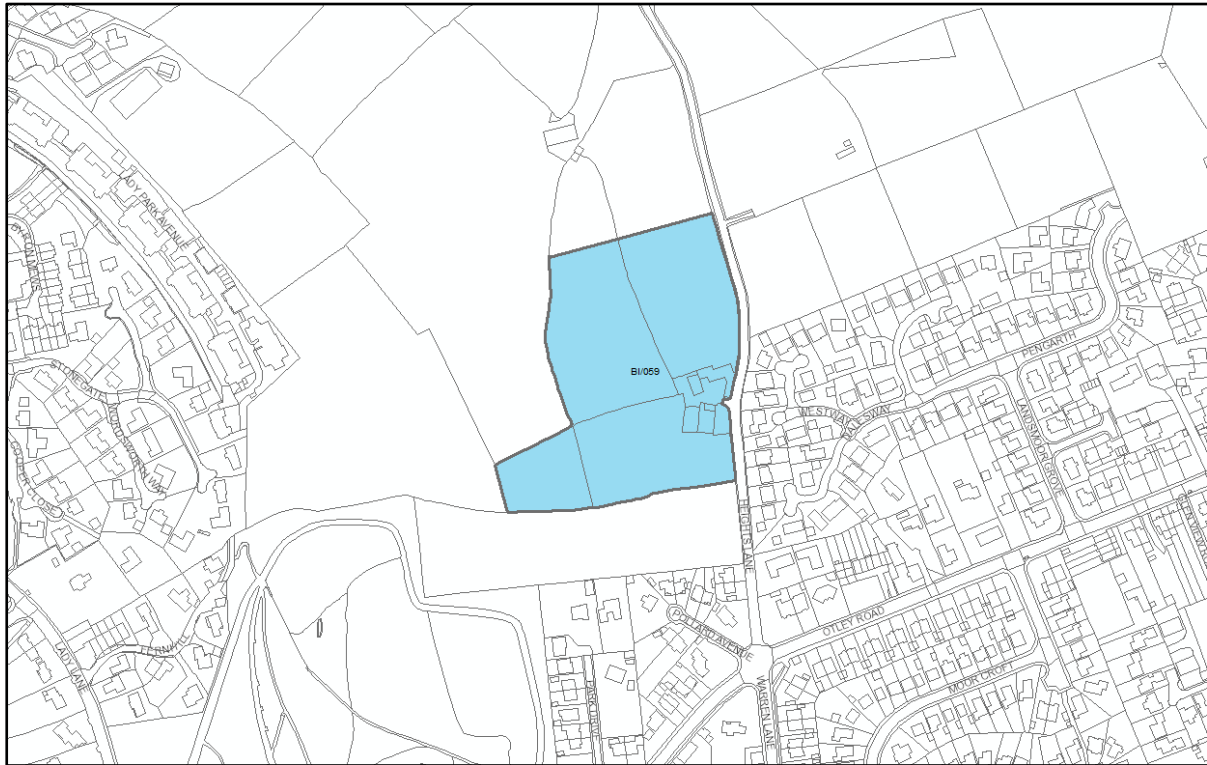
We also asked:

Is there any potential in this settlement for new areas to be defined?

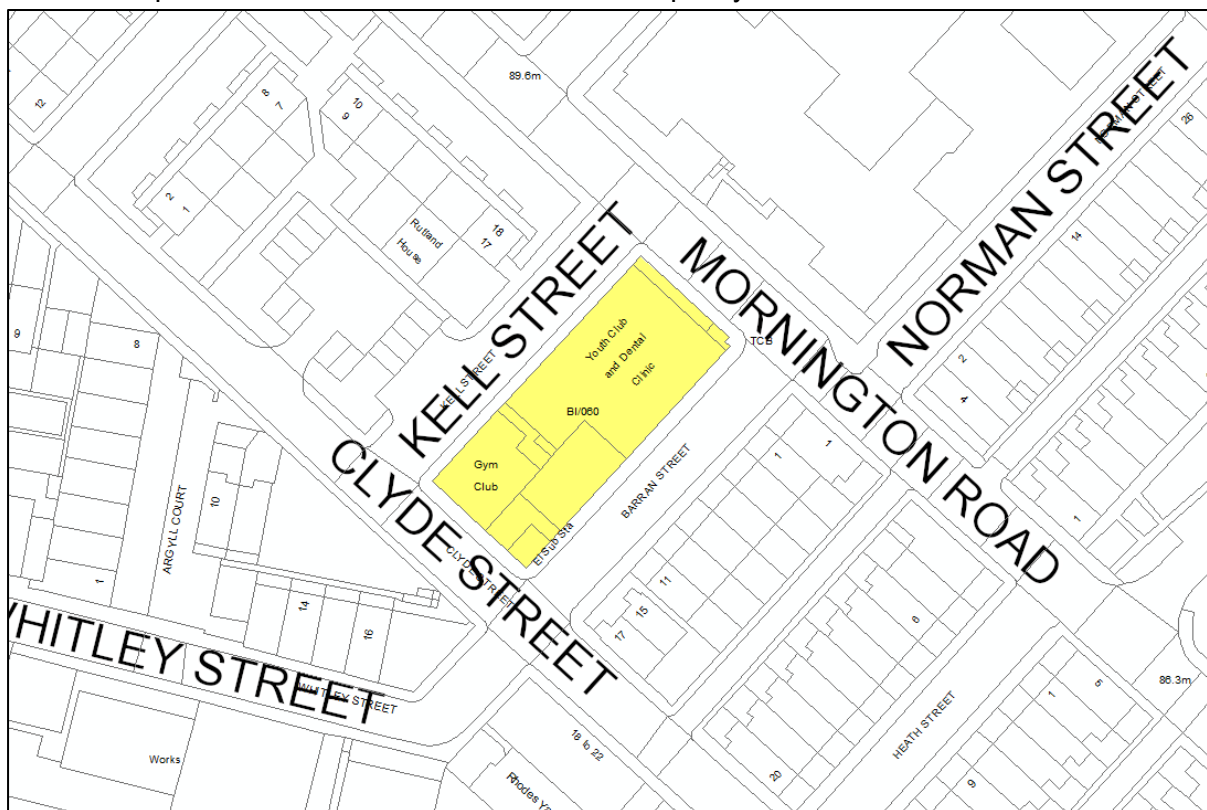
Total No. of responses	Summary of Comments
126	126 respondents stated that no new employment areas were needed.
	1 respondent stated that disused mills and factories in the area should be identified but did not specify
	2 people stated yes but did not define where these should be

New Sites submitted to the Council for consideration in this consultation

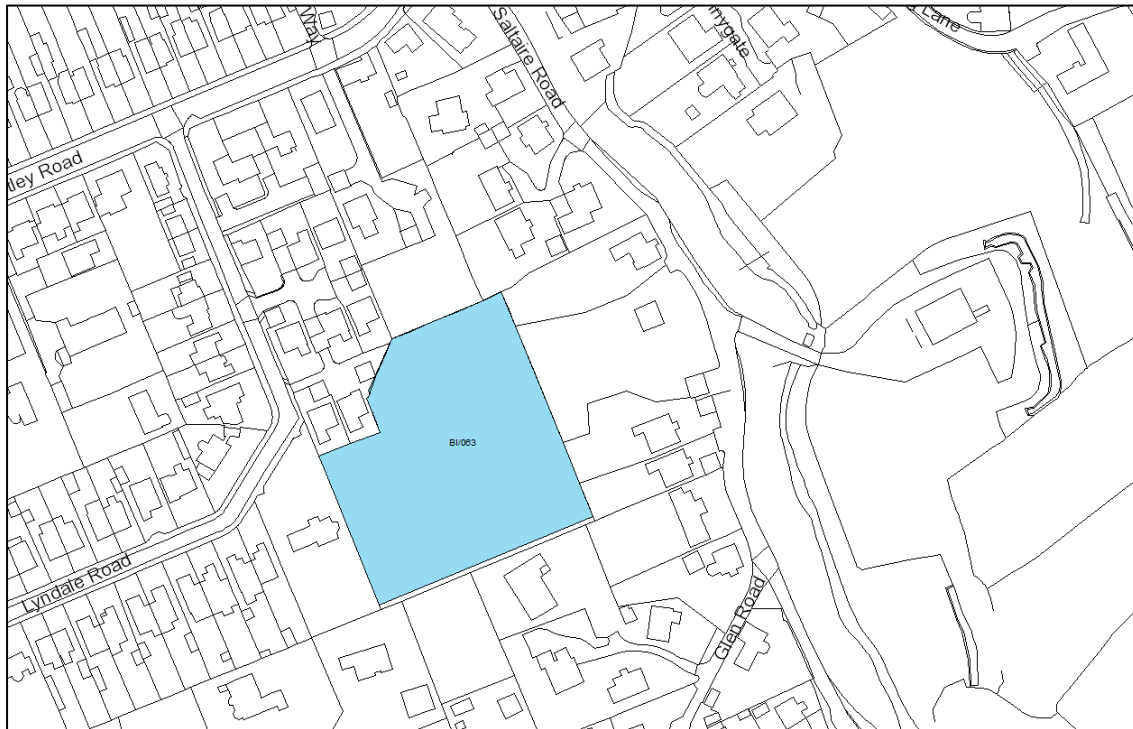
BI/059 - Land west of Heights Lane, Eldwick – 2.37ha



BI/060- Former Priestthorpe School Annex, Mornington Road 0.08ha (This site is less than the required site area of 0.20ha but has the capacity to accommodate at least 5 homes)



BI/063 – Lyndale Rd, Eldwick – 0.67ha



BILDON

Total number of respondents = 251

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites were provided in the Baildon section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 20

Total number of sites representations made = 17

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
BA/001	Jenny Lane	101	<p>Site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access• Landscape impact• Loss of open space• Impact on local character• Harm wildlife• Site is the only formal children's play area in the village <p>The main focus of comments and concern were on the potential loss of the site, which is of high value for local community events, children's play and sport</p> <p>The site is currently protected as a greenspace in the RUDP and 20 of the 101 respondents stated the site should be retained or retained as a site of special significance:</p> <ul style="list-style-type: none">• Site has asset of community value status• Site is part of a wildlife corridor• Site has protected trees

BA/002	Stubbings Road	2	Site should be developed for housing
BA/003	West Lane	2	Site should be developed for housing
BA/004	The Rowans	32	<p>2 stated the site should be developed for housing early in the plan period.</p> <p>29 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services and distance from public transport • Poor access • Landscape impact- development would be obtrusive on the world heritage site of Saltaire • Loss of green belt • Impact on local character – adverse impact on Saltaire • Flood risk • Harm to wildlife • Noise and loss of light • Topography – steepness of the site <p>1 person commented that the development of this site would make the area appear cramped and over developed</p>
BA/005	West Lane	18	<p>1 stated the site should be developed for housing.</p> <p>17 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access on approach • Lack of local services and distance from public transport • Landscape impact- development would be obtrusive on the world heritage site of Saltaire • Loss of green belt • Impact on local character – adverse impact on Saltaire • Potential destruction of archaeology • Potential bell mines • Steepness of the site
BA/006	Strawberry Gardens, Moorland Avenue	23	<p>1 stated the site would have potential for residential use.</p> <p>22 stated that the site is not suitable for development:</p>

			<ul style="list-style-type: none"> • Local road congestion • Lack of local services • Poor access • Landscape impact • Loss of green belt • Flood risk- site absorbs rainwater from adjoining estate • Harm to wildlife • Loss of trees <p>1 respondent stated that the site should be retained as greenspace with special significance</p>
BA/007	Ferniehurst Farm	2	<p>1 stated the site should be developed for housing.</p> <p>1 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Loss of open space
BA/008	Valley View	2	<p>1 stated the site should be developed for housing or for education.</p> <p>1 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Loss of open space
BA/009	West Lane	1	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt <p>This site is now developed</p>
BA/010	Tong Park	4	<p>3 stated the site should be developed for either housing or employment.</p> <p>1 stated the site is not suitable for development as this is one of too few undeveloped areas</p>
BA/011	Green Lane	3	<p>1 stated the site should be developed for housing, but only when access into Otley Road is improved. 2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Landscape impact
BA/014	Whitelands	3	<p>2 stated the site should be developed for housing.</p> <p>1 stated the site is not suitable for development</p>
BA/015	Rear Merlinwood	25	<p>1 stated the site should be developed for housing and allocated for early</p>

	Drive		<p>development.</p> <p>24 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion- in and out of Baildon at peak times • Lack of school places • Lack of local services • Poor access- no obvious access into the land • Landscape impact- on Shipley Glen • Loss of green belt • Loss of open space • Harm to wildlife • Proximity of the site to sites of archaeological interest <p>1 respondent stated that the site should be retained as greenspace of special significance</p>
BA/018	Glen Road	32	<p>1 stated that part of the site could be developed for housing and allocated for early development to “square off” the development at Crook Farm.</p> <p>31 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Landscape impact • Loss of green belt • Flood risk and poor drainage/sewerage facilities • Harm to wildlife • Site is highly visible from the World Heritage site of Saltaire
BA/021	Land west of Hardaker Croft	1	<p>Site should be developed for housing</p> <p>This site is partly developed</p>
BA/022	Meadowside Road	91	<p>2 stated the site should be developed for housing.</p> <p>89 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/safety issue • Landscape impact • Loss of green belt

			<ul style="list-style-type: none"> • Impact on local character • Flood risk and poor drainage/sewerage facilities • Harm to wildlife- adjacent to a SEGI <p>Comments focussed on the traffic issues created at school times and that the road is a cul de sac, the loss of an important area of green belt, important for local wildlife and walking</p> <p>Many respondents stated the site had special greenspace significance as it is part of Tong Park valley</p>
BA/023	West Lane	19	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Landscape impact • Loss of green belt • Impact on local character • Flood risk – site is marshy as land drains are inadequate • World heritage site – land is highly visible from Saltaire

Settlement Questions

The target for new homes in Baildon has been set by the Core Strategy of 350. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	6	33	32	66

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	36	less than 20	Less than 20 houses per site to prevent traffic congestion
No	115		Upper Baildon has a lower housing density which reflects the green (rural) nature of the area, which should be developed everywhere
			Only sites for elderly person accommodation should be at high density

Other Comments Received

Summary of Comments	Council Response
The target of 350 homes can be met without the need to use green belt	Comment noted
Traffic congestion is significant for commuters leaving Baildon at peak times	
Erosion of green belt in Baildon will harm the character of the village	
3 storey development is not appropriate in Baildon	
Encourage developers to use brownfield sites first	
Development of greenfield sites will add to flooding in the area and drive away wildlife	
There is inadequate formal open space for the size of the population.	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Jenny Lane - see BA/001 above	59	See BA/001 above
Meadowside Road - see BA/022 above	35	See BA/022 above
Salt Grammar school	1	Retain as Special Significance – Site has a public

Playing fields		right of way
Baildon Church of England school playing fields	1	Retain as Special Significance

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Shipleigh Glen	1	
Baildon Moor	3	Retain
Tong Park	1	Retain

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. Whilst these do not currently occur in Baildon, the Council wished to know if there was a need to identify any new areas

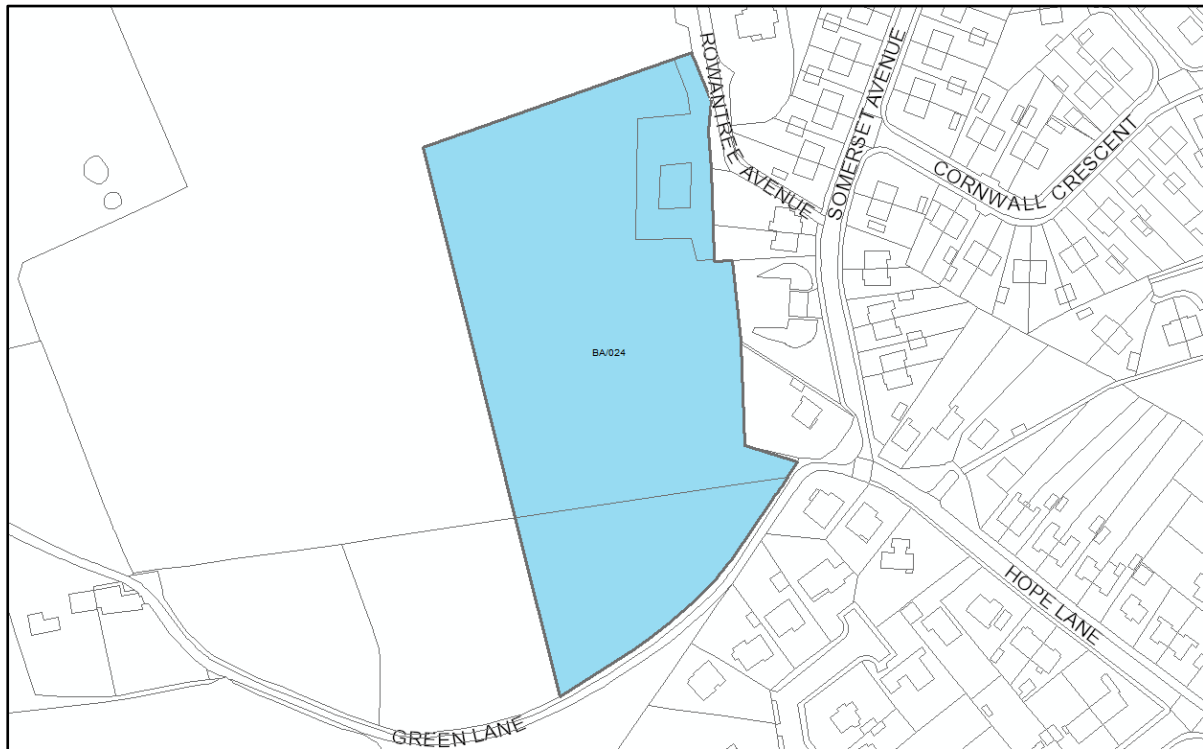
We asked:

Is there any potential in this settlement for new areas to be defined?

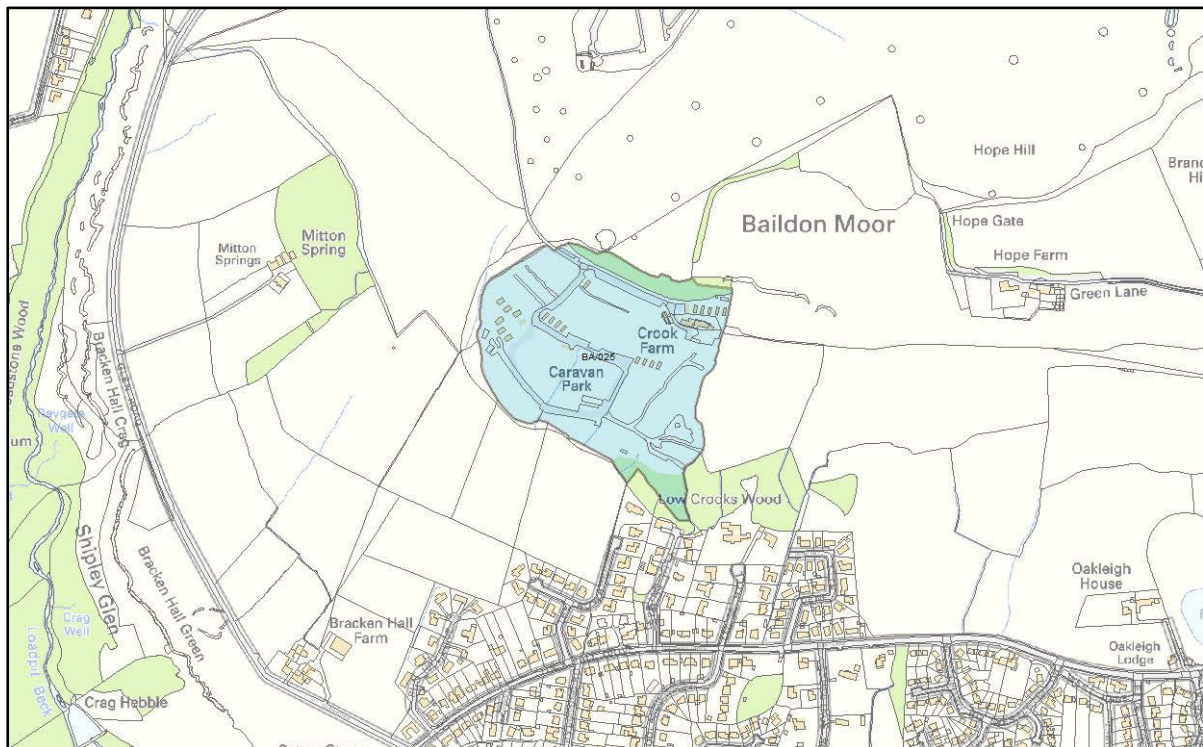
<i>Total No. of responses</i>	<i>Summary of Comments</i>
143	139 respondents stated there was no need for any further employment areas to be defined.
	1 respondent stated that there land should be identified in the Coach Road area
	2 stated that there was potential at Hollins Hill
	1 stated there was further potential on land adjacent to the canal
	1 commenter stated that the Otley Road area was already developed and that there should be no further development in the area

New Sites submitted to the Council for consideration in this consultation

BA/024 - Land off Green Lane and Rowantree Avenue - 1.65ha



BA/025 - Crook Farm caravan site – 8.11ha



COTTINGLEY

Total number of respondents = 124

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites were provided in the Cottingley section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 11

Total number of sites where comments were made = 11

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
CO/001	Cottingley Cliffe Road	28	<p>1 stated that the site should be developed for housing early in the plan period.</p> <p>27 stated the site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion – road is gridlocked at peak times• Poor air quality in the area• Lack of school places• Lack of local services• Poor access/safety issues• Loss of Green belt/open space• Impact on local character• Flood risk• Harm to wildlife – migratory geese, hedgehogs and deer
CO/002	Marchcote Lane	42	<p>1 stated that the site should be developed for housing early in the plan period.</p> <p>41 stated the site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion – road and Cottingley Cliffe Road is gridlocked at peak times• Poor air quality in the area• Lack of school places

			<ul style="list-style-type: none"> • Lack of local services • Poor access/safety issues • Loss of Green belt/open space • Impact on local character • Site has poor drainage • Harm to wildlife <p>The main concerns centred on the loss of green belt and the significant traffic congestion in the area created in part by the close proximity of both a primary and secondary school.</p>
CO/003	Cottingley Moor Road	22	<p>1 stated that if the site were to be developed that detailed consideration should be given to the proximity of nearby schools</p> <p>21 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion – road and Cottingley Cliffe Road is gridlocked at peak times • Noise and air pollution • Lack of school places • Lack of local services • Loss of Green belt/open space • Impact on local character • Flood risk • Harm to wildlife <p>The main concerns centred on the loss of green belt and the significant traffic congestion in the area created in part by the close proximity of both a primary and secondary school.</p>
CO/004	Bradford Road	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Loss of green belt • Impact on local character • Flood risk • Harm to local wildlife
CO/005	Hazel Beck	4	<p>1 stated that if the site were to be developed that detailed consideration should be given to road network</p> <p>3 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Loss of Green belt/ • Impact on local character

			<ul style="list-style-type: none"> • Flood risk • Harm to wildlife <p>Part of the site is under construction currently. The site boundary will be reviewed</p>
CO/006	Hazel Beck	13	<p>1 stated the site should be developed for housing early in the plan period. 1 stated that if the site were to be developed that detailed consideration should be given to road network</p> <p>11 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of Green belt/open space • Impact on local character • Flood risk • Harm to wildlife
CO/007	Hazel Nook , Long Lee	5	<p>1 stated that if the site were to be developed that detailed consideration should be given to road network</p> <p>4 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Loss of green belt • Harm to wildlife • Poor access
CO/008	Lee Lane	8	<p>1 stated the site should be developed for housing .1 stated that if the site were to be developed that detailed consideration should be given to road network</p> <p>6 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Loss of green belt • Harm to wildlife • Poor access
CO/009	New Brighton	15	<p>1 stated the site should be developed for housing early in the plan period. 1 stated that if the site were to be developed that detailed consideration should be given to road network.</p> <p>6 stated the site is not suitable for development:</p>

			<ul style="list-style-type: none"> • Local road congestion • Lack of local services • Loss of green belt • Harm to wildlife • Flood risk
CO/010	Cottingley Moor Road	7	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>1 stated that if the site were to be developed that detailed consideration should be given to road network.</p> <p>5 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Loss of green belt
CO/011	Cottingley Cliffe Road	32	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>1 stated that if the site were to be developed that detailed consideration should be given to road network.</p> <p>30 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion at peak times and school drop off and pick up times • Lack of school places • Loss of green belt • Landscape Impact • Impact on local character – the rural nature of New Brighton and Cottingley • Flood risk • Harm to wildlife • Road safety implications • Air and noise pollution <p>The main thrust of comments were centred on the level of traffic on Cottingley Cliffe Road currently, road safety issues and the loss of green belt</p>

Settlement Questions

The target for new homes in Cottingley has been set by the Core Strategy of 200. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	26	9	44

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	18	Low	30 is too high
No	61		There should be no standard approach to development

Other Comments Received

Summary of Comments	Council Response
There should be no large green belt sites until all other options are used	
Brownfield sites in the urban areas should be developed first	
Development on greenfield sites will cause run off and more flooding	
Concern over new development in the village, the roads are already carry a large volume of traffic	
There are insufficient local services in the area already to cope with current residents	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Cottingley Primary school playing fields	1	Retain
Cottingley recreation ground, Manor Road	4	Retain/Retain as special significance – the area is an important open area in the village and is used frequently
Samuel Lister school playing fields	2	Retain – the area is used by the school and is publicly available to the public, footpath runs through the area
Cottingley New Road, playing fields	1	Retain – the playing fields are one of the few open areas in the village

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Cottingley, the Council wished to know whether there was a need to identify any new areas

We asked:

Is there any potential in this settlement for new areas to be defined?

No comments were received to this question

EAST MORTON

Total number of respondents = 24

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites, were provided in the East Morton section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 14

Total number of sites where comments were made = 14

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
EM/001	Morton Lane	2	Site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access• Flood risk
EM/002	Morton Lane	5	1 stated the site should be allocated for development early in the plan period 4 stated the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Impact on local character – canal conservation area
EM/003	Highfield Close	2	The site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access

EM/004	Street Lane	8	1 stated the site should be developed for housing early in the plan period. 7 stated the site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt – site not connected to the built up area • Harm to local wildlife
EM/005	Morton Hall, Morton Lane	4	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Site has extensive tree cover
EM/006	The Cloisters, Street Lane	2	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services
EM/007	High Stead, Street Lane	2	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access
EM/008	Green End Road	8	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Landscape Impact • Impact on local character- conservation area • Poor drainage – run off from the site will overload Morton Beck • Loss of village green area with many trees <p>7 people commented that the site should be retained as a site for open space (see below)</p>
EM/009	Morton Lane	4	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Loss of green belt
EM/010	Morton Lane/ Hawthorne Way	5	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Landscape Impact

			<ul style="list-style-type: none"> • Impact on local character • Loss of green belt
EM/011	Carr Lane	7	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Impact on local character- conservation area • Harm to local wildlife • Loss of green belt – site not attached to the urban area
EM/012	Carr Lane	5	2 stated the site should be developed for housing and allocated early in the plan period. 3 stated the site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services
EM/013	Land north of Morton Lane	4	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services
EM/014	Land north of canal, Morton Lane	2	Site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services

Settlement Questions

The target for new homes in East Morton has been set by the Core Strategy at 100. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	4	4	3	9

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Whether a locally specific density for new homes should be set in East Morton? Do you think that a locally specific density for new homes should be set for this settlement? and if yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
Yes	6	Less than 30	30 is too high
No	14		There should be no standard approach to development. Development should respect the local areas character

Other Comments Received

Summary of Comments	Council Response
Concern over access to the village which is via a swing bridge	
A clear need for new homes in the village. Land close to the church (EM/012) could provide new homes and allow for community facilities also	
East Morton has limited local services to serve the local community as it stands now	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Green End village greenspace (see EM/008 above)	7	Retain as special significance – the land is part of East Mortons local history, it is also in the conservation area

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in East Morton, the Council wished to know whether there was a need to identify any new areas.

We asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
19	19 respondents stated there was no need for an employment area in East Morton

APPENDIX 5C: SUMMARY OF COMMENTS RECEIVED AIREDALE

Silsden & Steeton with Eastburn

SILSDEN

Total number of respondents = 20

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Silsden section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 22

Total number of sites where comments were made = 13

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
SI/003	Brownbank Lane	4	<p>2 stated the site should be developed for housing early in the plan period, 2 stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Poor access – site is dependent on a bypass • Impact on local character • Flood risk <p>An alternative site boundary has been submitted for consideration, see below</p>
SI/004	Bolton Road, Brownbank Lane	3	<p>1 stated the site should be developed for housing early in the plan period, 2 stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Poor access – site is dependent on a bypass • Impact on local character • Flood risk <p>An alternative site boundary has been submitted for consideration, see below</p>

SI/006	Hainsworth Road	4	<p>Site should be developed for housing</p> <p>An alternative site boundary has been submitted for consideration, see below</p>
SI/007	Keighley Road, Belton Road	5	<p>3 stated that the site should be developed for housing, 1 stated the site was not suitable:</p> <ul style="list-style-type: none"> • Flood risk <p>An alternative site boundary has been submitted for consideration, see below</p>
SI/008	Woodside Road	4	<p>2 stated the site should be developed for community use</p> <p>2 stated the site was not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Local road congestion • Lack of school places • Loss of green belt
SI/009	Westerley Crescent	7	<p>2 stated the site should be developed for housing, 5 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Poor access- Westerley Crescent is narrow • Loss of green belt • Flood risk • Harm to wildlife • Landscape Impact
SI/010	Skipton Old Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
SI/011	Skipton Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
SI/012	Sykes Lane	2	<p>Site should be developed for housing early in the plan period</p>
SI/013	Sykes Lane	4	<p>3 stated the site should be developed for housing, 1 said it should be developed early in the plan period.</p> <p>1 stated the sites development would have a negative impact on the canal</p>

SI/015	Land off Hainsworth Road	3	2 stated the site should be developed for housing, 1 stated that this should only happen when a bypass was built. 1 stated the site was not suitable for development: <ul style="list-style-type: none"> • Harm to wildlife - toads
SI/019	Holden Lane	7	4 stated the site should be developed for housing, 1 said it should be developed early in the plan period. 3 stated the site was not suitable for development: <ul style="list-style-type: none"> • Loss of Green belt • Impact on local character – Leeds Liverpool Canal • Harm to local wildlife-toads
SI/020	Keighley Road	3	Site should be developed for housing early in the plan period

Settlement Questions

The target for new homes in Silsden has been set by the Core Strategy at 1200. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	1	1	6	1

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	0	None given	Comment that parts of the village was already densely developed and that more spacious housing development was preferred.
No	0		Development should reflect the surroundings and character
			30 units per ha would be difficult to achieve because of drainage and topography issues.

Other Comments Received

Summary of Comments	Council Response
Sites in the valley should be developed first, to ensure that infrastructure can be put in place to reduce flooding	
Homes for the elderly and young people are needed in Silsden not Executive homes	Comment noted
1200 new homes will require new road and cycleway infrastructure and as such development should not be undertaken without a bypass around Silsden	
Few employment opportunities in Silsden and current commuter options already stretched	
Brownfield sites in Silsden should be developed first	
Sites in the north of the village are crossed by footpaths and the fields are full of wildlife	
New homes are needed quickly, but Silsden lacks infrastructure to support them	
Development should be phased to allow infrastructure including drainage capacity to be increased	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Silsden Park	1	Retain
Elliot Street playing field/allotments	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps as: *Keighley Road*. The Council wished to know whether this zone is still needed and if there was a need to identify any new areas.

We asked:

Do you think the zone is still appropriate and are any changes needed?

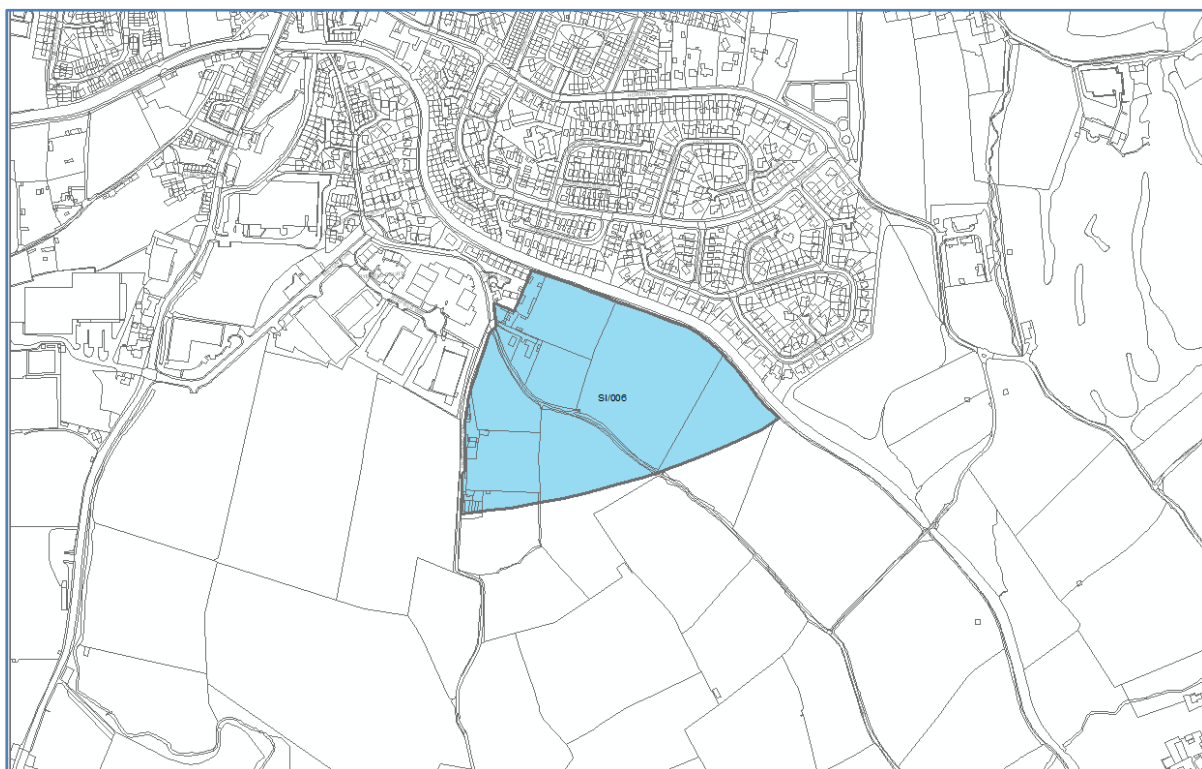
Total No. of responses	Summary of Comments
2	Area west of Keighley Road and south of canal could be redeveloped for housing with greenspace incorporated Area is still appropriate but the area to the south east needs to be redefined to link with any housing development and the relief road.

We also asked:

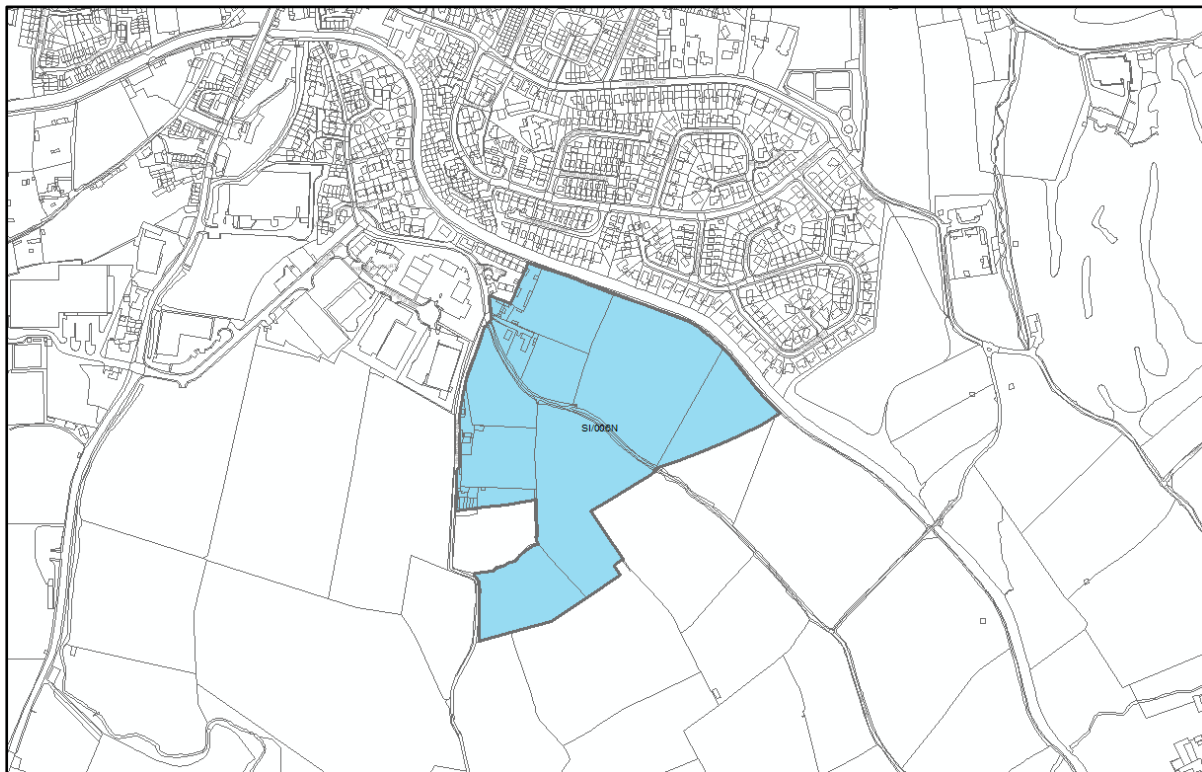
Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
1	Howden Road should be protected for small business
1	Cobbydale Mills should be split into business starter units

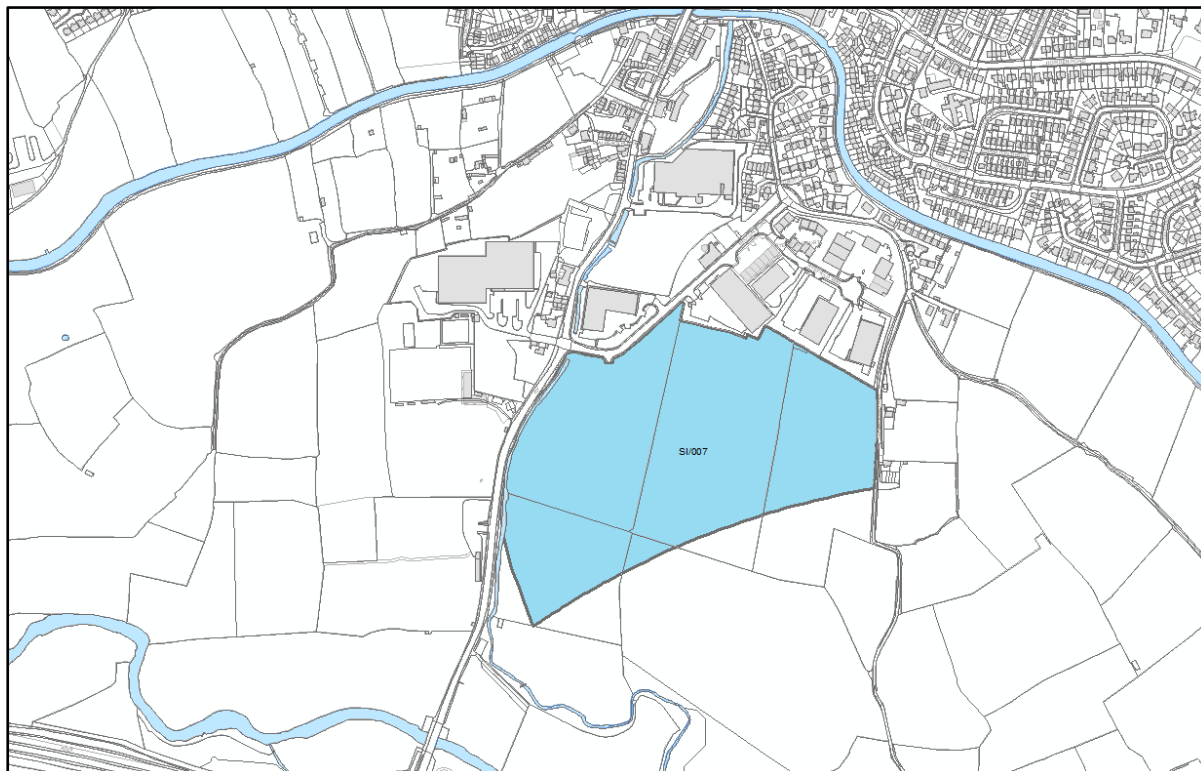
SI/006 – Hainsworth Road (Old) - 8.97HA



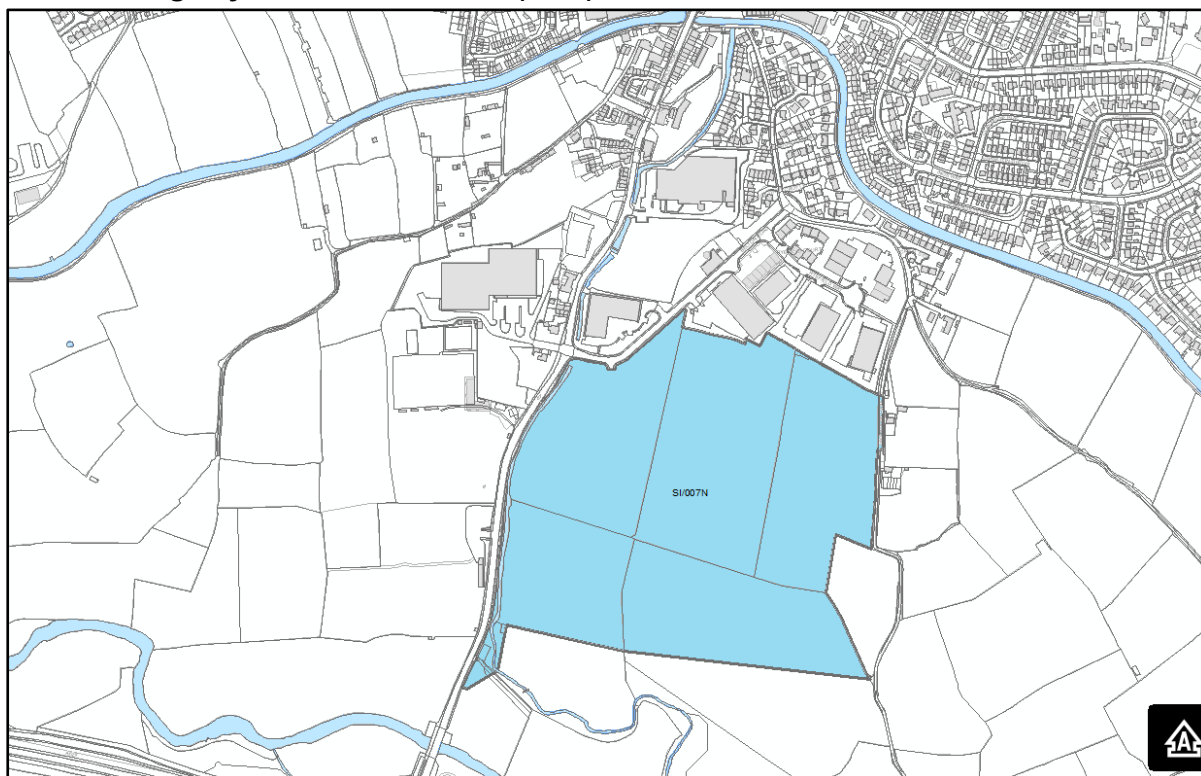
SI/006 – Hainsworth Road (New) 11.29ha



SI/007 – Keighley Road/Belton Road (Old) – 13.13ha



SI/007 – Keighley Road/Belton Road (New)– 19.87ha



STEETON-WITH-EASTBURN

Total number of respondents = 19

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of sites were provided in Steeton with Eastburn section of the Airedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 17

Total number of sites where comments were made = 9

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
ST/001	Summerhill Lane	3	1 stated the sites should be developed for housing another stated that employment use would be appropriate. 1 stated the site was not suitable for development: <ul style="list-style-type: none">• Loss of green belt
ST/007	The Croft, Lyon House Farm, Eastburn	3	1 stated the site should be developed for housing as it would provide access to neighbouring land. 2 stated the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Poor access• Lack of school places• Flood risk
ST/008	Lyon Road, Eastburn	4	1 stated the site should be developed for housing early in the plan period, 1 stated the site should be developed for employment. 2 stated that the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Poor access• Lack of school places• Flood risk

ST/009	Skipton Road/ Lyon Road, Eastburn	9	<p>1 stated the site should be developed for housing early in the plan period, 1 stated the site should be developed for employment.</p> <p>7 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access • Lack of school places- a new school is badly needed • Loss of green belt • Flood risk
ST/010	Main Road Eastburn	1	Site should be retained as greenspace -
ST/013	Hob Hill, Chapel Road	1	Site should be developed for housing
ST/016	Chapel Road	1	Site should be developed for housing
ST/017	Knott Lane, Eastburn	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access/highway safety • Loss of green belt • Harm to wildlife • Site is too steep
ST/018	Station Road	1	Site should be developed for employment

Settlement Questions

The target for new homes in Steeton with Eastburn has been set by the Core Strategy of 700. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	1	1	3	2

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	4	None specified	Density should be managed to ensure that Steeton and Eastburn maintain their identities. New development should ensure the creation of public greenspaces
No	4		Density should be low and not detract from the general character of the area
			Large should be designed with a varied density to ensure sites do not look homogenised

Other Comments Received

Summary of Comments	Council Response
Development should be phased to allow for upgrades in drainage and sewers and other infrastructure	
Recent new development is already placing a strain on the village	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Sports fields off Summerhill Lane	1	Retain as special significance
Mill Lane Steeton, village greenspace	1	Retain as special significance
Eastburn playing field	1	Retain
Village greenspace off St Stephens Road	1	Retain as special significance
Village greenspace at	1	Retain as special significance

Skipton Road, Eastburn		
Village greenspace at Eastburn House	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Steeton with Eastburn, the Council wished to know whether there was a need to identify any new areas.

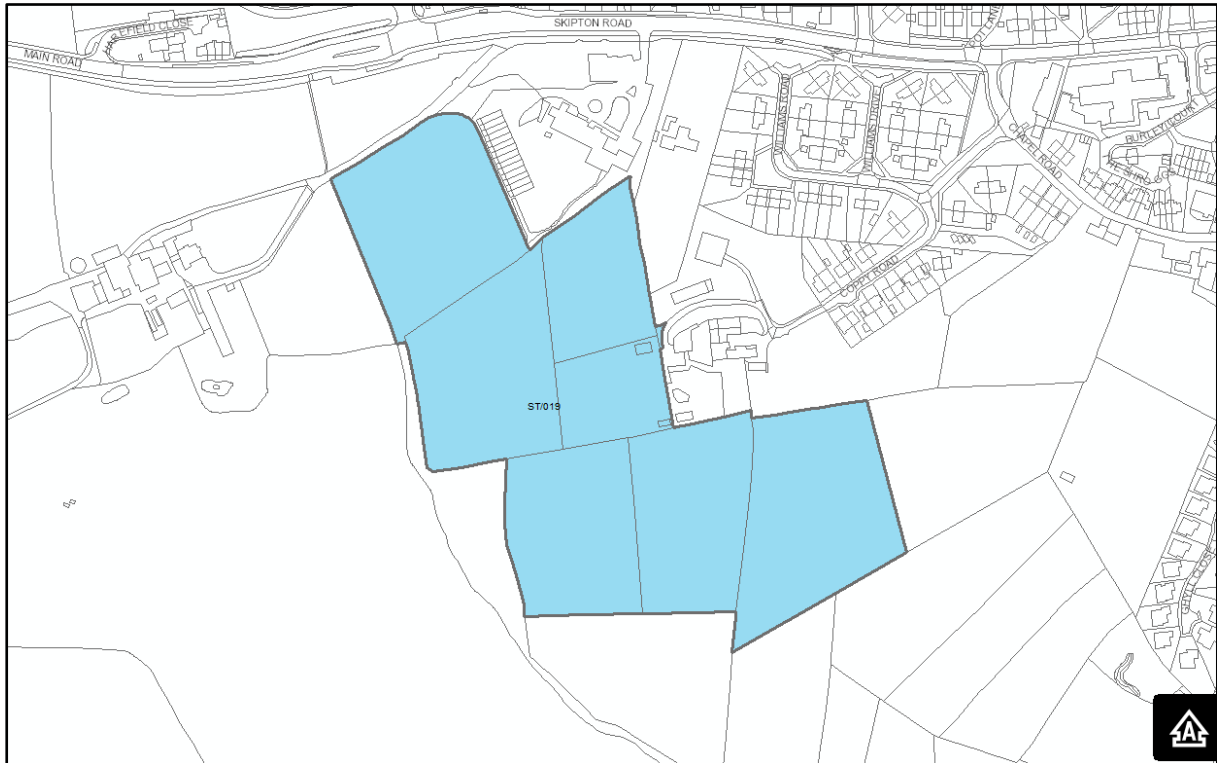
We asked:

Is there any potential in this settlement for new areas to be defined?

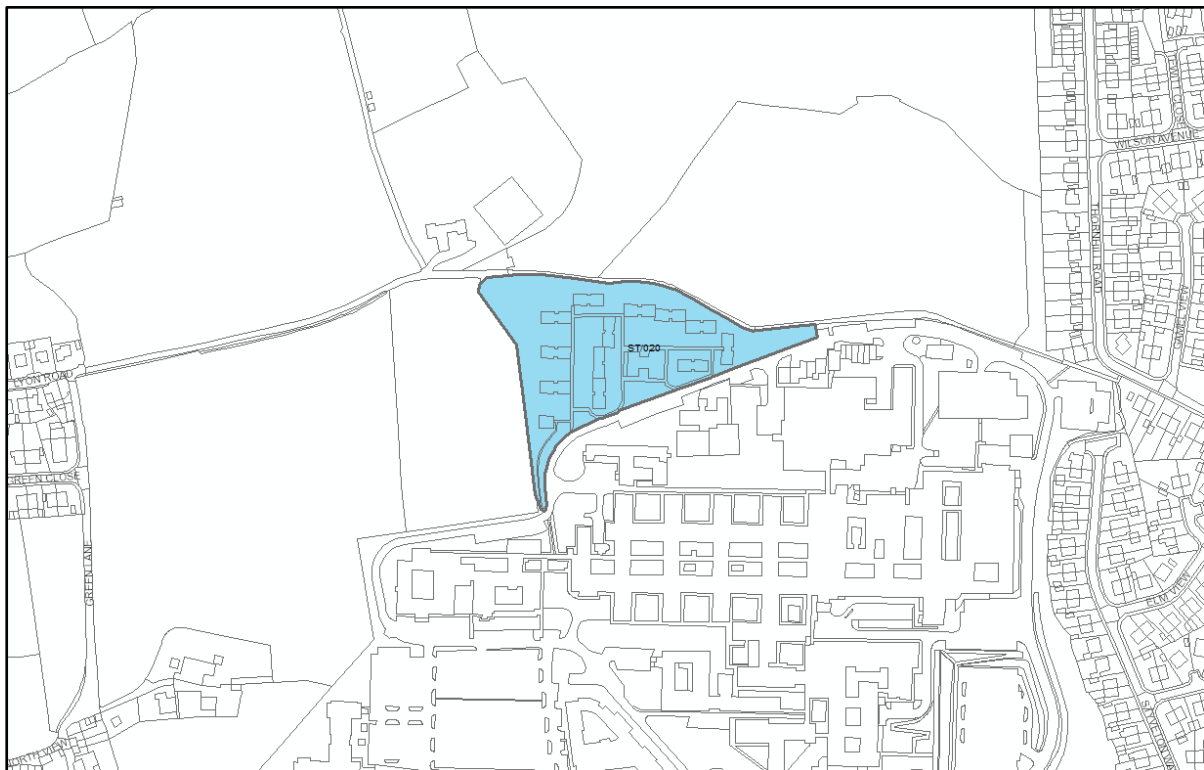
Total No. of responses	Summary of Comments
2	Potential employment area to the north and south of the railway line and other businesses

New Sites submitted to the Council for consideration in this consultation

ST/019 - Land south of Skipton Road – 6.73ha



ST/020- Former nurses accommodation, north of Airedale hospital - 1.40ha



The map shows a residential area with a central plot of land highlighted in blue, labeled 'ST022'. This plot is situated between 'MAIN ROAD' to the north and 'CLINTON ROAD' to the south. To the east of the blue plot is 'SKIPTON ROAD' and a 'PARKING CLOSE'. To the west, 'CLINTON ROAD' runs parallel to the blue plot, with 'BAYVIEW AVENUE' and 'BAYVIEW COURT AVENUE' branching off. Further west, 'WOODSIDE AVENUE' is visible. The map also shows 'MIL ROW' in the top left, 'GREEN LANE' running vertically, and 'BAYVIEW AVENUE' at the bottom left. The area is filled with numerous buildings, parking lots, and smaller streets.

APPENDIX 6: SUMMARY OF COMMENTS RECEIVED WHARFEDALE

Ilkley, Burley in Wharfedale, Menston & Addingham

ILKLEY

Total number of respondents = 68

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites was provided in Ilkley section of the Wharfedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records.

Total number of sites included in this consultation = 35

Total number of sites where comments were made = 35

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
IL/001	Leeds Road	10	<p>2 stated the site should be developed for housing or community use and allocated early in the plan period.</p> <p>8 stated the site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Landscape impact – site offers one of the best view of the Cow and Calf rocks• Loss of open space – provides outdoor space for local school children• Flood risk- site is waterlogged for prolonged periods
IL/002	Valley Drive	3	Site should be developed for housing

			The site is developed
IL/004	Bolling Road	4	Site should be developed for housing The site is developed
IL/005	Ashlands Road	6	2 stated that the site should be developed for either housing, 2 stated that employment was the best use and 1 stated that mixed use was preferable. 1 stated that the site is not suitable for development: <ul style="list-style-type: none">• Flood risk
IL/006	Railway Road/Mayfield Road	6	All stated the site should be developed for housing early in the plan period and that low cost homes would be most appropriate, 1 also stated that employment use would also be suitable. The site has recent permission for mixed use development
IL/008	Clifton Road	4	Site should be developed for housing and allocated for early development
IL/009	Ben Rhydding Drive/Wheatley Grove	16	1 stated the site should be developed for housing early in the plan period. 15 stated the site is not suitable: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access• Landscape impact• Loss of green belt• Impact on local character• Flood risk- site contains many springs• Harm to local wildlife – birds nest on the site• Site has many trees which stabilise the ground and soak up water
IL/010	Cheltenham Avenue	3	N/A Site is developed
IL/011A	Skipton Road west	4	1 stated the site should be developed for housing. 3 stated the site is not suitable:

			<ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access • Loss of green belt • Flood risk • Harm to wildlife
IL/011B	Skipton Road east	5	<p>3 stated the site should be developed for housing early in the plan period.</p> <p>2 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Loss of trees
IL/012	Skipton Road	9	<p>2 stated the site should be developed for housing early in the plan period.</p> <p>7 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Local road congestion • Lack of school places • Lack of local services • Impact on local character • Flood risk • Site is distant from the town centre • Harm to wildlife
IL/013	Wheatley Lane, Ben Rhydding	11	<p>12 stated the site should be developed for housing early in the plan period.</p> <p>7 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Local road congestion • Lack of local services • Impact on local character – effect on tourism • Flood risk- ground is very boggy • Harm to wildlife • Air light and noise pollution

IL/014	Coutances Way, Ben Rhydding	23	<p>2 stated the site should be developed for housing early in the plan, 1 stated that the site is also suitable for employment and community use (car park for station) as it has good access and is close to the railway station.</p> <p>21 respondents stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Landscape impact- development will affect view of the moors • Loss of green belt • Impact on local character • Flood risk- site and neighbouring land floods with heavy rain • Harm to wildlife
IL/015	Slates Lane	7	<p>1 stated the site should be developed for housing early in the plan period</p> <p>6 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of local services • Poor access • Landscape impact • Loss of green belt • Flood risk • Harm to wildlife • Impact on local character – development would damage the setting of Middleton
IL/016	Hadfield Farm, Skipton Road	10	<p>2 stated the site should be developed for housing early in the plan period if the flood risk issues could be overcome. 1 commented that the site would be an ideal area for new homes.</p> <p>7 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Landscape impact • Loss of green belt • Impact on local character- site lies on the Dales Way • Flood risk- site regularly floods • Harm to wildlife- sand martins nest in the river sandbanks • Poor access

IL/017	Coutances Way	9	<p>2 stated the site should be developed for employment use early in the plan period.</p> <p>7 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Local road congestion • Lack of local services Loss of green belt • Harm to wildlife • Flood risk
IL/018	Hardings Lane	7	<p>1 stated the site should be developed for housing.</p> <p>6 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Landscape Impact – site is very prominent • Loss of green belt • Impact on local character – grade 2 listed Myddleton Lodge setting would be harmed • Site is on steep incline
IL/019	Hardings Lane	11	<p>2 stated the site should be developed for housing.</p> <p>9 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access- Hardings Lane is steep and narrow • Lack of school places • Local road congestion • Landscape impact • Loss of green belt • Impact on local character- effect on tourism • Flood risk • Harm to wildlife
IL/020A	Ben Rhydding Drive	8	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>7 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access – road is narrow and unadopted • Lack of school places • Lack of local services • Landscape impact • Loss of green belt • Impact on local character • Flood risk- site contains springs • Harm to wildlife- site supports endangered birds

IL/020B	Ben Rhydding Drive	11	<p>2 stated the site should be developed for housing early in the plan period.</p> <p>9 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access – road is narrow steep • Lack of school places • Lack of local services • Loss of green belt • Impact on local character • Flood risk- site contains springs • Harm to wildlife • Air light and noise pollution
IL/021	Hangingstone Road	8	<p>7 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services including power and water • Landscape impact • Loss of green belt • Impact on local character- site is too close to Cow and Calf rocks • Flood risk • Harm to wildlife- proximity to special area of conservation <p>1 stated that the site could be suitable as an overflow car park for visitors</p>
IL/022	Fieldway	3	<p>Site should be developed for housing</p> <p>Site is now developed</p>
IL/026	Clifton Road	3	<p>Site should be developed for housing</p> <p>Site is under construction</p>
IL/030	Ben Rhydding Road	3	<p>Site should be developed for housing</p> <p>Site is under construction</p>
IL/031	Ilkley Water Treatment Works	11	<p>2 stated the site should be developed for housing, 1 stated it could also be developed for employment.</p> <p>9 stated the site is not suitable for development</p> <p>The site operator has now retracted this site and as such it will be deleted from any further consideration</p>

IL/032	Skipton Road	6	<p>2 stated the site should be developed for housing, 1 stated it could be developed early in the plan period.</p> <p>4 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services • Loss of green belt • Flood risk • Harm to wildlife • Impact on the Dales Way
IL/033	Stockheld Road	5	<p>4 stated the site should be developed for housing, 2 stated it could be developed early in the plan period.</p> <p>1 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact
IL/034	Beanlands Parade	5	<p>3 stated the site should be developed for housing, 1 stated it could be developed early in the plan period.</p> <p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of open space
IL/035	Easby Drive/Victoria Road	3	Site should be developed for housing
IL/036	Owler Park Road	4	<p>2 stated the site should be developed for housing. 1 stated the site is not suitable.</p> <p>1 stated the site had a landscape impact</p>
IL/037	Ben Rhydding Drive	16	<p>2 stated the site should be developed for housing. 2 stated there would be potential impacts if the site is developed.</p> <p>12 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access • Landscape impact • Loss of green belt • Impact on local character • Flood risk- site has many springs • Harm to wildlife- protected birds on site • Light noise and air pollution

IL/038	Leeds Road	3	Site should be developed for housing
IL/039	Moorfield Road, Ben Rhydding	8	<p>1 stated the site should be developed for housing as it is close to public transport, 1 commented on the traffic capacity in the area.</p> <p>6 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Poor access • Landscape impact • Loss of green belt • Impact on local character • Flood risk • Harm to wildlife- proximity to special area of conservation
IL/040	Cowpasture Road	3	Site is suitable for housing development
IL/041	Parish Ghyll Drive	2	Site is suitable for housing development

Settlement Questions

The target for new homes in Ilkley has been set by the Core Strategy of 1000. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	1	15	13	13

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
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Yes	14	5, 15	Should be driven by site, not a one size fits all solution
No	24		Density should be driven by road and general infrastructure capacity
			Sites should have maximum densities not minimums
			Density should be varied and in line with the Ilkley design statement

Other Comments Received

Summary of Comments	Council Response
Allotments and public greenspaces should be retained	Comment noted
School and road capacity in Ilkley is not being properly addressed	
Ben Rhydding Drive is private and cannot be used to serve additional development	Comment noted
Development in the green belt between Burley and Ilkley will destroy the character of this important area	Comment noted
The valley is a bottle neck at peak times	Comment noted
Development should be focussed on brownfield sites within the current town boundary such as conversion of large houses or disused commercial space to housing	Comment noted
There has been considerable building in recent years and local services are already under pressure.	Comment noted

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Wells Walk Garden	1	Retain -
Wheatley Lane recreation ground	1	Retain – site is important to the local community
Sacred Heart RC Primary school playing fields	2	Retain as special significance – site allows open views to the cow and calf rocks and moors

Coutances Way sports grounds	1	Retain – the area is a buffer between the river and the A65 and floods
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We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Ilkley, the Council wished to know there was a need to identify any new areas.

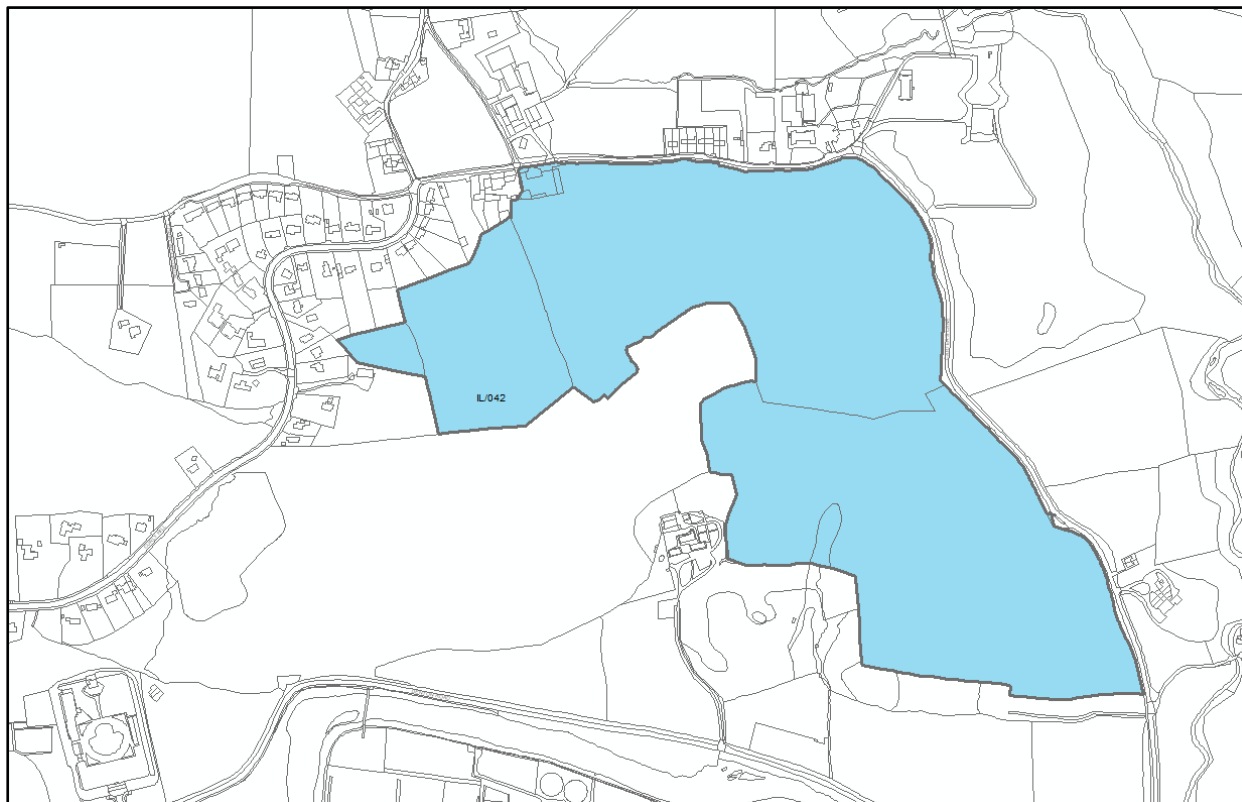
We asked:

Do you think the zone is still appropriate and are any changes needed?

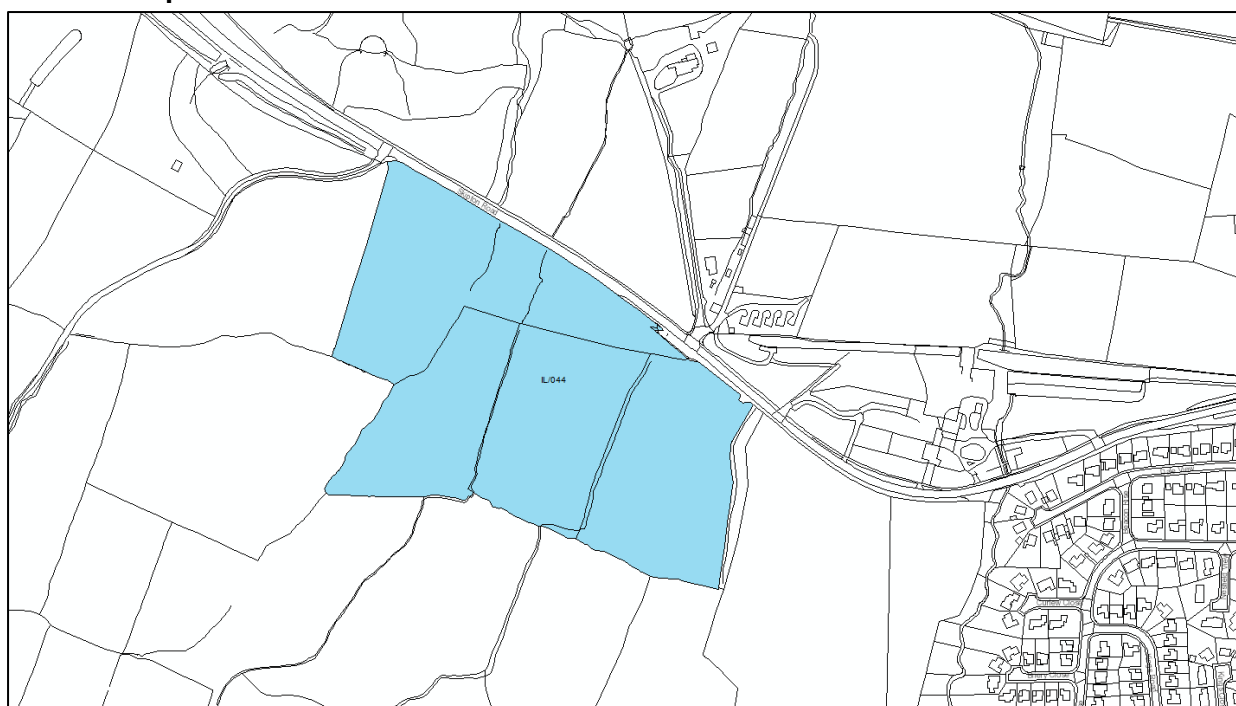
Total No. of responses	Summary of Comments
39	36 stated that a new employment area was not required. 3 stated that areas such as IL/006 and IL/031 could be developed for employment use

New Sites submitted to the Council for consideration in this consultation

IL/042- Land at Middleton Farm - 33.03ha



IL/044 – Skipton Rd – 8.70ha



BURLEY-IN WHARFEDALE

Total number of respondents = 74

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Burley in Wharfedale section of the Wharfedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records.

Total number of sites included in this consultation = 15

Total number of sites where comments were made = 15

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
BU/001	Ilkley Road	39	<p>4 stated the site should be developed for housing, 1 of these stated it could also be developed for community use. Another stated it would be acceptable if reduced in size.</p> <p>34 stated the site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access• Landscape impact• Loss of green belt• Impact on local character• Flood risk• Harm to wildlife <p>A number of respondents stated that the site was required to facilitate road improvements on the A65 and commented that the site regularly floods. Also that it significantly narrow the gap between Burley and Ilkley and contribute significantly to congestion as the site is the furthest</p>

			distance of any in the village from the railway station.
BU/002	Menston Old Lane	24	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Impact on local character • Flood risk <p>Many respondents were concerned over the large size of the site and the potential merging of Menston with Burley in Wharfedale and poor access</p>
BU/003	Moor Lane	2	<p>Site is suitable for housing</p> <p>Site was under construction at consultation</p>
BU/004	Hag Farm Road	15	<p>6 stated that the site should be developed for housing early in the plan period, 1 also stated the site could be used for community use. Another commented that the site would be ideal for commuter parking.</p> <p>8 respondents stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access- site can only be accessed from a private and narrow country road • Landscape impact • Loss of green belt • Impact on local character- development would compromise the rural nature of the area • Harm to wildlife
BU/005	Banner Grange	16	<p>12 respondents stated that the site should be developed for housing – 1 early in the plan period.</p> <p>4 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of School places • Lack of local services • Loss of green belt <p>Comments from supporter included that the</p>

			site s development would not extend the village and that development would be infill, is close to the railway station with good road access
BU/007	Bradford Road	16	Site is suitable for development. Comments included that the site is a good infill site, is not green belt and has good access to the highway
BU/008	Main Street	20	<p>12 stated the site is suitable for development, the majority stated that housing would be appropriate, 2 stated that employment use would also be appropriate and 1 community use. Representations stated that the hedgerows should be retained and that a sensitive housing scheme such as low cost or retirement would be appropriate</p> <p>8 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Loss of green belt • Impact on local character- impact on conservation area, site is a gateway to the village • Harm to wildlife
BU/010	East End Allotments	20	<p>2 stated that the site should be developed for housing early in the plan period. The site is privately owned.</p> <p>18 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Loss of open space- the site is allotments and well used and in demand. It should be retained • Flood risk – stream through the site floods • Harm to wildlife
BU/011	Greenholme Mills, Great Pasture Lane	24	<p>3 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt <p>21 stated that the site should be developed for housing, employment, community use and or retail. Respondents were particularly concerned to ensure the retention of the mill and the redevelopment of the site in</p>

			<p>priority to other options</p> <p>Site has planning permission</p>
BU/012	The Malt Shovel Inn, Main Street	3	<p>Site should be developed for housing</p> <p>The site has been developed for new homes</p>
BU/013	Scalebor House, Moor Lane	31	<p>15 stated the site should be developed for housing as it could be developed sensitively alongside existing homes and was close to village amenities</p> <p>16 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Flood risk • Site has a restrictive covenant preventing development
BU/014	Bradford Road	20	<p>13 stated the site should be developed for housing as the site does not extend the village boundary and has good access,</p> <p>7 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services
BU/015	Great Pasture Lane	8	<p>2 stated the small development would be appropriate and that the site should be developed for housing early in the plan period.</p> <p>6 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Loss of green belt • Impact on local character • Flood risk • Site is poorly located to current urban area
BU/016	Burley House, Main Street	14	<p>Site should be developed for housing</p>
BU/017	Cragg Top Farm, Burley	25	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Site is distant from the urban area, has

	Woodhead		no local amenities • Poor access • Proximity to special area of conservation
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Settlement Questions

The target for new homes in Burley in Wharfedale has been set by the Core Strategy of 700. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	6	28	3	12

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
Yes	8	Less than 30	As low as possible.
No	32		Too dense a development will affect the character of the village

Other Comments Received

Summary of Comments	Council Response
Settlement boundaries should be neat and discreet with tree planting with new development in a landscaped setting	Comment noted
Develop brownfield sites as a priority	Where possible the Council will identify and promote previously developed sites
Only small scale new development should take place where there is good access to the road network	Comment noted
Sites in the green belt should only be considered after a green belt review is undertaken	The green belt review is the next stage of this process

The A65 between Ilkley and Burley needs to be fully assessed and improved before development.	Comment noted
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Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Grange Park	1	Retain – the site is a community asset
Lawn Walk	1	Retain as Special Significance – site is a beautiful greenspace with mature trees
St Michaels Way Allotments	5	Retain as Special Significance/Retain – Site contains allotments in short supply.
William Fison Ride recreation ground	1	Retain – the site is a community asset

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Burley in Wharfedale, the Council wished to know if there was a need to identify any new areas.

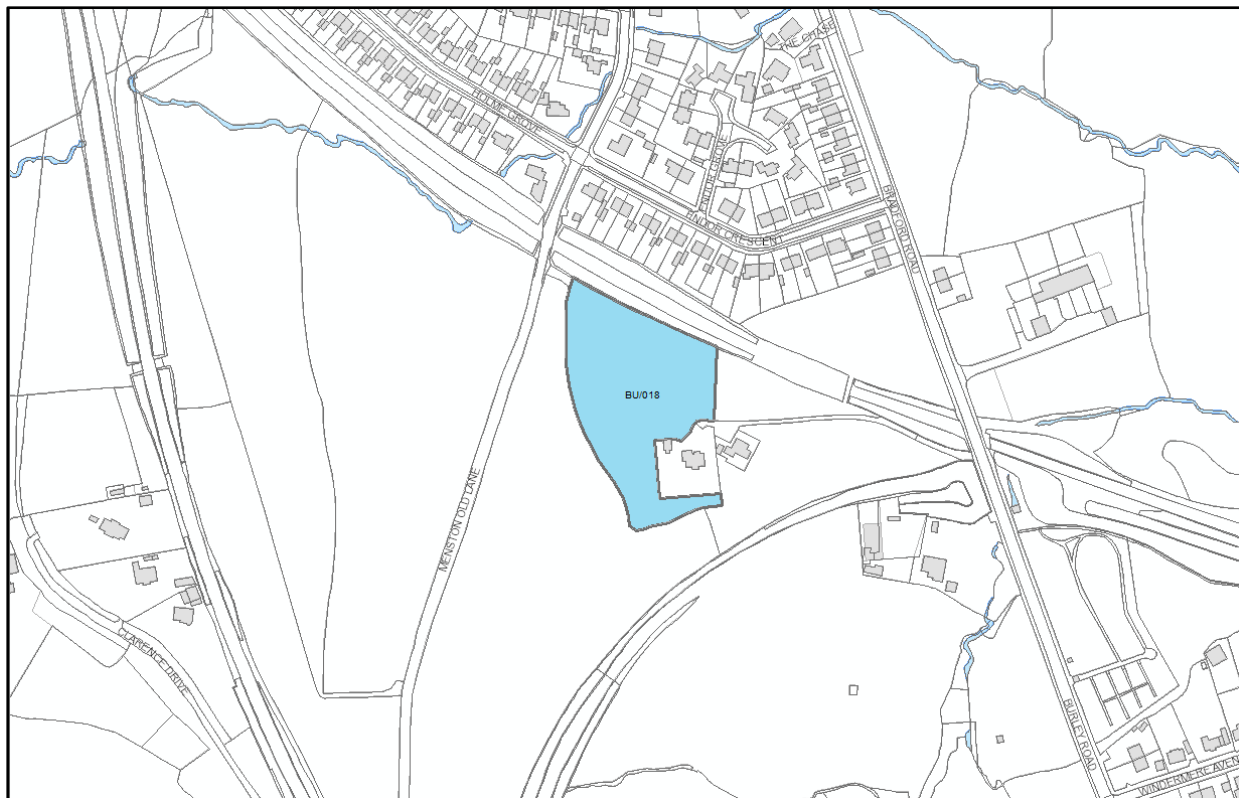
We asked:

Is there any potential in this settlement for new areas to be defined?

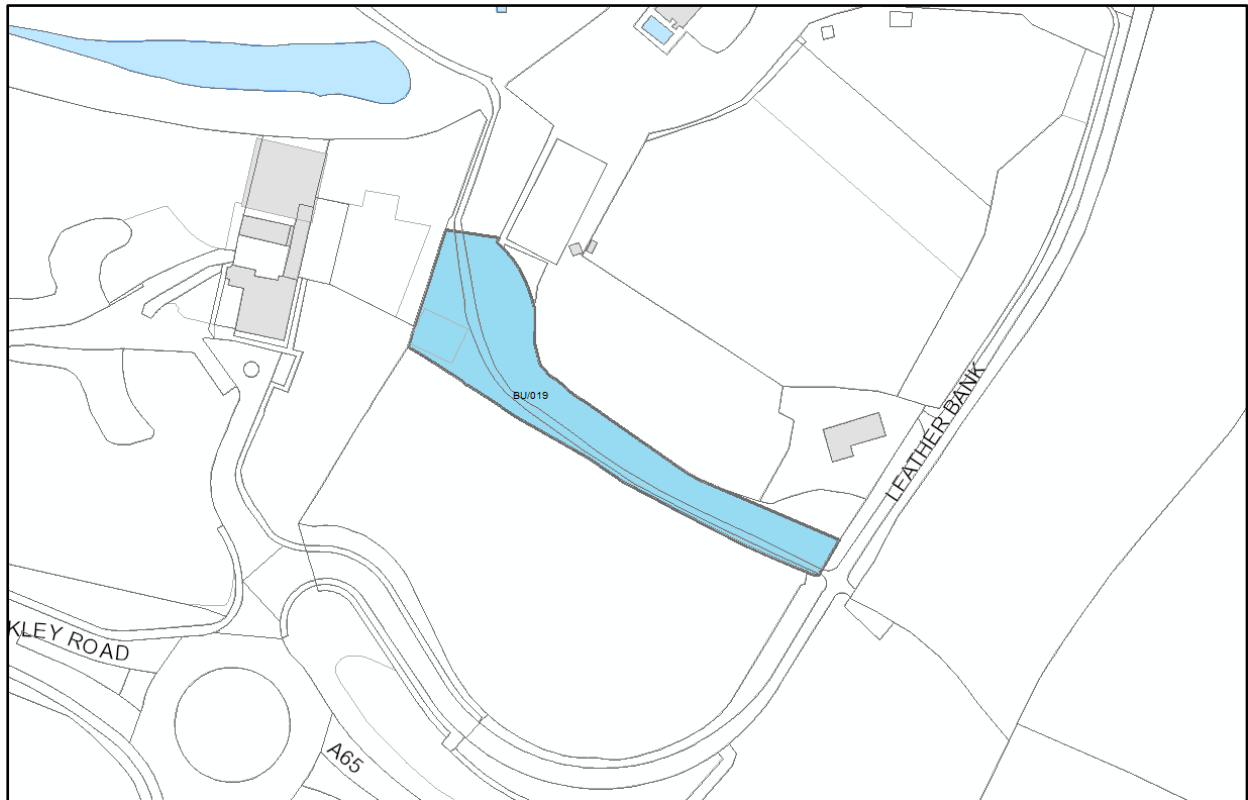
No comments were received to this question

New Sites submitted to the Council for consideration in this consultation

BU/018 - Land off Menston Old Lane – 1.00ha



BU/019 - Land off Leather Bank – 0.33ha



MENSTON

Total number of respondents = 38

Possible Development Sites Questions

This consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in Menston section of the Wharfedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 12

Total number of sites where comments were made = 10

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
ME/001	Bingley Road	7	1 stated the site should be developed for housing early in the plan period. 6 stated the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Railway does not have enough capacity• Poor access• Impact on local character• Flood risk/poor drainage
ME/002	Bingley Road	9	1 stated the site should be developed for housing early in the plan period. 6 stated the site is not suitable for development, 2 stated that the land should be retained as open space: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Railway does not have enough capacity• Poor access• Landscape impact-- site dominates the

			skyline <ul style="list-style-type: none"> • Loss of open area • Impact on local character of the village • Flood risk- site is dotted with historic culverts/poor drainage
ME/003	Derry Hill	6	The site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Railway does not have enough capacity • Poor access • Loss of open area • Impact on local character of the village • Flood risk- drainage tanks required to store run off
ME/005	Beech Close	13	1 stated the site should be developed for housing early 12 stated the site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Railway does not have enough capacity • Poor access • Landscape impact • Loss of green belt • Flood risk- site is dotted with historic culverts/poor drainage • Harm to wildlife- site is important to foraging and breeding • Site is valuable for local recreation • Steeply sloping site
ME/007	Burley Road	16	1 stated the site should be developed for housing early 15 stated the site is not suitable for development: <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Railway does not have enough capacity • Landscape impact- site is an important buffer between Menston and Burley • Loss of green belt • Impact on local character • Flood risk • Harm to wildlife • Site is well used by walkers

ME/008	Bleach Mill Lane	11	<p>1 stated the site should be developed for housing.</p> <p>10 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Impact on local character • Flood risk • Site is too large to be sustainable • Site is well used by walkers
ME/011	Burley Road	1	Site is suitable for housing early in the plan period
ME/012	Reevadale, Clarence Drive	2	1 stated the site is suitable for housing early in the plan period. 1 stated the site is not suitable for development
ME/013	Otley Road	10	<p>4 stated the site should be developed early in the plan period as it lies in a sustainable location. The preferred uses suggested as housing, employment and community uses.</p> <p>6 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Poor access • Loss of green belt • Flood risk
ME/014	Whiddon Croft	3	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access

Settlement Questions

The target for new homes in Menston has been set by the Core Strategy of 600. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	2	10	3	10

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
Yes	7	Less than 30	Any high density development should be accompanied by employment
No	18		Density should be determined by the surrounding house type

Other Comments Received

Summary of Comments	Council Response
Menston has few amenities and infrastructure to support large scale development	
Land needs to be allocated in Menston or Burley for a new secondary school	Comment noted
The A65 is already heavily congested at peak times and the train service is at capacity	Comment noted
Future development should have high regard to protecting the character of the village	Comment noted

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
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Menston Pirmary school playing field	1	This land is not available for public use and should not be shown
Cleasby Road recreation ground	1	This is protected private land and therefore should not be included any more than private gardens. Inclusion of this land in the DPD will give a false impression of the area of land within Menston available 'for open space.
Victoria Avenue	1	This area has been developed and as such its protection as open space is superflous This site is no longer available as an open space and will be deleted

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Menston, the Council wished to know whether there was a need to identify any new areas.

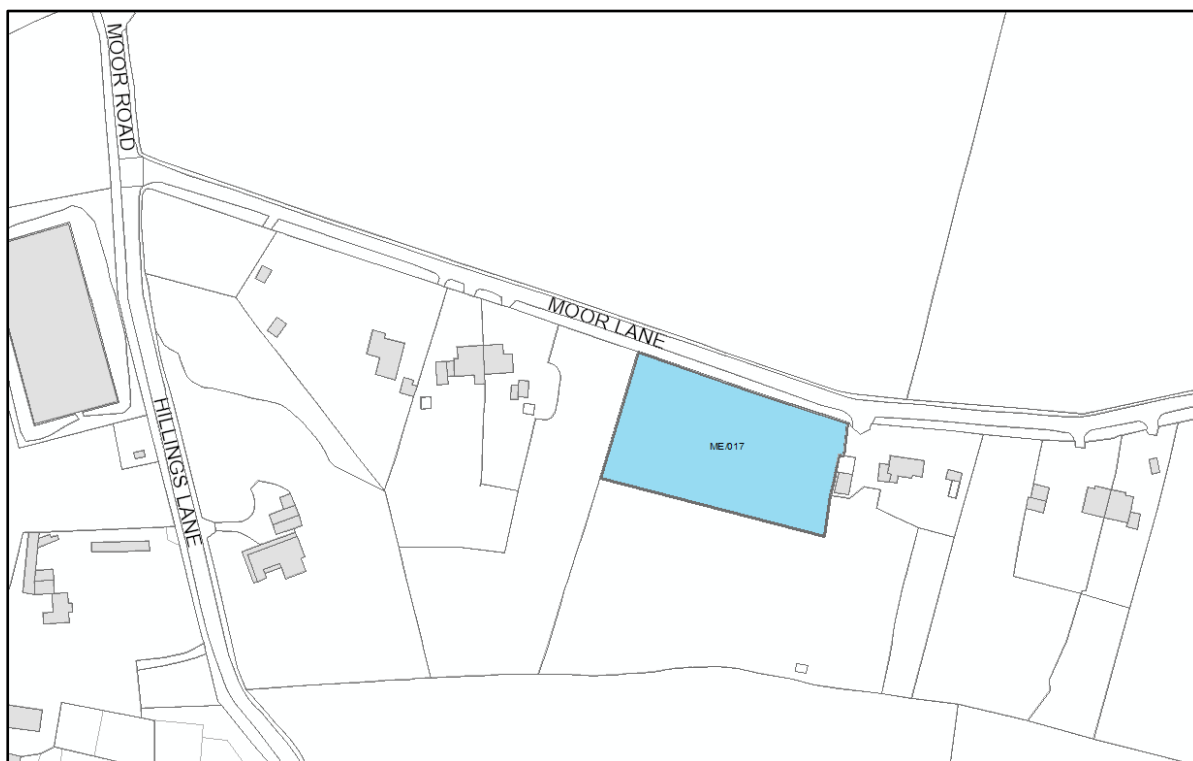
We asked:

Is there any potential in this settlement for new areas to be defined?

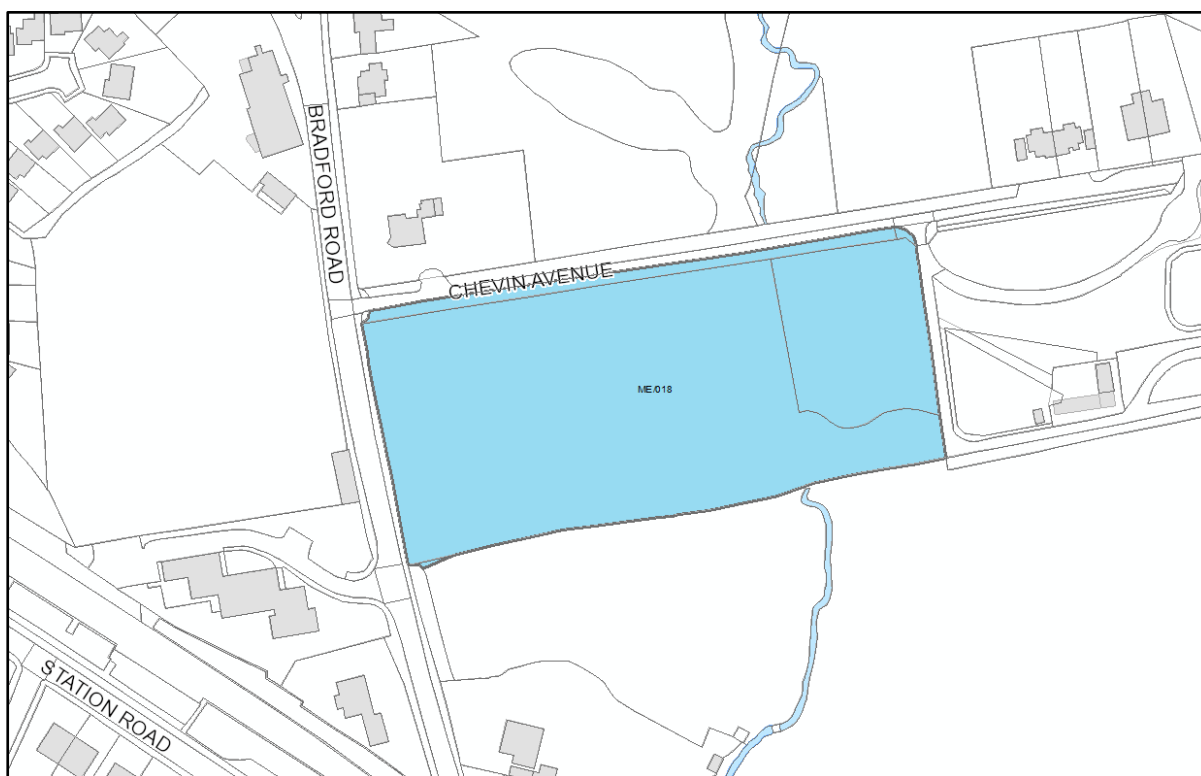
Total No. of responses	Summary of Comments
21	21 stated that an employment area was not required in Menston. 1 respondent stated that land/buildings could be identified in the Highroyds development – Highroyds falls within Leeds District and as such is outside the jurisdiction of Bradford Council

New Sites submitted to the Council for consideration in this consultation

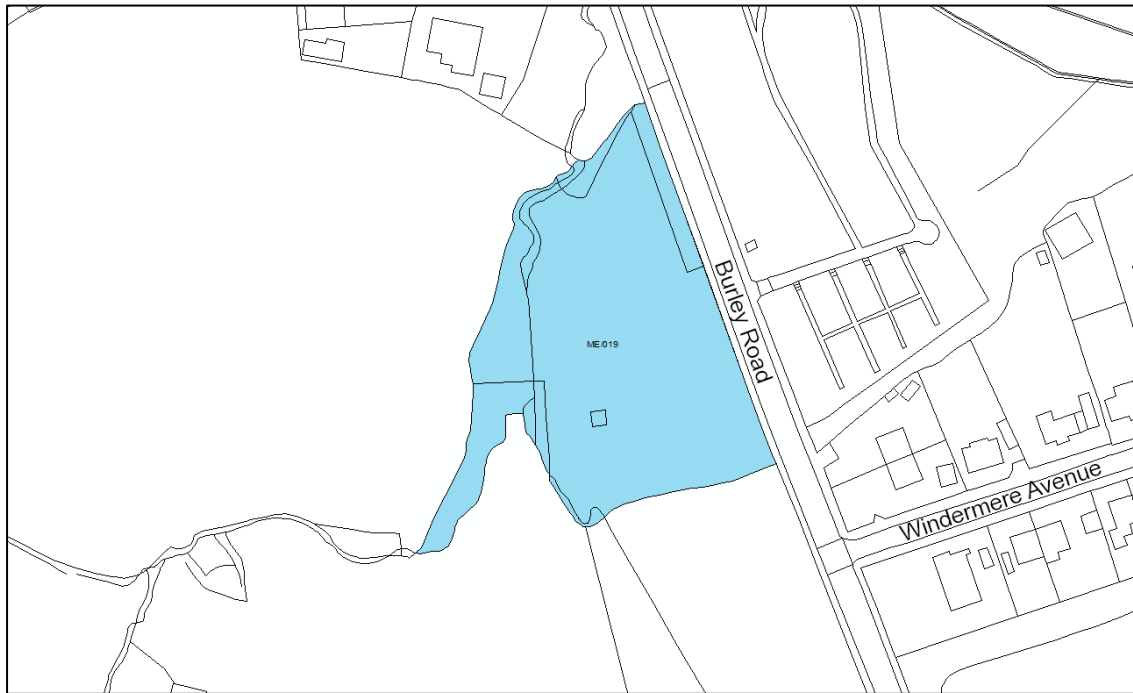
ME/017 - Moor Lane – 0.33ha



ME/018 - Chevin Avenue/Bradford Road – 1.59ha



ME/019 – Burley Rd - 0.72ha



ADDINGHAM

Total number of respondents = 24

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Addingham section of the Wharfedale background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records.

Total number of sites included in this consultation = 20

Total number of sites where comments were made = 20

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comments
AD/001	Turner Lane	6	4 stated the site should be developed, 1 said it should be allocated early in the plan period. 2 stated the site is unsuitable for development without flood mitigation measures
AD/002A	Parsons Lane	1	Site should be developed for housing as it can be accommodated without significant impact on the character of the village
AD/002B	Moor Lane	1	Site should be developed for housing as it can be accommodated without significant impact on the character of the village
AD/002C	Moor Lane	1	Site should be developed for housing as it can be accommodated without significant impact on the character of the village
AD/003	Main Street, Southfield Terrace	4	Site is not suitable for development: <ul style="list-style-type: none">• Steeply sloping site• Impact on local character – site important to the conservation area• Loss of open area• Landscape impact– the site is very prominent on a steep sloping site• Flood risk
AD/004	Main Street/Bypass	10	5 stated the site should be developed for housing as the bypass is the logical boundary

			<p>of the village, 2 said it should be allocated early in the plan period.</p> <p>5 commented that the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Landscape impact • Loss of green belt • Impact on local character • Flood risk • Harm to wildlife • Steepness of the site • The site is larger than needed to meet the Local Plan allocation of 200 units
AD/005	Main Street	4	<p>2 stated the site should be developed for housing 1 said it should be allocated early in the plan period.</p> <p>2 commented that the site is not suitable:</p> <ul style="list-style-type: none"> • Landscape impact- the site is very visible and makes a strong contribution to the rural setting of the village • Loss of green belt • Impact on local character (see above) • Harm to wildlife
AD/006	Wharfe Park	2	<p>1 stated the site should be developed for housing.</p> <p>1 commented that the site is not suitable as the land regularly floods</p> <p>Site has planning permission</p>
AD/007	Stockinger Lane	5	<p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt • Impact on local character • Harm to wildlife • <p>1 stated the site should be developed for housing and 1 commented that the site could only come forward if neighbouring land (AD/005) is developed. 1 further respondent made comments regarding possible drainage issues</p>
AD/008	Main Street	8	<p>2 stated the site is not suitable for development</p> <p>4 stated the site should be developed for housing, 1 early in the plan period and a further person commented that the site could only come forward if neighbouring land (AD/005) is developed. 1 further respondent made comments regarding possible drainage issues.</p>

AD/009	Main Street	5	1 stated the site should be developed for housing. 3 stated the site is not suitable for development. 1 further respondent made comments regarding possible drainage issues
AD/011	Chapel Street	3	1 stated the site should be developed for housing. 2 further respondents made comments regarding possible drainage issues and access issues
AD/012	Moor Lane	5	4 stated the site should be developed for housing. 1 further respondent made comments regarding possible drainage issues
AD/013	Bolton Road	6	2 stated the site should be developed for housing, 1 early in the plan period. 4 stated that the site is not suitable for development: <ul style="list-style-type: none"> • Poor access • Loss of green belt • Impact on local character • Harm to wildlife- site contains nesting protected birds
AD/014	Back Beck Lane	3	2 stated the site is not suitable for development: <ul style="list-style-type: none"> • Poor access – local lanes are used as walking routes to local primary school • Impact on local character – site is in the conservation area 1 further respondent made comments regarding possible drainage issues
AD/015	Sugar Hill	2	1 stated the site is not suitable for development: <ul style="list-style-type: none"> • Poor access • Impact on local character – conservation area • Loss of open space 1 respondent made comments regarding possible drainage issues
AD/016	Manor Garth	3	1 stated the site should be developed for housing. 1 stated the site is not suitable for development: <ul style="list-style-type: none"> • Loss of open space • Impact on local character • Flood risk

			1 further respondent made comments regarding possible drainage issues
AD/017	Ilkley Road	3	Site is not suitable for development: <ul style="list-style-type: none"> • Loss of green belt • Flood risk • Harm to wildlife •
AD/018	Moor Lane	1	Site should be developed for housing
AD/019	High Mill Lane	3	Site is not suitable for development: <ul style="list-style-type: none"> • Loss of green belt • Poor access • Landscape impact • Impact on local character- site part of the Dales Way • Flood risk

Settlement Questions

The target for new homes in Addingham has been set by the Core Strategy of 200. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	2	3	1

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	0		Sites should be developed on an assessment of their merits rather than a predefined density which may not be achievable
No	4		

Other Comments Received

Summary of Comments	Council Response
Town Beck, Back Beck and Marchup Beck need to be fully assessed as they are recognised as problematic watercourses	
There is no need to develop any green belt sites	
Well located brownfield sites in the green belt should be considered ahead of others	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Marchup beck greenspace, Silsden Road	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Addingham, the Council wished to know whether there was a need to identify any new areas

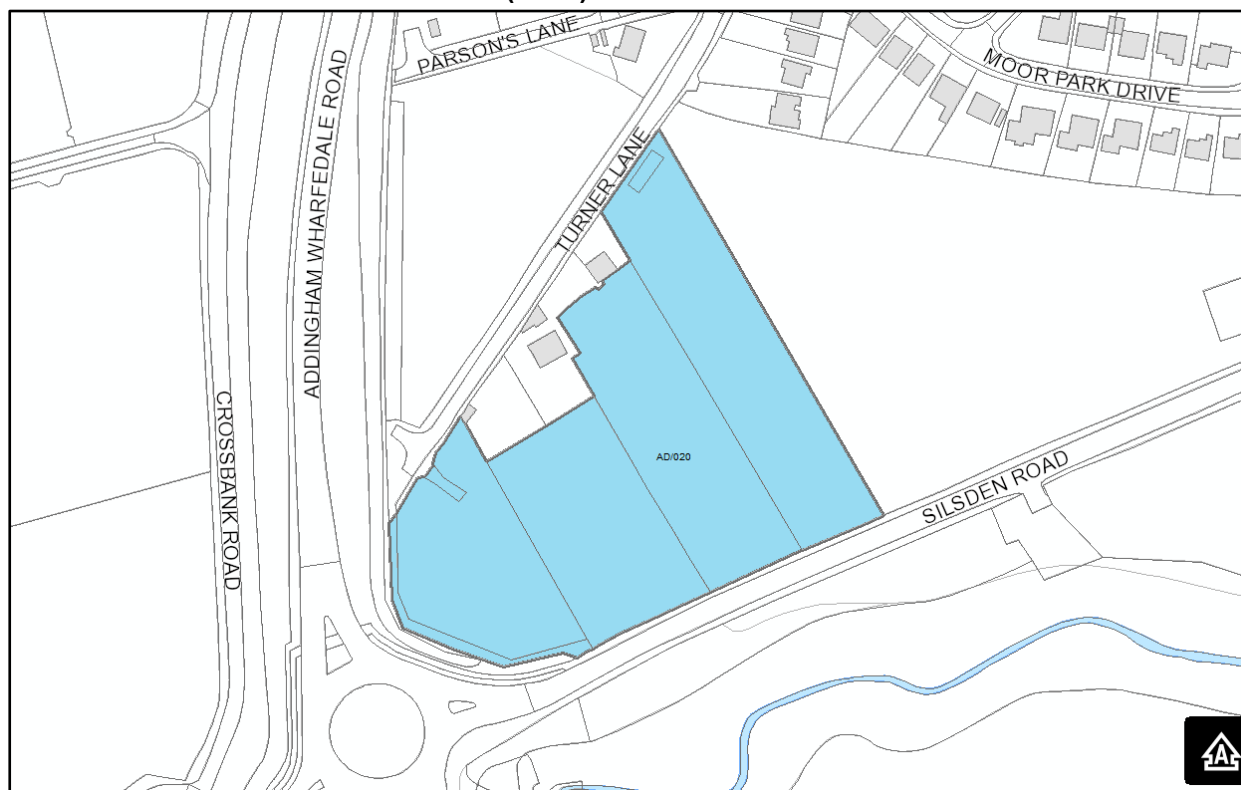
We asked:

Is there any potential in this settlement for new areas to be defined?

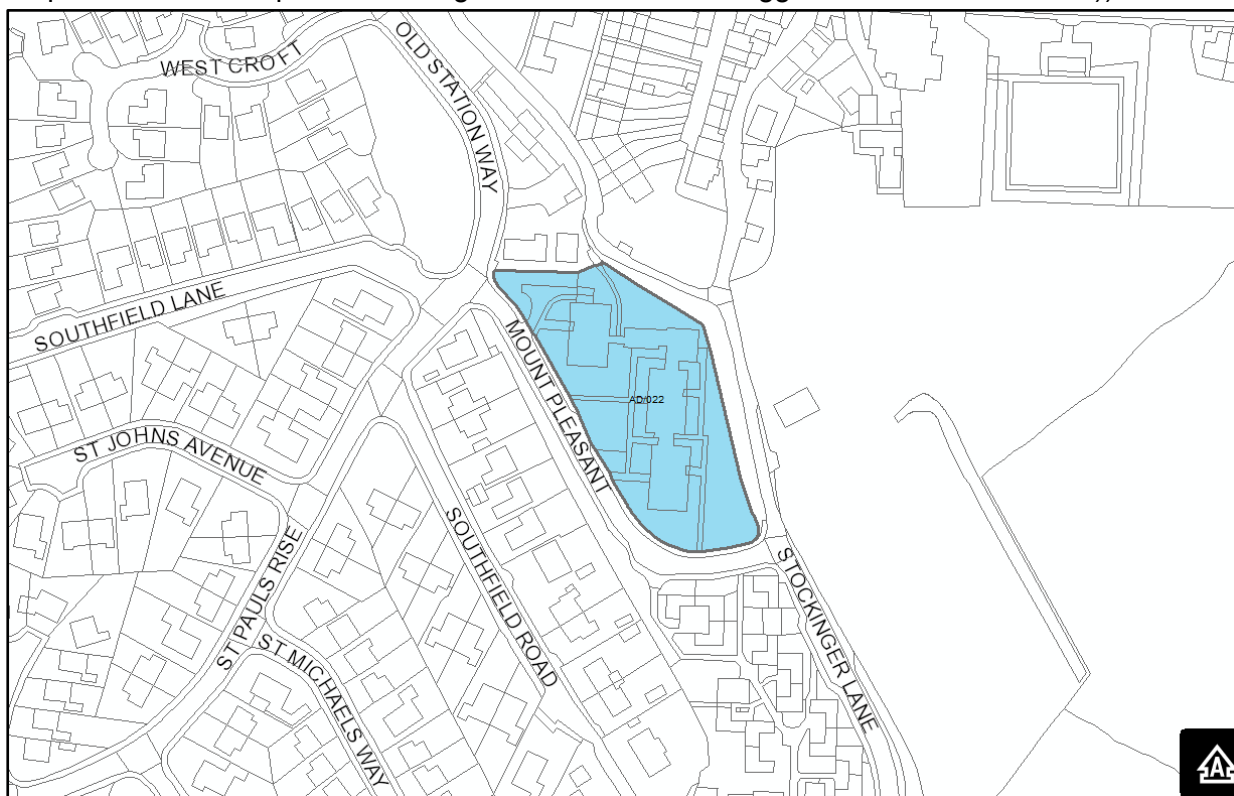
Total No. of responses	Summary of Comments
2	2 stated that an employment area is not required in Addingham.

New Sites submitted to the Council for consideration in this consultation

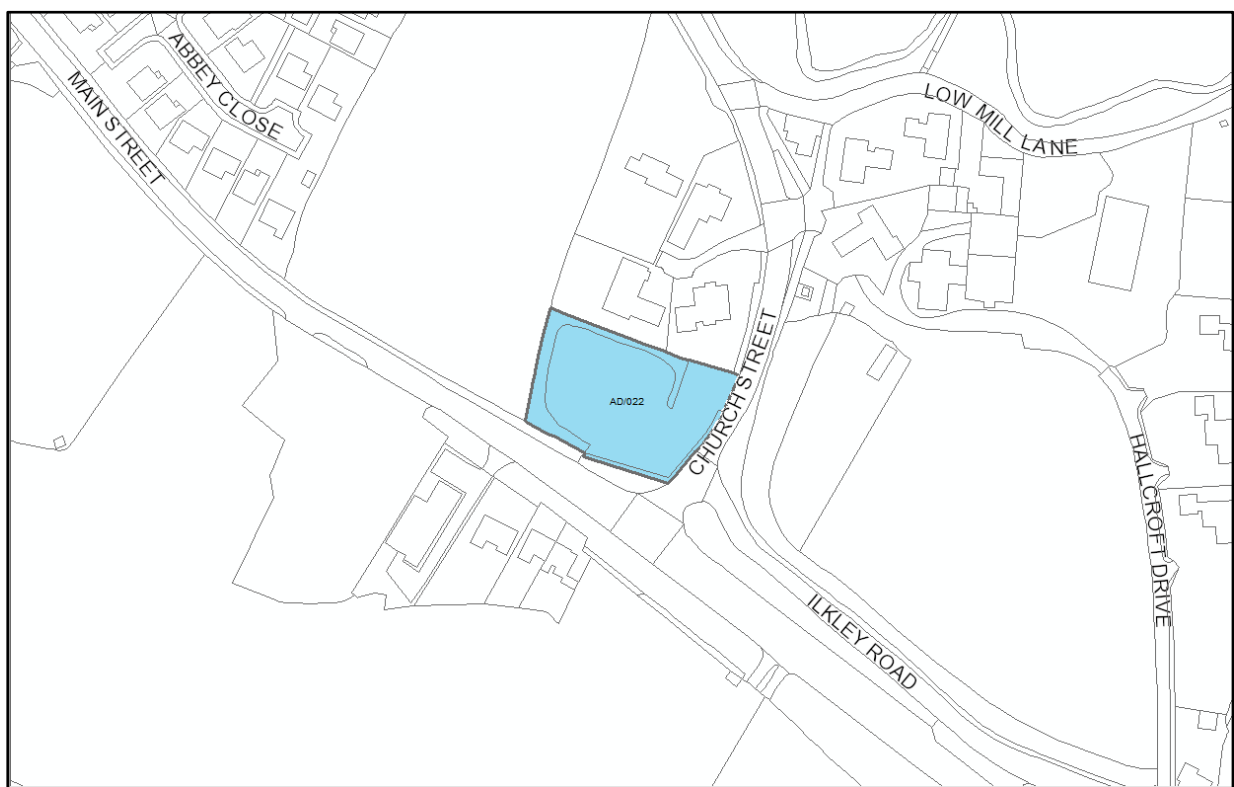
AD/020 - Turner Lane/Silsden Road (west) – 1.39ha



AD/021 - Mount Pleasant – 0.43ha (please note this site has been submitted as a suggestion for possible redevelopment/reconfiguration. It is not the suggestion of the landowner))



AD/022 - Church Street/Main Street – 0.25ha



APPENDIX 4A SUMMARY OF COMMENTS RECEIVED PENNINE TOWNS SUB AREA

Queensbury & Thornton

QUEENSBURY

Total number of respondents = 29

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Queensbury section of the Pennine Towns sub area background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 34

Total number of sites where comments were made = 13

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comment
QB/007	Brighouse Road	2	1 stated the site should be developed for housing early in the plan period. 1 stated the site was not suitable: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Loss of green belt
QB/008	Deanstone Lane	1	Site should be allocated for community use
QB/010	Jackson Hill Lane, Brighouse Road	7	1 stated that the site should be allocated for housing. 6 stated that the site is not suitable: <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Landscape impact- visual impact of development • Loss of green belt • Impact on local character • Poor drainage

			<ul style="list-style-type: none"> • Harm to wildlife
QB/011	Station Road/Sharket Head Close	2	<p>1 stated that the site should be allocated for housing early in the plan period</p> <p>1 stated that the site is not suitable</p>
QB/012	Station Road east	4	<p>1 stated that the site should be allocated for housing.</p> <p>3 stated that the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access - Station road is well used by cyclists, further vehicles would be hazardous • Impact on local character • Inadequate drainage/sewerage
QB/013	Cross Lane/Old Guy Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Poor access - Highway safety – the lanes are used for recreation
QB/014A	Old Guy Road	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Harm to wildlife • Highway safety – the lanes are used for recreation • Loss of light/overlooking of neighbouring properties
QB/014B	Old Guy Road/Fleet Lane	7	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Harm to wildlife • Highway safety – the lanes are used for recreation
QB/025	Ing Head Farm, Hill Crest Road	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Loss of green belt
QB/026	Hill End Lane	3	<p>1 stated the site should be allocated for housing early in the plan period.</p> <p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion

			<ul style="list-style-type: none"> • Lack of school places • Lack of local services • Loss of green belt
QB/033	Land south of Thornton Road	1	Site is not suitable for development
QB/034	Halifax Road, Shibden Head	3	<p>1 stated the site should be allocated for housing</p> <p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Loss of green belt
QB/035	Long Lane	3	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access • Lack of local services • Landscape impact on the Shibden valley • Loss of green belt

Settlement Questions

The target for new homes in Queensbury has been set by the Core Strategy at 1000. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	3	6	4	6

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of responses	Suggested target	Summary of comments received
--	----------------------------	-------------------------	-------------------------------------

Yes	7	Low, 30	Given the lack of amenities density should be low
No	14		30 units per ha is a suitable starting point
			The housing market should decide what is appropriate
			Larger homes with gardens will be at a lower density

Other Comments Received

Summary of Comments	Council Response
There has been significant recent development in Queensbury which is already putting pressure on the roads, schools and open areas. New infrastructure is required	
Do not develop green belt sites until all brownfield sites have been used	
New housing should have sufficient parking space	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Long Lane sports ground	1	Retain as special significance
Shibden Head Primary school playing fields	1	Retain
Russell Hall Park	1	Retain as special significance
Albert Road recreation ground	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Queensbury, the Council wished to know there was a need to identify any new areas

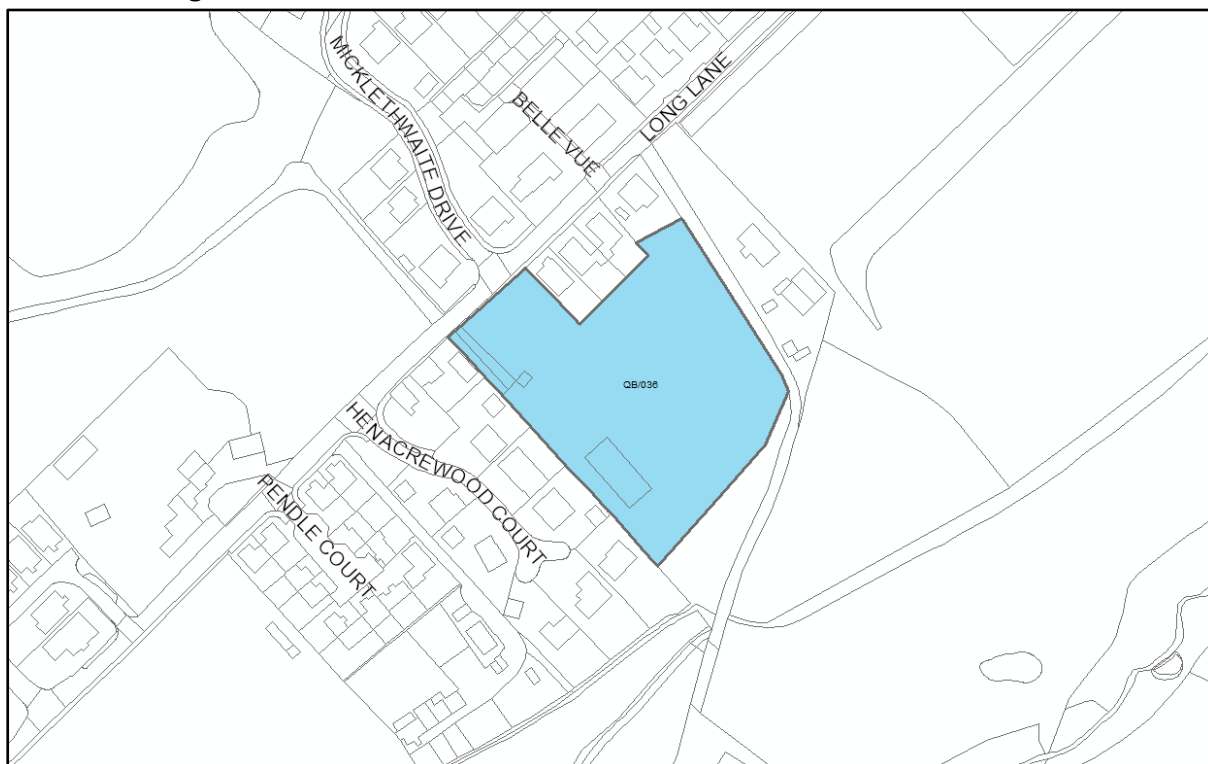
We asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
16	All respondents stated there is no need to allocate a new employment area in Queensbury

New Sites submitted to the Council for consideration in this consultation

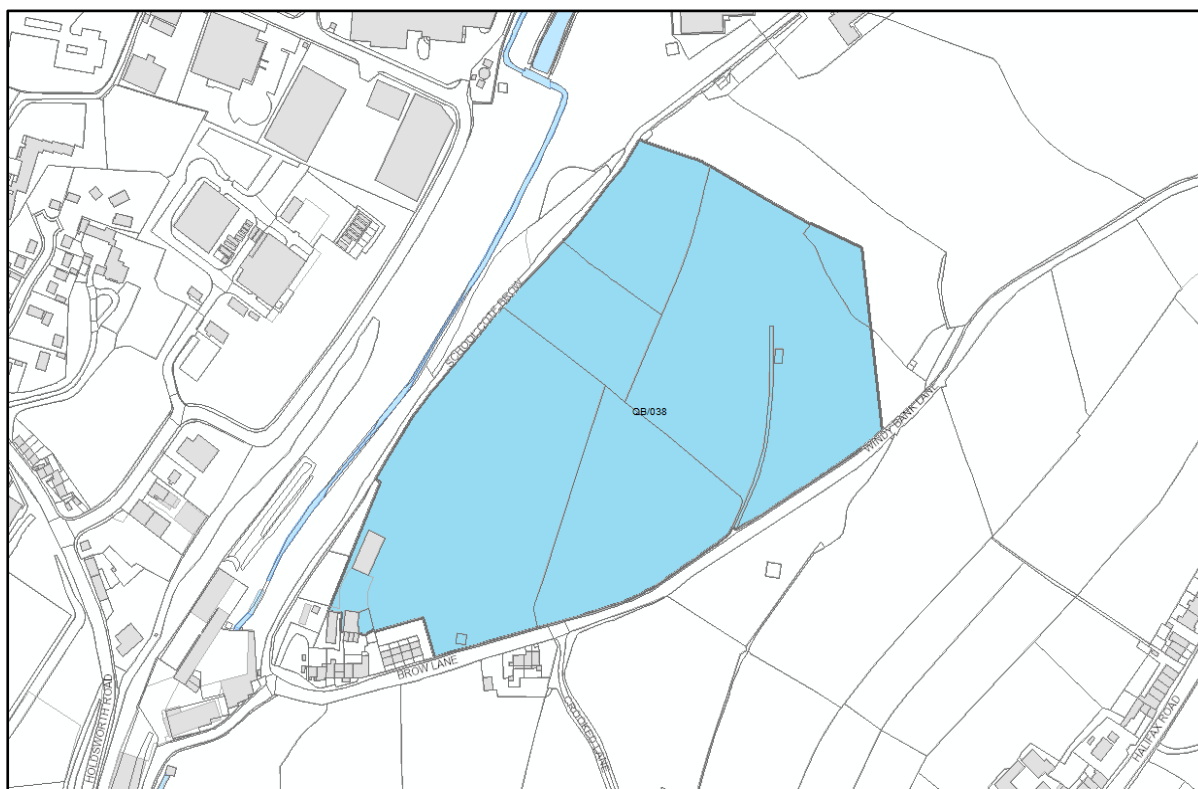
QB/036 - Long Lane – 0.69ha



QB/037 - Brighthouse and Denholme Road – 0.65ha



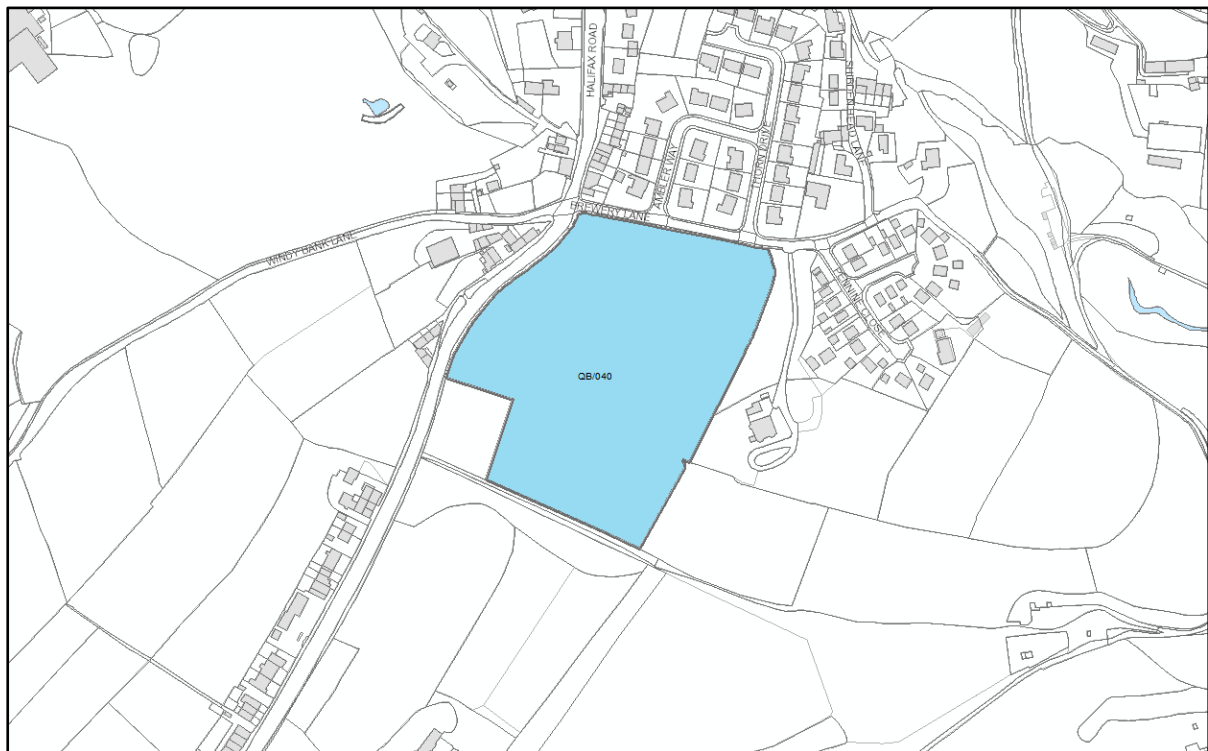
QB/038 - School Cote Brow/Brow Lane – 7.37ha



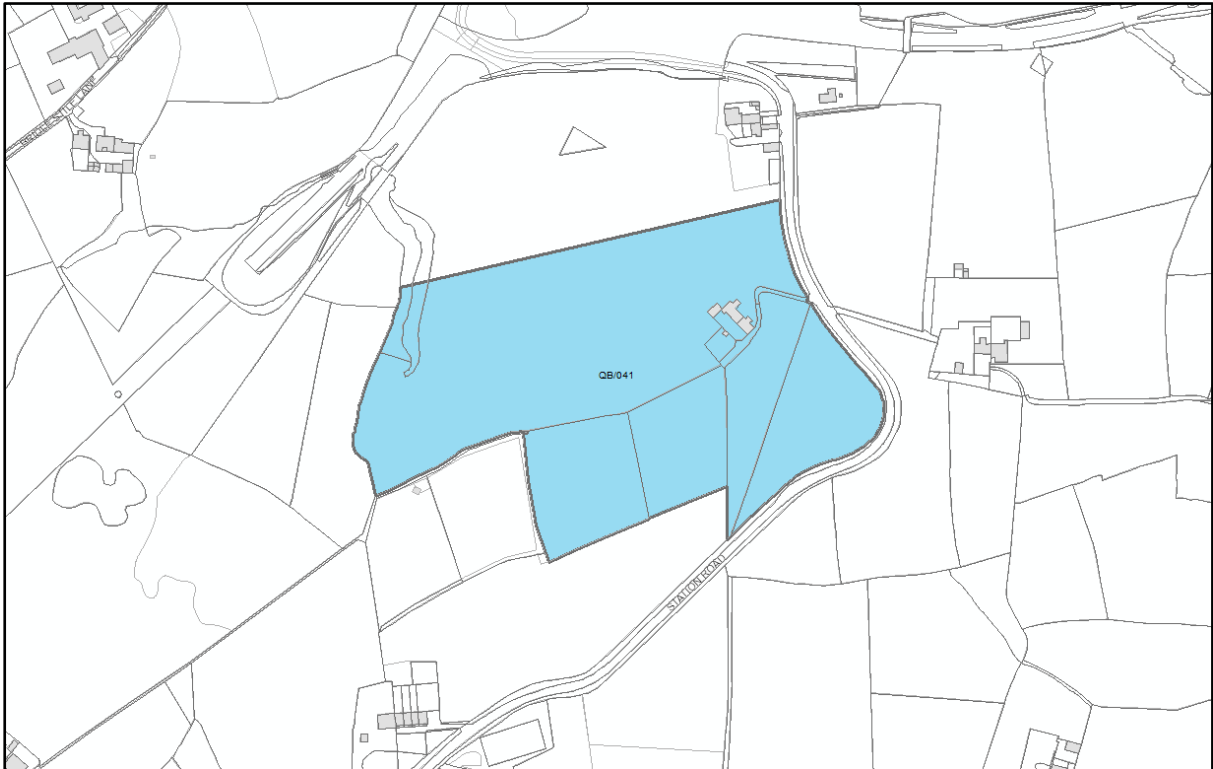
QB/039 – Hill End Lane – 0.97ha



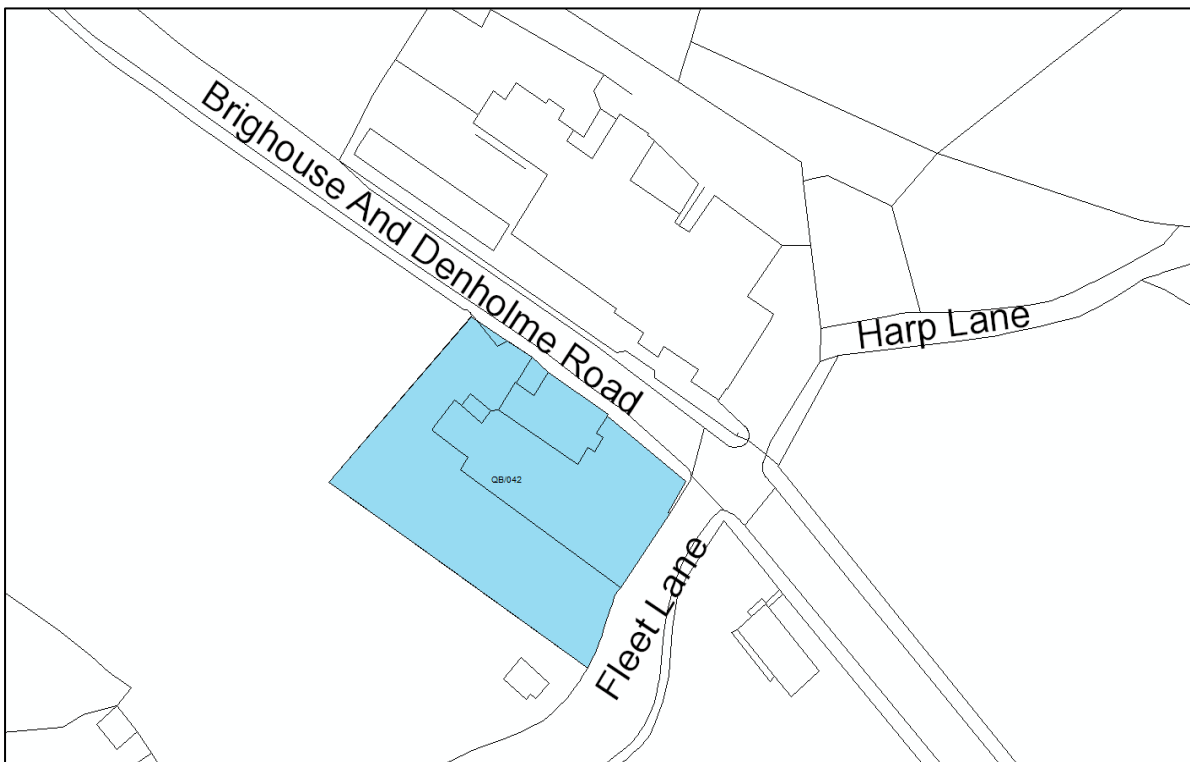
QB/040 – Brewery Lane – 3.19ha



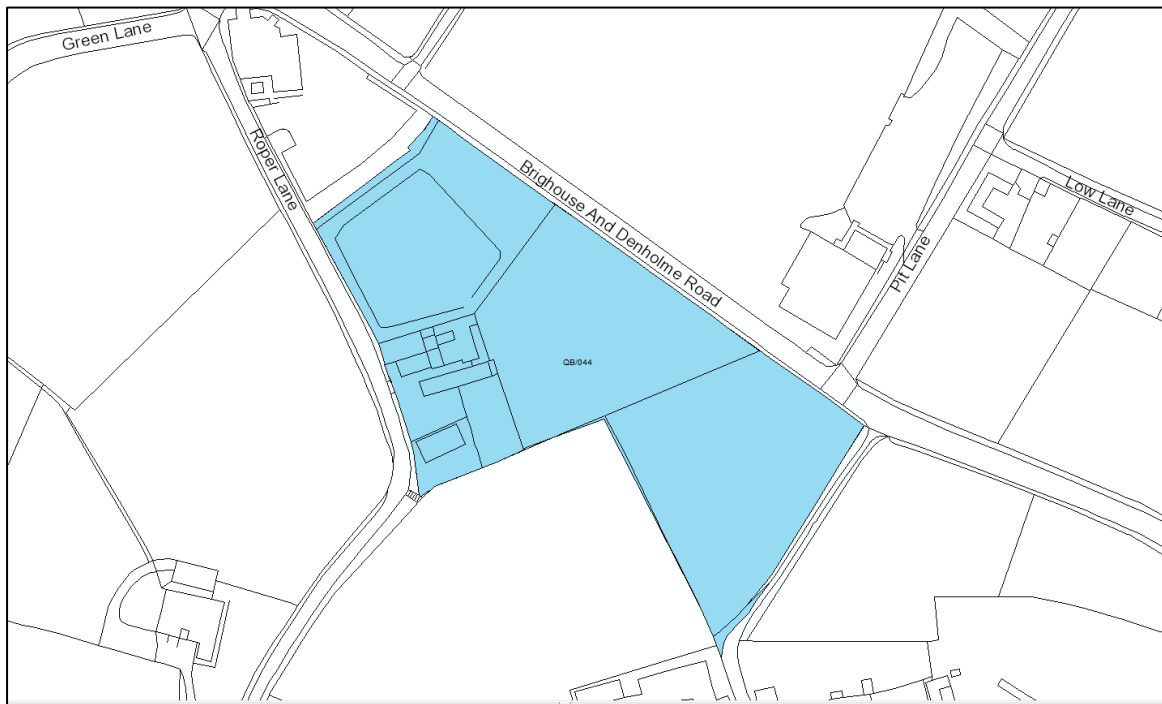
QB/041 – Station Road – 5.25ha



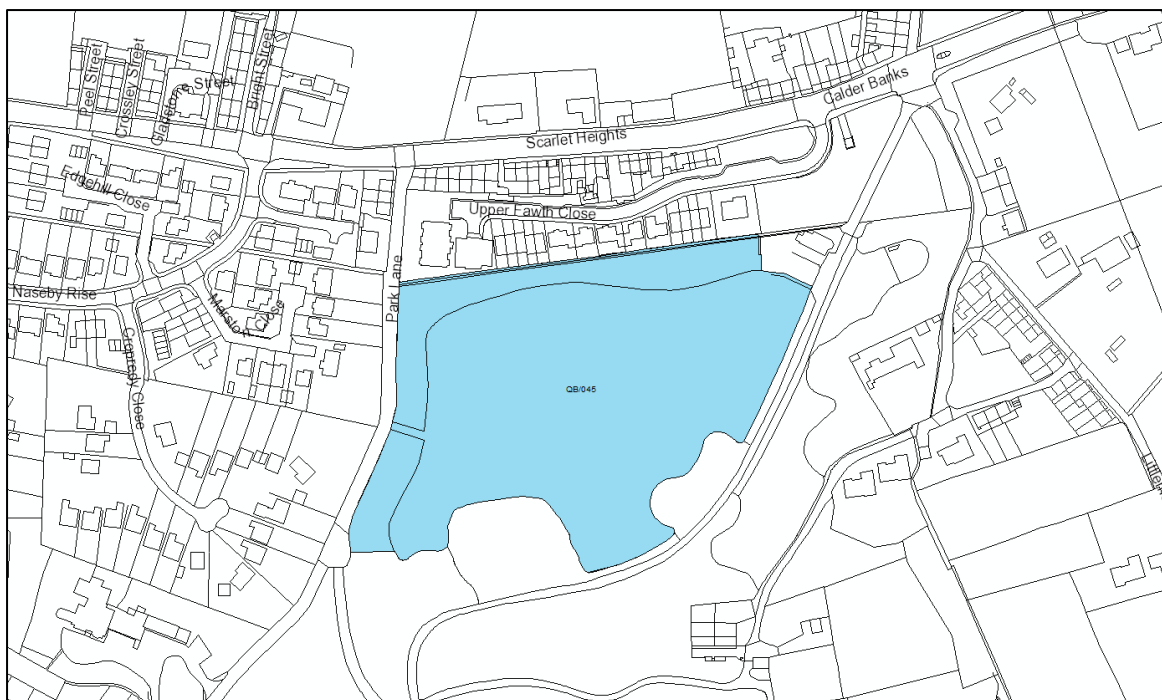
QB/042 – Pineberry Inn, Brighouse and Denholme Rd



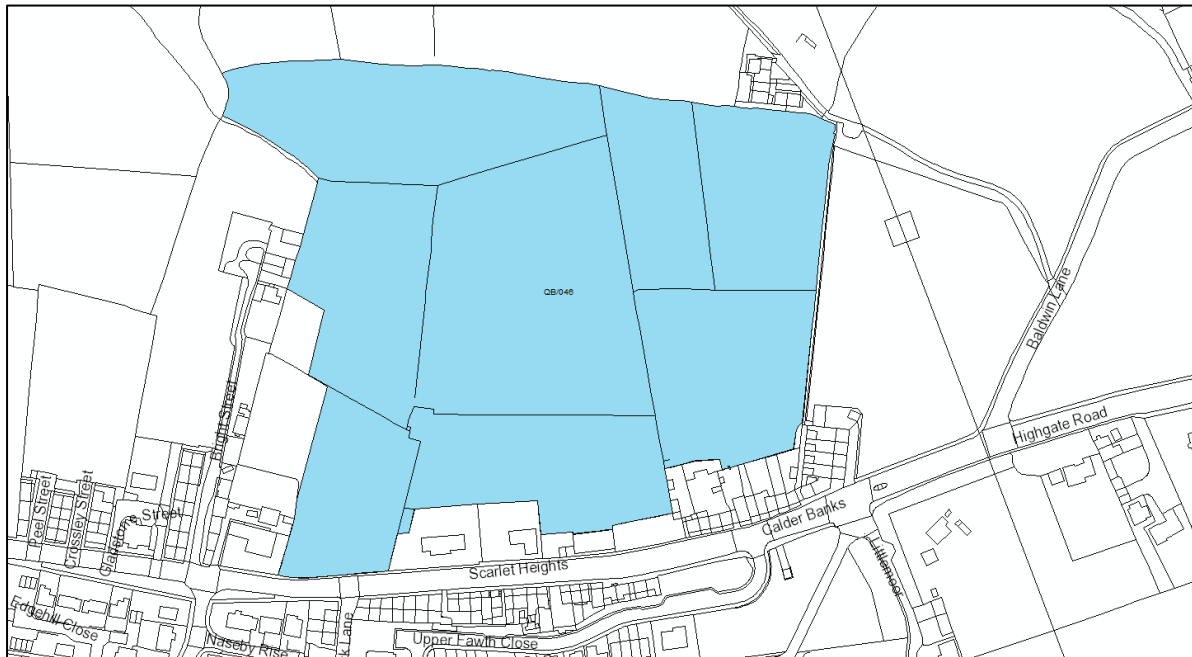
QB/044 – Roper Lane – 2.01ha



QB/045 – Upper Fawth Close – 2.23ha



QB/046 – Land North of Scarlet Heights – 5.18ha



THORNTON

Total number of respondents = 70

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites was provided in the Thornton section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records. Not all sites received comments

Total number of sites included in this consultation = 28

Total number of sites where comments were made = 25

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Site ref	Address	Total No. of respondents	Summary of Comment
TH/002	Close Head Lane	3	<p>1 stated the site should be developed for housing as it has had planning permission previously and be allocated for early development.</p> <p>2 stated the site is not suitable:</p> <ul style="list-style-type: none">• Loss of open space• Impact on local character• Flood risk• Harm to wildlife <p>There was support for the redevelopment of the former pump station on the site</p>
TH/003	Thornton Road	6	<p>1 stated the site should be developed for early in the plan period.</p> <p>5 stated the site is not suitable:</p> <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access• Loss of open area• Impact on local character- site forms part of the Bronte Way, development would block views• Flood risk• Harm to wildlife

			<ul style="list-style-type: none"> • Site slopes steeply • Site is not sustainable it will lead to more car journeys as it is not close to public transport
TH/004	Sapgate Lane	4	<p>3 stated the site should be developed for housing early in the plan period</p> <p>1 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion
TH/005	Cragg Lane, Thornton Road	3	<p>2 stated the site should be developed for housing, employment or community use early in the plan period</p> <p>1 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Loss of green belt
TH/006	Thornton Road	2	Site should be allocated for housing early in the plan period. The site is sustainable, close to amenities and on level land
TH/007	Green Lane	17	<p>3 stated the site should be developed for housing as it is close to local facilities, 1 stated that it should be developed early in the plan period</p> <p>14 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Poor access • Impact on local character- conservation area and listed building adjacent • Flood risk
TH/008	Old Road, School Green	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact • Loss of open space/green belt • Harm to local wildlife in the Pitty Beck valley
TH/009	Hill Top Road	11	<p>1 stated that development for housing should be allowed on the frontage of Hill Top Road only.</p> <p>10 said the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/poor visibility • Landscape Impact- site slopes steeply • Loss of greenspace • Flood risk/poor drainage • Harm to wildlife • Impact on local character- conservation area and listed building adjacent • Loss of daylight to existing properties • Loss of trees

TH/010	Hill Top Road	6	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Lack of school places • Loss of greenspace – land is used for allotments • Poor access • Impact on local character • Harm to wildlife • Poor drainage/Land contains springs
TH/012	Dole and Prospect Mills, Thornton Road	10	<p>7 stated the site should be developed for housing subject to new development being in keeping with the area. 2 further respondents stated the site would be suitable for community use such as a health centre.</p> <p>1 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Site is too steep • Lack of school places
TH/013	Spring Holes Lane	8	<p>2 commented that the site should be developed for housing.</p> <p>6 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services including employment in the area • Poor access- access via narrow country lanes – poor sight lines along the road • Loss of green belt • Impact on local character- the area is rural • Site is not sustainable
TH/014	Back Lane	6	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services including employment in the area • Poor access- access via narrow country lanes – poor sight lines along the road • Loss of green belt • Impact on local character- the area is rural • Site is not sustainable- no access to public transport
TH/016	Sapgate Lane	2	<p>Site should be developed for housing development early in the plan period</p>

TH/017	Cliffe Lane	2	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>1 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
TH/018	Old Road	4	<p>Site is suitable for housing development early in the plan period, 1 also stated that community use would also be appropriate</p>
TH/019	Back Lane	9	<p>1 stated the site should be developed for housing.</p> <p>8 stated that site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services • Poor access • Loss of green belt
TH/020	Spring Holes Lane	4	<p>1 stated the site should be developed for housing.</p> <p>3 stated that site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Impact on local character • Site is not sustainable – distant from local amenities and public transport
TH/021	Former Imperial Restaurant, Thornton Road	3	<p>The site should be developed for housing. 1 person also commented that this could be accompanied with employment use</p>
TH/022	North Cliffe Road	4	<p>1 stated the site should be developed for housing.</p> <p>3 stated that site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Drainage • Site bears no relationship to urban Thornton

TH/023	Land south of Prospect Mills	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access <p>The landowner has submitted an alternative site boundary for consideration- see below</p>
TH/024	Land east of Green Lane	6	<p>1 stated the site should be allocated for housing.</p> <p>5 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services • Impact on local character <p>The landowner has asked for this site to be removed from the list of possible sites. It will be deleted and not considered further</p>
TH/025	Land north of Back Lane	10	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Lack of school places • Poor access – limited forward visibility • Loss of green belt • Flood risk • Site is isolated in poor weather
TH/026	Land at 571 Thornton Road	2	Site should be developed for housing
TH/027	Thornton Road	6	<p>5 stated the site should be developed for housing. Employment and community use was also suggested as highway and other infrastructure is already in place</p> <p>1 person stated that the site is not suitable for development:</p>
TH/028	Back Lane	6	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access- via narrow country lanes only • Loss of green belt • Impact on local character- development will impact on local heritage • Site not sustainable – remote from local amenities and transport •

Settlement Questions

The target for new homes in Thornton has been set by the Core Strategy at 700. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can

be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	1	16	5	14

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	10	Less than 30	Any development should ensure that new homes have enough parking and garden areas
No	28		

Other Comments Received

Summary of Comments	Council Response
Any development should ensure that new homes have enough parking	
Develop brownfield sites ahead of greenfield	
Investment in local services and infrastructure is required before more housing is developed	
Local roads are narrow and inaccessible	
Thornton is a tourism area and it is important to protect the character of the village	
The Bronte industrial park (TH/027) should be reconsidered for alternate development	See above
Good quality homes that people want to buy should be built, not cheap, poorly built homes	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Sapgate Lane	2	Retain – The greenspace is not suitable for development
Royd street play area, Bowling Green and allotments	4	Retain - Area is part of the Bronte Way and an area of great beauty. The fields are also adjacent to The Sustrans Cycle Way and contain historic features including a field system dating back to The Domesday Book
Green space between Thornton Road and Hill Top Lane	3	Retain - Area is important for wildlife and part of the Bronte Way (2). Retain as special significance (1)

We also asked:

If there are any other green spaces not identified on the maps, which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Thornton, the Council wished to know whether there was a need to identify any new areas

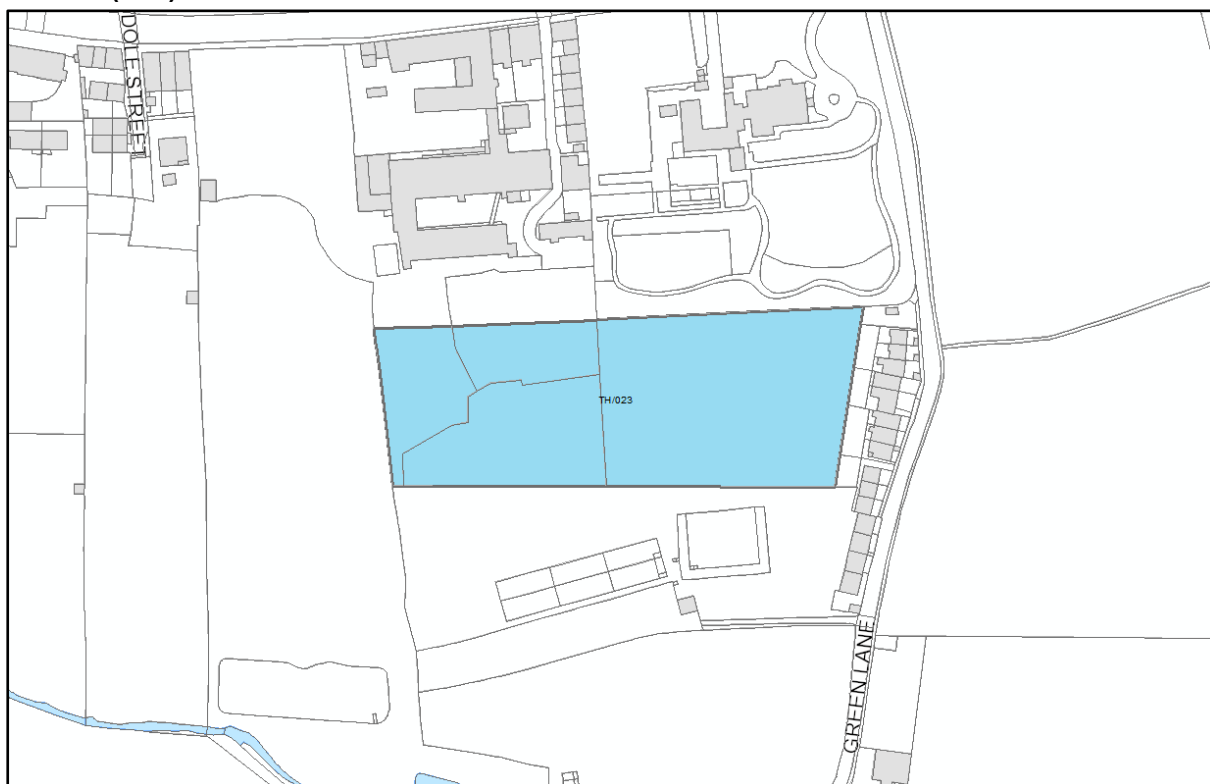
We asked:

Is there any potential in this settlement for new areas to be defined?

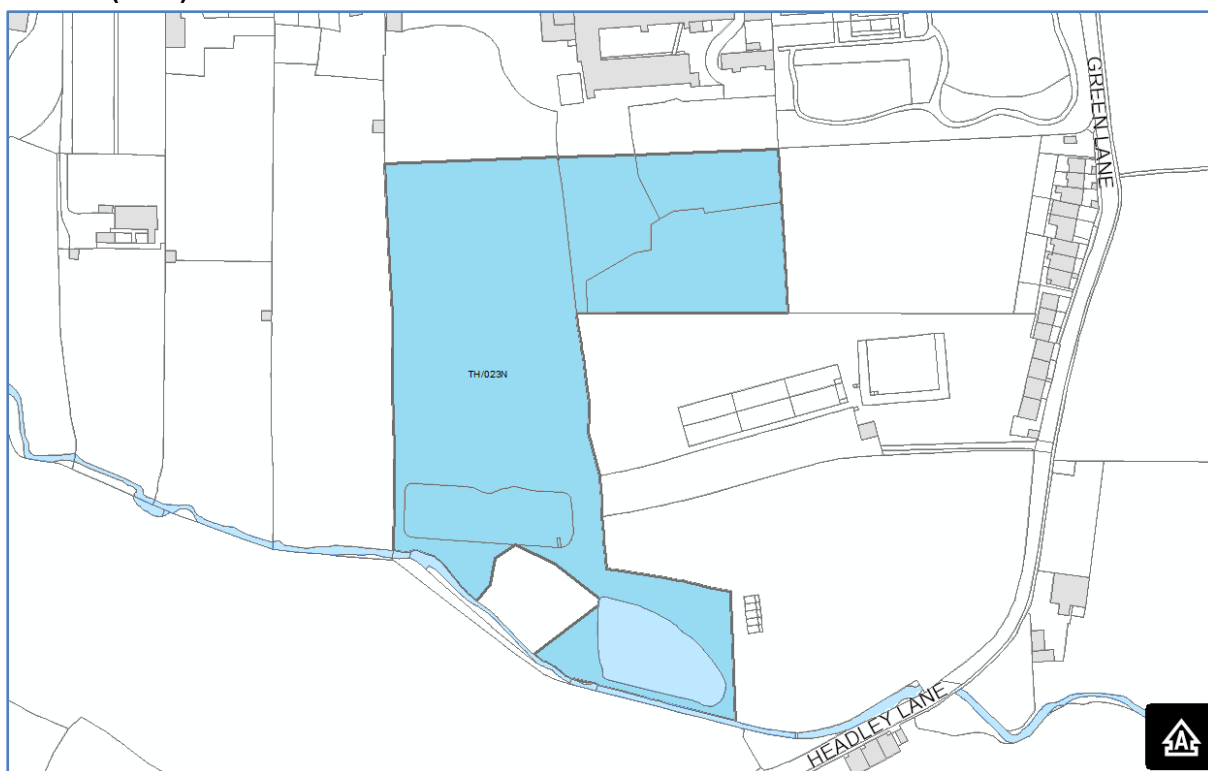
<i>Total No. of responses</i>	<i>Summary of Comments</i>
38	36 said that no new employment areas were required. 2 stated that new designations were required at Dole Mill/Prospect Mill and to protect the land to the west of the Naylor Myers builders merchants on Thornton Road for employment use

Sites included in this consultation where an alternative boundary has since been submitted for consideration

TH/023 (Old) – 0.89ha

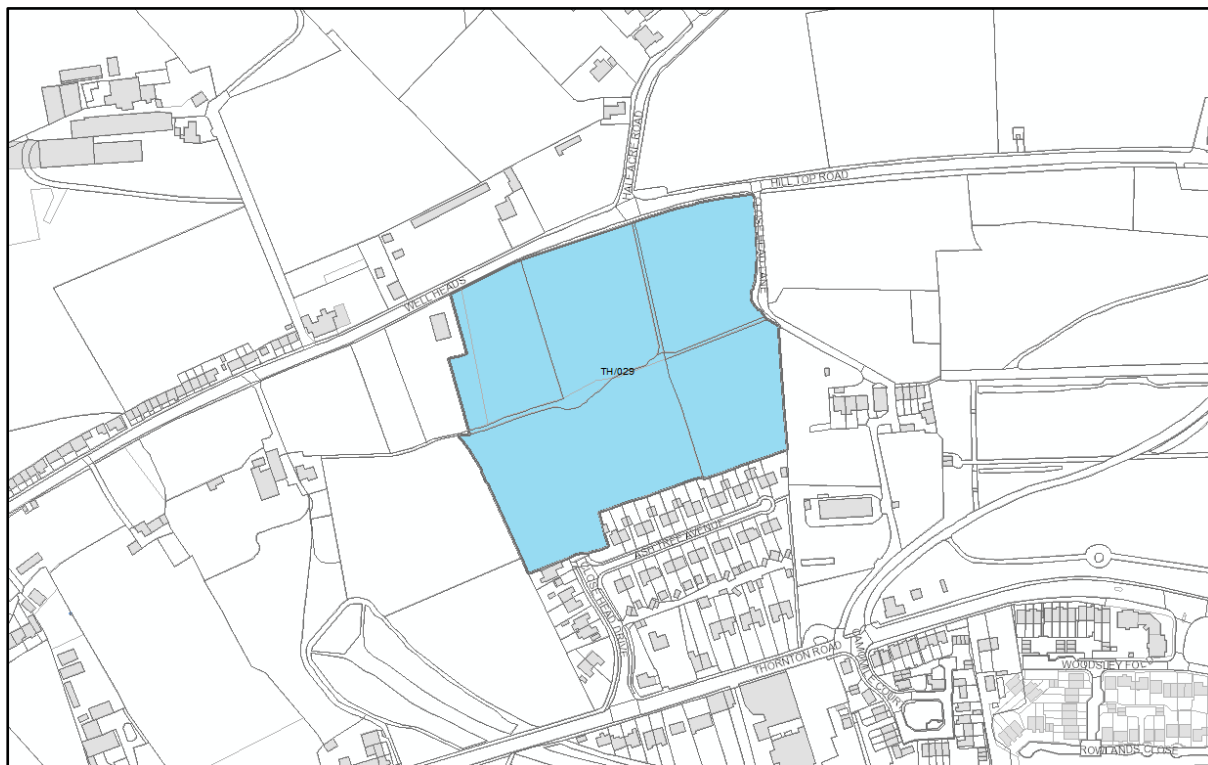


TH/023 (New) – 1.54ha

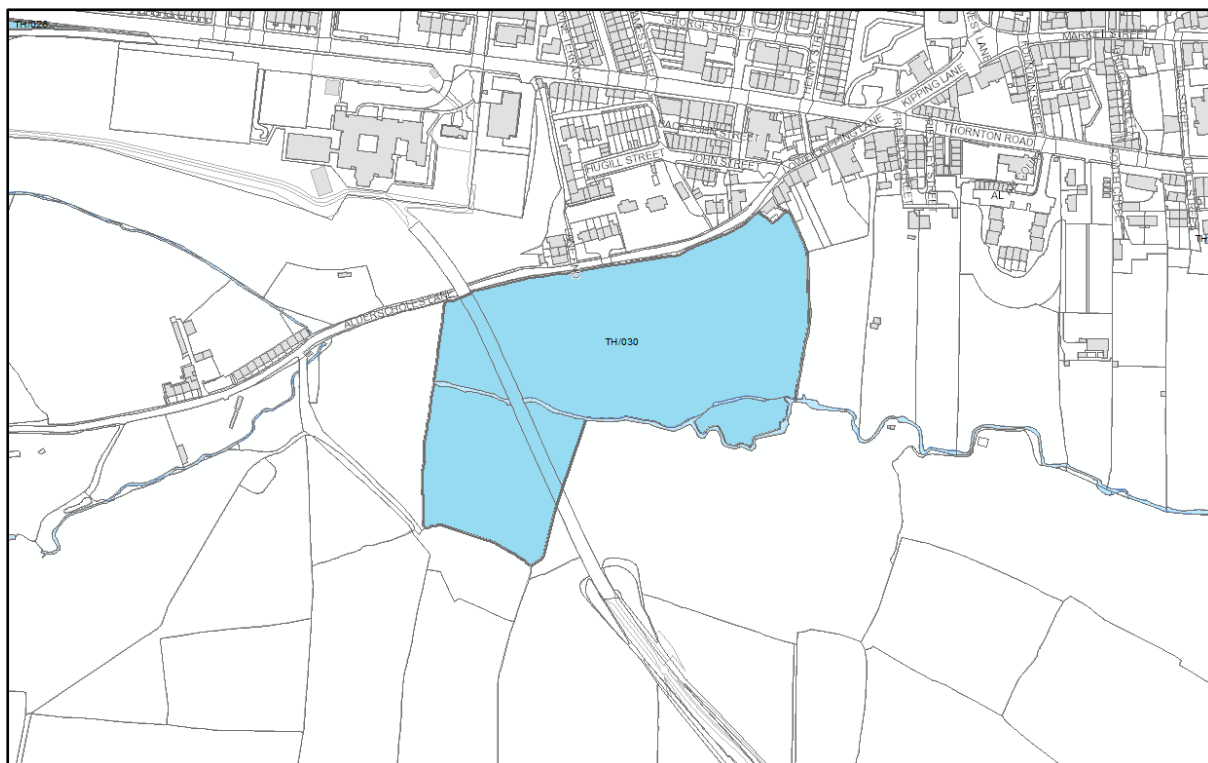


New Sites submitted to the Council for consideration in this consultation

TH/029 - Hill Top Road/Close Head Drive – 3.90ha



TH/030 - Alderscholes Lane – 3.57ha



APPENDIX 7B: SUMMARY OF COMMENTS RECEIVED PENNINE TOWNS SUB AREA

Cullingworth, Denholme, Harden & Wilsden

CULLINGWORTH

Total number of respondents = 6

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Cullingworth section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 10

Total number of sites where comments were made = 1

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
CU/003	Haworth Road	1	Site should be developed for housing as development would be in keeping with the area

Settlement Questions

The target for new homes in Cullingworth has been set by the Core Strategy at 350. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	1	1	1

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	1	0	
No	1		

Other Comments Received

Summary of Comments	Council Response
The iconic view from Harecroft of Hewenden viaduct towards Haworth is photographed by many tourists and enjoyed by walkers and cyclists. This will be destroyed if houses are built from the valley up to Cullingworth.	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

No comments were received to this question

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Cullingworth, the Council wished to know there was a need to identify any new areas.

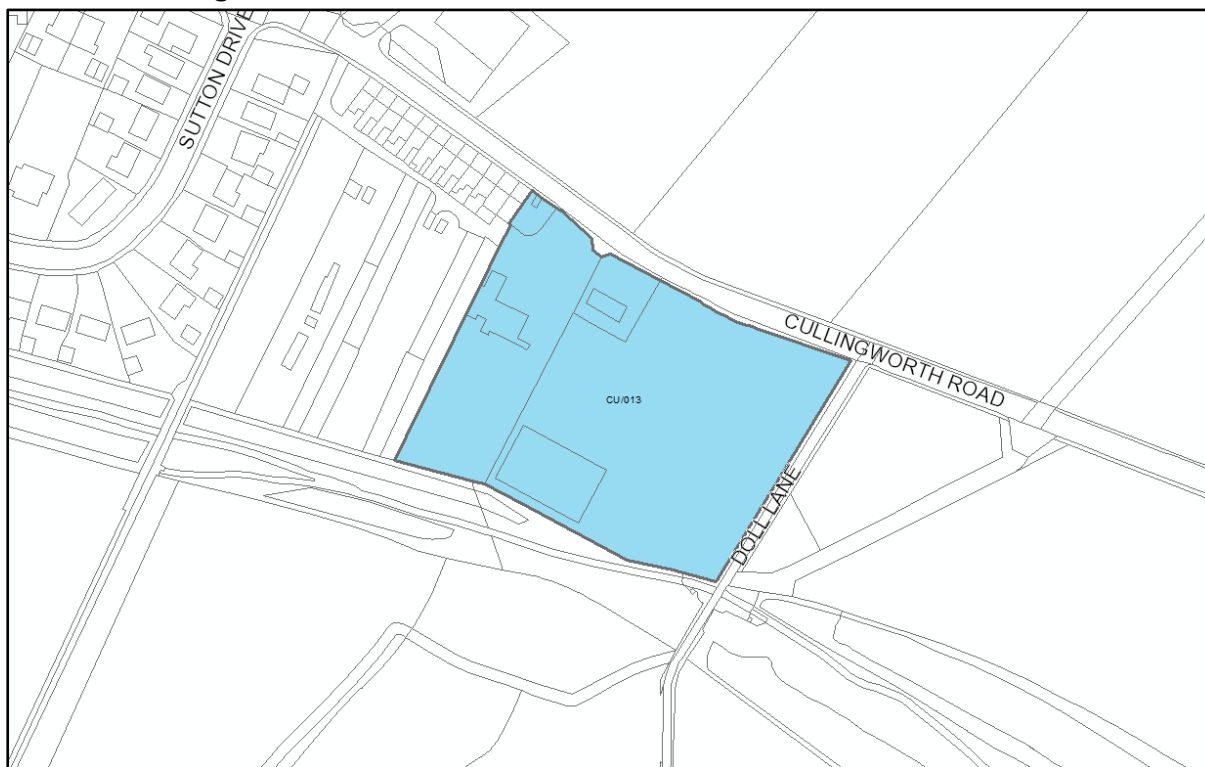
We asked:

Is there any potential in this settlement for new areas to be defined?

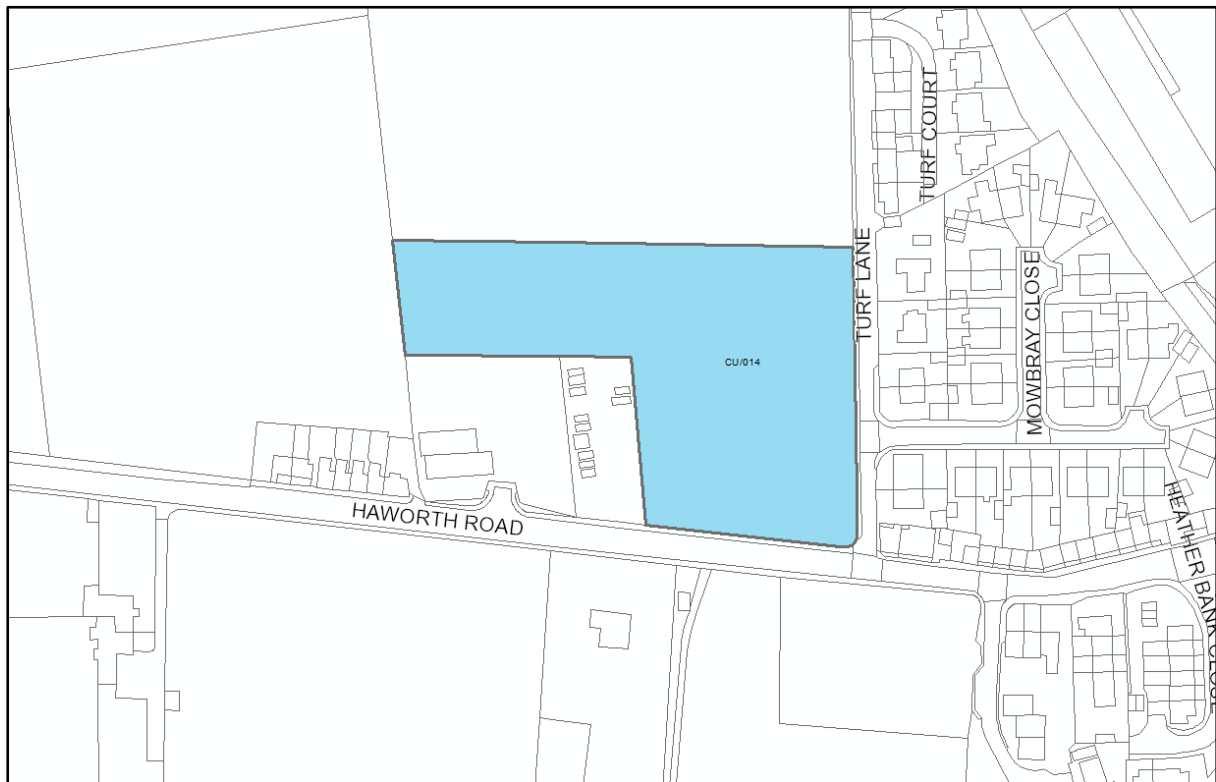
Total No. of responses	Summary of Comments
2	There is no need for an employment area in Cullingworth

New Sites submitted to the Council for consideration in this consultation

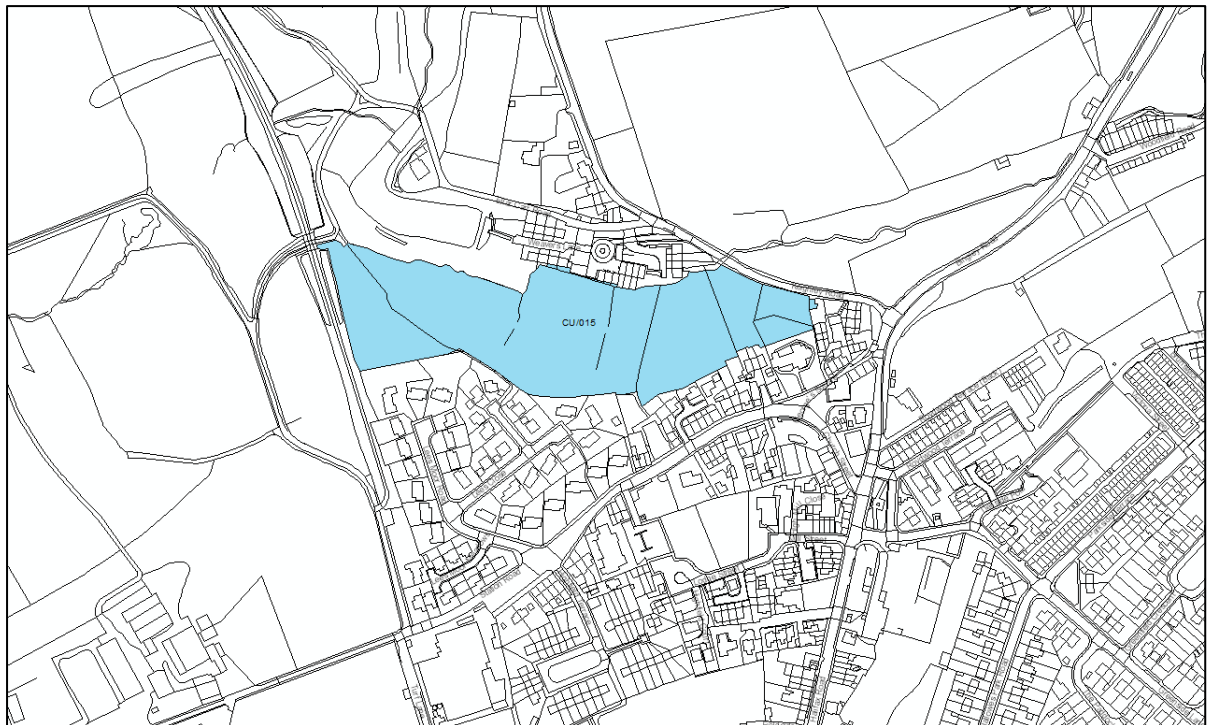
CU/013 - Cullingworth Road/Doll Lane – 1.08ha



CU/014 - Haworth Road/Turf Lane – 1.02ha



CU/015 – Keighley Rd – 3.33ha



DENHOLME

Total number of respondents = 47

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites, was provided in Denholme section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records.

Total number of sites included in this consultation = 13

Total number of sites where comments were made = 13

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
DH/001	Seven Acres	2	1 stated the site should be developed for housing early in the plan period as it already had planning permission 1 commented that the site is not suitable for development: <ul style="list-style-type: none">• Poor drainage
DH/002	Main Road/New Road	3	2 stated the site should be developed for housing early in the plan period as it already had planning permission. 1 commented that the site is not suitable for development: <ul style="list-style-type: none">• Poor drainage The site is under construction
DH/003	New Road/Long Causeway	3	1 stated the site should be developed for housing early in the plan period as it already had planning permission. 2 commented that the site is not suitable for development: <ul style="list-style-type: none">• Poor drainage The site is under construction

DH/004	Foster View	4	<p>4 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of open space <p>Concern centred on the potential of loss of well used allotments. Respondents stated the land should be retained as greenspace and protected as allotments</p>
DH/005	Old Road	2	<p>1 stated the site should be developed for housing early in the plan period.</p> <p>1 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of open space
DH/006	Long Causeway	15	<p>2 stated the site should be developed for housing</p> <p>13 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Impact on landscape • Harm to local wildlife • Poor drainage <p>2 of the respondents commented that the site should be allocated as greenspace</p>
DH/007	Hill Top Farm	13	<p>2 stated the site should be developed for housing early in the plan period</p> <p>11 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Loss of green belt • Impact on landscape • Flood risk/ poor drainage
DH/008	Heatherlands Avenue	3	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places

			<ul style="list-style-type: none"> • Lack of local services • Loss of green belt • Poor access • Poor drainage • Contamination (Methane)
DH/009	Beech Avenue, Keighley Road	15	<p>1 stated the site should be developed for housing early in the plan period as it has low visual impact</p> <p>14 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access/highway safety • Landscape Impact-The Millennium Way crosses the site • Loss of green belt • Impact on local character- site has historic interest • Flood risk- Land is very wet • Harm to wildlife • Site contains woodland
DH/011	Halifax Road, Denholme Gate	8	Site should be developed early in the plan period. The most popular form of development being housing use, employment, retail or community use or a combination.
DH/012	Haworth Road	2	<p>1 stated the site should be developed for housing later in the plan period</p> <p>1 stated the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services
DH/015	Halifax Road, Denholme Gate	3	Site should be developed for housing early in the plan period
DH/016	Station Road	11	<p>10 stated the site should be developed early in the plan period with housing being the preferred use. Employment use, community and retail uses were also suggested.</p> <p>1 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt

Settlement Questions

The target for new homes in Denholme has been set by the Core Strategy at 350. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	9	7	14

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	8	Low preferred, 15-20	Older person accommodation should be built on some sites. Lower density development would be more appropriate
No	21		

Other Comments Received

Summary of Comments	Council Response
Denholme has very few facilities such as doctors and limited school places	
Local congestion in the village along the A629	
There is sufficient land in the village to mean that green belt is not required- future development should not extend beyond the village boundary	
Denholme suffers from flooding	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Foster Park	1	Retain
Denholme Primary school playing fields	1	Retain

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Childrens play area Halifax Road, Denholme Gate	1	Retain
Denholme Clough	1	Retain

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Denholme, the Council wished to know whether there was a need to identify any new areas

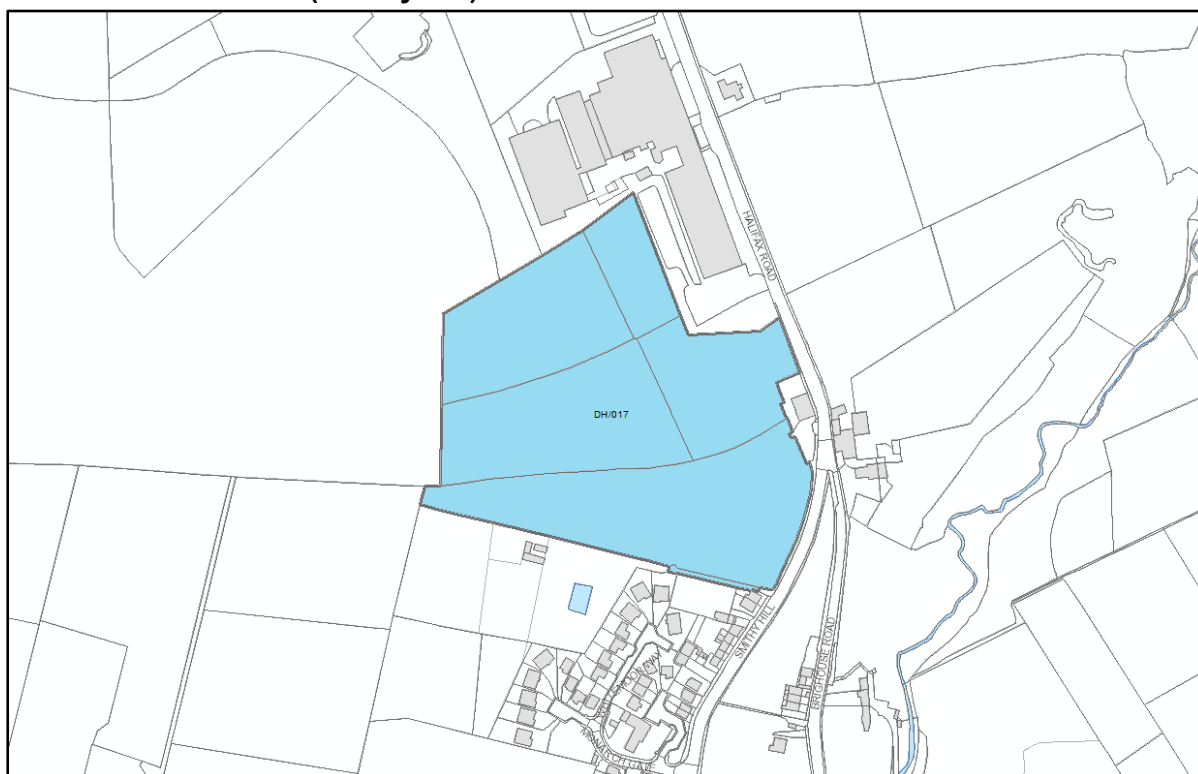
We asked:

Is there any potential in this settlement for new areas to be defined?

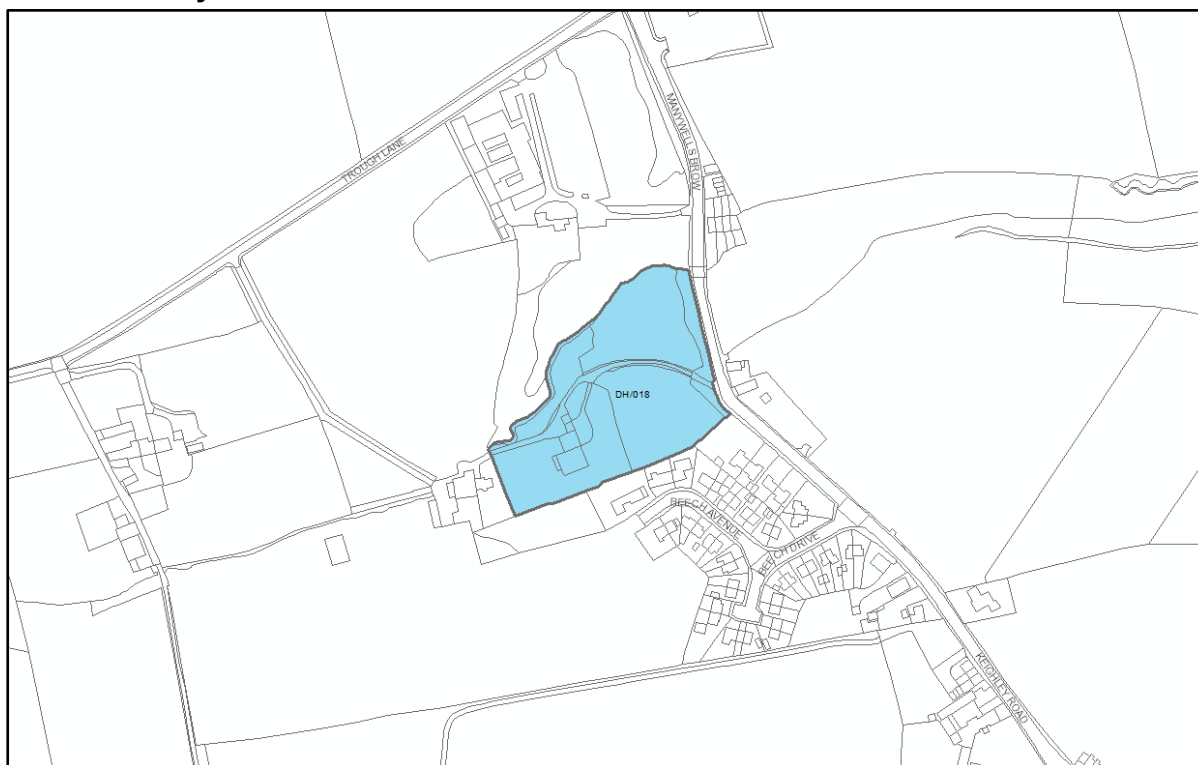
<i>Total No. of responses</i>	<i>Summary of Comments</i>
23	There is no need for an employment area in Denholme

New Sites submitted to the Council for consideration in this consultation

DH/017- Halifax Road (Smithy Hill) – 4.53ha



DH/018 – Manywells Brow - 1.53ha



HARDEN

Total number of respondents = 11

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of the sites was provided in the Harden section, of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Council's records.

Total number of sites included in this consultation = 12

Total number of sites where comments were made = 12

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comment
HR/001	Harden Road	7	4 stated the site should be developed for housing as it has good access to the local road network and would have limited visual impact. 2 stated the site should be developed early in the plan period 3 stated the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Poor access• Loss of green belt• Impact on local character- adjoins grade 2 listed buildings• Harm to important wildlife• Lower part of the site is too steep
HR/002	Bingley Road	1	Site should be developed for housing early in the plan period
HR/003	Harden Road/Keighley Road	1	Site is not suitable for development: <ul style="list-style-type: none">• Loss of open space• Impact on local character – listed buildings opposite the site
HR/004	Chelston House	8	3 stated that the site should be developed for housing. 1 early in the plan period 5 stated that the site is not suitable: <ul style="list-style-type: none">• Local road congestion

			<ul style="list-style-type: none"> • Lack of school places • Poor access • Loss of green belt • Flood risk • Harm to wildlife • Impact on house values
HR/005	South Walk	10	<p>1 stated that the site should be developed for housing.</p> <p>9 stated that the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access – South Walk is a private road • Loss of green belt • Flood risk • Harm to wildlife • Electricity pylon on the site • Loss of view • Loss of mature trees
HR/006	Long Lane	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Landscape impact • Loss of green belt • Impact on local character • Flood risk • Loss of open view toward Goit Stock and local amenity
HR/007	Hill End Lane	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Poor access • Landscape impact • Loss of green belt • Impact on local character- proximity to grade 2 listed building • Flood risk
HR/008	Ryecroft Road	3	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access
HR/009	Goit Stock Lane	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access
HR/011	Hill End Lane	6	<p>1 stated that the site should be developed for housing.</p> <p>5 stated that the site is not suitable:</p>

			<ul style="list-style-type: none"> • Poor access • Landscape Impact – site allows an open vista to the Goit Stock waterfall • Loss of green belt • Development of the site will affect water supply of neighbouring properties
HR/012	Long Lane	7	<p>2 stated that the site should be developed for housing as it already has had planning permission for a low density of development. 1 that it should be developed early in the plan period</p> <p>5 stated that the site is not suitable:</p> <ul style="list-style-type: none"> • Lack of school places • Poor access/visibility- South Walk is a private road • Development would lower the “standard” of the area
HR/013	South Walk/Wilsden Road	13	<p>3 stated that the site should be developed for housing preferable to other sites. 1 that it should be developed early in the plan period</p> <p>10 stated that the site is not suitable:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Impact on local character • Flood risk • Harm to wildlife • Landscape impact – impact on view • Loss of trees • Site is not sustainable

Settlement Questions

The target for new homes in Harden has been set by the Core Strategy of 100. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	2	2	0

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	1	None supplied	Should be driven by the site, not a one size fits all solution
No	3		

Other Comments Received

Summary of Comments	Council Response
In terms of types of housing, some retirement homes would be a good option, as there may be lots of people that wish to stay in the village, but downsize to a more manageable property, therefore releasing family houses. Some semi-detached and detached family homes would be a good option.	
Long Lane is very congested already and has traffic clamping measures installed. Proximity to the primary school also raises concerns.	
It would seem more logical to extend the village to the area below Braes Castle as this would enable access to Wilsden Road as access from Long Lane will be problematic.	
Brownfield sites should not be prioritised over well located green field sites	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

Greenspace name / address	Total No. of responses	Summary of Comments
Harden Road/Keighley Road	1	Retain

village greenspace		
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We also asked:

If there are any other green spaces not identified on the maps, which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Harden, the Council wished to know whether there was a need to identify any new areas

We asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
2	An employment area is not required in Harden

WILSDEN

Total number of respondents = 15

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in the Wilsden section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records.

Total number of sites included in this consultation = 12

Total number of sites where comments were made = 12

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
WI/001	Harden Lane/Bents Lane	4	<p>1 stated the site should be developed for housing.</p> <p>3 commented that the site is not suitable for development:</p> <ul style="list-style-type: none">• Loss of green belt• Flood risk• Poor local infrastructure <p>One resident also stated that the site is riddled with underground springs and existing homes on Birchlands Grove have problems with water in their basements. Land allegedly used as burial ground for cattle with Swine Fever and other chemicals have been distributed on the land</p>
WI/002	Crooke Lane	1	Site should be developed for housing

WI/003	Coplowe Lane	8	<p>1 person stated that the site should be developed for housing, although as a much smaller alternative to the original consulted upon , see below</p> <p>7 people stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access • Loss of green belt • Impact on local landscape- site is part of the Millennium Way, development would detract from the character of the rural area • The site is too large <p>1 person stated that the site should be developed for housing, although as a much smaller alternative to the original consulted upon</p> <p>An alternative site has been submitted to the Council for consideration- see below</p>
WI/005A	Crack Lane	2	<p>Site should be developed for housing</p> <p>The site is now developed</p>
WI/005B	Crack Lane	4	<p>3 people commented that the site should be developed for housing, 1 early in the plan period</p> <p>1 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
WI/006	Crack Lane	5	<p>2 commented that the site should be developed for housing early in the plan period</p> <p>3 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt- one person commented that Shay Lane provides the natural boundary • Impact on landscape
WI/008	High Meadows	5	<p>3 people stated that the site should be developed for housing, 1 early in the plan period</p> <p>1 commented that the site is not suitable for development a further</p>

			person stated that it should be retained as open land as it is an important village greenspace
WI/009	Laneside	3	<p>1 person stated that the site should be developed for housing early in the plan period</p> <p>2 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of farmland
WI/010	Haworth Road	3	<p>2 stated that the site should be developed for housing early in the plan period</p> <p>1 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
WI/012	St Matthews Close	3	<p>2 stated that the site should be developed for housing, 1 early in the plan period</p> <p>1 commented that the site is not suitable for development</p>
WI/013	Moorside Farm, Wellington Road	2	<p>1 person stated that the site should be developed for housing early in the plan period</p> <p>1 commented that the site is not suitable for development</p>
WI/015	Wellington Road	2	<p>1 person stated that the site should be developed for housing early in the plan period</p> <p>1 commented that the site is not suitable for development</p>

Settlement Questions

The target for new homes in Wilsden has been set by the Core Strategy at 200. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	0	3	4	3

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and If yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	1	30	None supplied
No	7		

Other Comments Received

Summary of Comments	Council Response
Do not build on green belt land	
Pennine villages bring tourist revenue and cannot be replaced.	
There are many derelict/empty houses and they should be used first, followed by brown field sites.	
Look at Haven chicken processing plant on Station Road, Harecroft and land at James Spence and Co Ltd Main Street Wilsden	This site has been submitted as a call for site – see below

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
High Meadows	2	See WI/008 above

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Wilsden, the Council wished to know whether they were still needed and if there was a need to identify any new areas

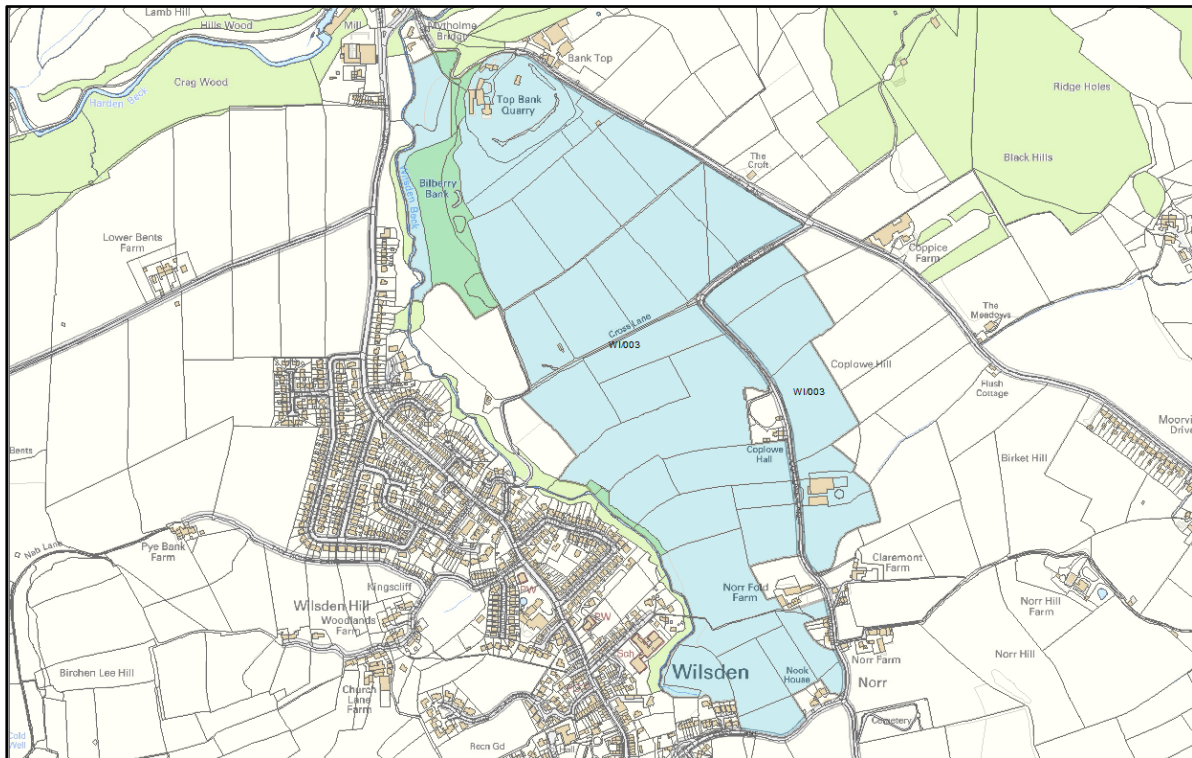
We asked:

Is there any potential in this settlement for new areas to be defined?

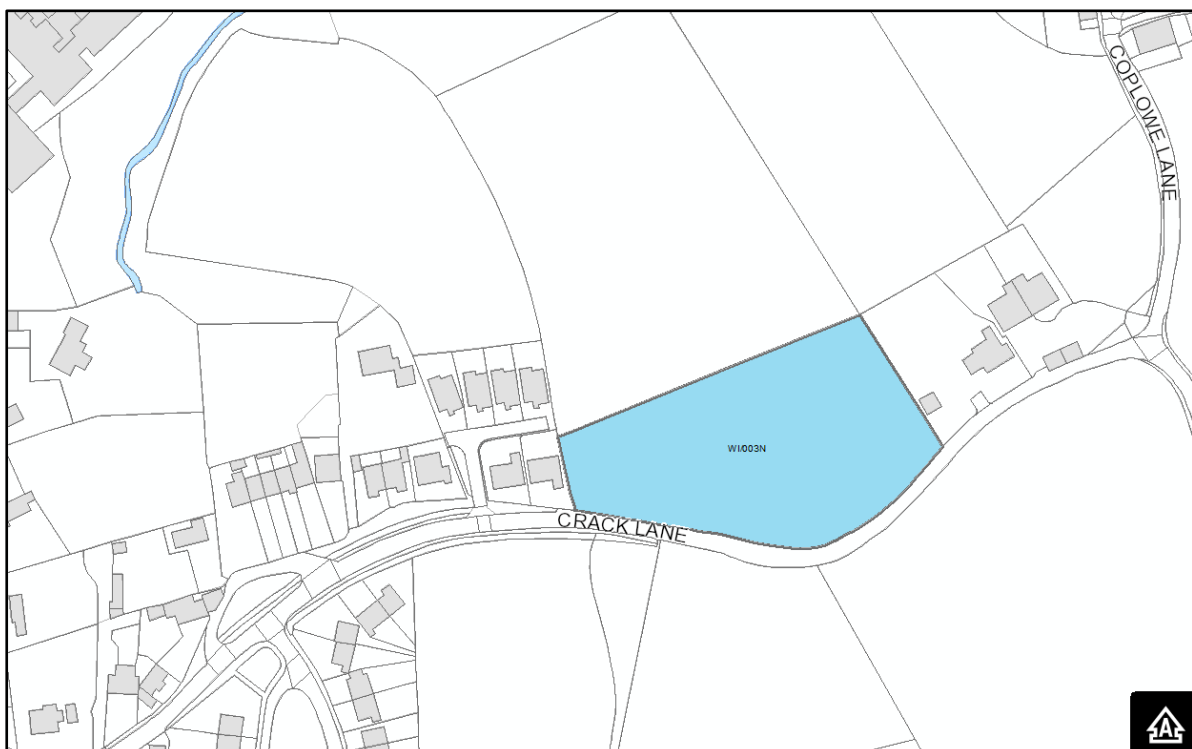
<i>Total No. of responses</i>	<i>Summary of Comments</i>
6	5 people stated that there is no need for an employment area to be defined in Wilsden. 1 person stated there was but did not provide any information

Sites included in this consultation where an alternative boundary has since been submitted for consideration

Coplowe Lane/Crack Lane –WI/003 (Old) 61.25ha

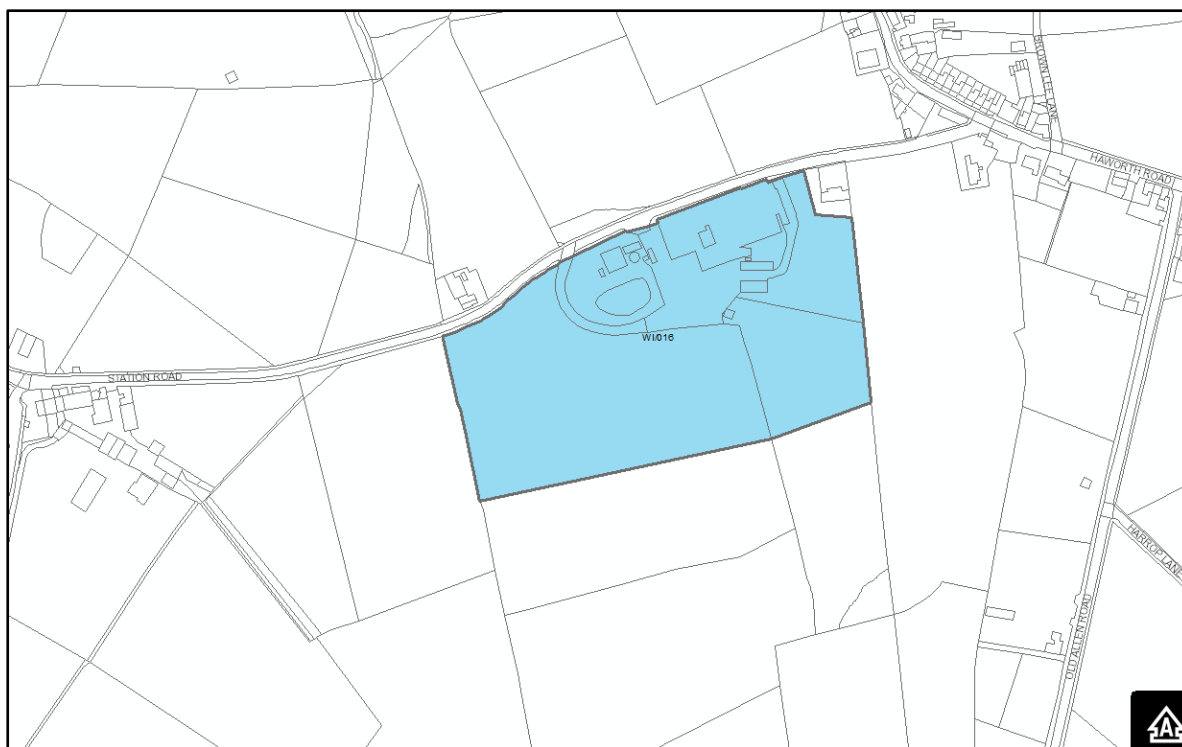


Crack Lane –WI/003 (New) 0.67ha



New Sites submitted to the Council for consideration in this consultation

WI/016 – Station Road, Harecroft – 4.34ha



APPENDIX 7C: SUMMARY OF COMMENTS RECEIVED PENNINE TOWNS

Haworth, Oakworth & Oxenhope

HAWORTH

Total number of respondents = 148

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in the Haworth section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records.

Total number of sites included in this consultation = 28

Total number of sites where comments were made = 28

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comment
HA/001	Worstead Road, Cross Roads	6	<p>1 stated that the site should be developed for housing. 1 commented that it could be reserved for a new primary school or health centre</p> <p>4 stated the site is not suitable for development:</p> <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services• Poor access/highway safety• Harm to wildlife• Increase in noise and pollution

HA/002	Jacobs Lane	3	<p>1 stated that the site should be developed for housing. 2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion- danger to pedestrians • Loss of greenspace • Impact on local character- worth valley railway <p>This site is now developed</p>
HA/003	Lees Lane Cross Roads	5	<p>2 stated that the site should be developed for housing.</p> <p>3 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion- danger to pedestrians • Lack of school places • Loss of greenspace • Impact on local character- worth valley railway • Flood risk
HA/004	Lees Lane, Cross Roads	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact- Site has steep topography and mature trees • Loss of open space – site should be retained as a greenspace • Poor access
HA/005	Ebor Mills, Ebor Lane	4	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact- Site has steep topography • Loss of open space – site should be retained as a greenspace • Poor access • Impact on local character
HA/006	Mytholmes Lane	5	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Landscape impact- Site has steep topography and mature trees • Loss of green belt • Poor access • Harm to wildlife • Flood risk • Impact on local character- site bounds Worth valley railway at Mytholmes tunnel (a local landmark)
HA/007	Portland Street	26	<p>Site is not suitable for development:</p>

			<ul style="list-style-type: none"> • Local road congestion • Poor access • Loss of open space- the site is an important community asset • Flood risk/drainage issues- site contains springs • Harm to wildlife <p>Many people commented further that the site should be retained as greenspace as it is an important local amenity area</p>
HA/008	Ashlar Close	4	<p>1 stated the site should be developed for housing. 3 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Site is too steep • Harm to wildlife • Loss of open space
HA/009	Bridgehouse Mill	4	<p>Site should be developed for housing. Employment use was also suggested.</p> <p>Respondents commented on the conservation value of the building and the proximity of the worth valley railway</p>
HA/010	Ivy Bank Lane	5	<p>3 commented that the site should be developed for housing.</p> <p>1 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access- the cost of which prohibits development <p>1 person commented that the site should be retained as greenspace for conservation reasons</p>
HA/011	Sun Street	9	<p>2 commented that the site should be developed for housing.</p> <p>7 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of local services • Landscape impact • Loss of open space • Impact on local character – impact on tourism if green areas are lost • Harm to wildlife
HA/012	Sun Street	7	<p>1 commented that the site should be developed for housing but has conservation</p>

			<p>issues</p> <p>6 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Landscape impact • Loss of open space • Impact on local character – impact on tourism if green areas are lost. Harm to the appearance of the village if lost • Harm to wildlife
HA/013	Bramwell Drive, Marsh Lane	24	<p>2 commented that the site should be developed for housing.</p> <p>22 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access- narrow road • Landscape impact- upland landscape unique in character • Loss of green belt- this is the historic boundary of the village • Impact on local character – impact on tourism • Harm to wildlife- protected species • Land is very boggy and floods • Site is contaminated- used for pig rearing <p>1 person stated that the site should be retained as greenspace as it provides significant amenity value and is important to the setting of the conservation area</p>
HA/014	Weavers Hill	20	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access- narrow road/danger to pedestrians • Landscape impact- site is visually prominent • Loss of green belt/open space • Impact on local character – its development would affect tourism • Flood risk- site contains springs • Harm to wildlife <p>6 people stated that the land should be retain as green space of Special Significance – The green space leads up to the four main</p>

			Haworth car parks and welcomes visitors from around the world to the village and is visually important, another 2 commented that the site should be retained as greenspace
HA/015	Brow Top Road	2	Site is not suitable for development: <ul style="list-style-type: none"> • Landscape Impact • Loss of green belt • Site is steep
HA/016	Baden Street	7	1 stated that the site should be developed for housing. 6 stated that the site is not suitable for development: Lack of school places <ul style="list-style-type: none"> • Lack of local services • Poor access- narrow road • Contamination- site has been used for pig rearing • Harm to wildlife • Loss of trees • Steep slope
HA/017	Chapel Works, Station Road	3	2 commented that the site should be developed for housing. 1 stated that the site is not suitable for development and should be retained for the community to use
HA/018	Cliffe Street	3	2 stated the site should be developed for housing 1 commented that the site is not suitable for development and should be retained as open space
HA/019	Hebden Road, Cross Roads	6	Site is not suitable for development: <ul style="list-style-type: none"> • Lack of school places • Lack of local services- no local jobs • Poor access- site on a busy junction potential pollution • Loss of green belt • Flood risk

HA/020	Oak Street	1	Site should be developed for housing
HA/021	The Hayfields, Cross Roads	6	<p>1 stated that the site should be developed for housing.</p> <p>5 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access- narrow road • Loss of open space
HA/022	West Lane	27	<p>2 stated that the site should be developed for housing. 1 that only low yield would be appropriate</p> <p>25 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services • Local road congestion • Poor access- narrow road • Landscape impact • Loss of green belt • Impact on local character- Site is adjacent to a footpath trodden by the Bronte sisters and is a tourist route <p>5 people commented that the site should be retained as greenspace as the site is a valuable commodity even in a village surrounded by countryside. 6 people commented that the site has Special greenspace Significance as it has been used by many children in the area for a long time and is a beautiful area of natural fields which on the edge of a conservation area and any buildings would have a detrimental effect</p>
HA/023	Mytholmes Lane	12	<p>1 person stated that the site should be developed for housing.</p> <p>11 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of local services • Lack of school places • Local road congestion • Poor access- no available access • Loss of open space in the heart of the village • Impact on local character- site is adjacent the conservation area • Flood risk/poor drainage and sewerage • Harm to wildlife

HA/024	Lees Bank Drive	12	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access- no available access • Landscape impact • Loss of green belt • Impact on local character • Flood risk- stream runs through the land • Harm to wildlife
HA/025	Halifax Road	9	<p>1 stated the site should be developed for affordable housing</p> <p>8 stated that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Lack of local services • Poor access • Loss of green belt • Site contains railway tunnel • Loss of trees • Site floods • Landscape impact- visually important
HA/026	Nares Street Cross Roads	6	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Lack of school places • Poor access • Landscape impact • Loss of green belt • Flood risk
HA/027	Sedge Grove	9	<p>1 person stated the site should be developed for housing</p> <p>8 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access • Landscape impact • Loss of green belt • Harm to wildlife • Site contains ground source heat pump • Site contains woodland
HA/028	Hawkcliffe Farm, Hebden Road	4	<p>2 stated the site should be developed for starter homes or sheltered housing early in the plan period</p> <p>2 commented that the site is not suitable for</p>

			development: <ul style="list-style-type: none"> • Loss of green belt • Site is too steep • Impact on local character
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Settlement Questions

The target for new homes in Haworth has been set by the Core Strategy at 400. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	12	31	18	48

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

Do you think that a locally specific density for new homes should be set for this settlement?
and
If yes what should that target be?

	Number of comments	Suggested target	Summary of comments received
Yes	24	10	Local beauty spots and tourist destinations which bring in money to the council/government should have restrictions/locally specific targets so that tourists/visitors feel they can have a historic experience that relishes the scenery and outlook, as well as the local walks and wildlife it has to offer. Without a minimum density restriction, this will be adversely affected.
No	77		There is already a lot of high density housing, especially on The Brow and in Haworth in general. There is no need to fill every space. There is a real need for open spaces, especially with back to back houses where many residents do not have access to a garden or outdoor space.
			Village has quite high density already so this should be a consideration vs local services, infrastructure etc.

Other Comments Received

Summary of Comments	Council Response
There should be no large green belt sites until all other options are used	
Brownfield sites in the urban areas should be developed first	
There are several brown field sites in the Haworth area suitable for housing, which could provide 200 homes	
Pressure on local facilities. The school is full to capacity, the doctor's surgery is also full and then there is the problem of the infrastructure - gas, electricity, water, sewage etc.	
The schools are already oversubscribed.	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Sun Street greenspace (see also sites HA/011 and HA/012)	7	Retain (4) – Retain as Special Significance (3) - This land was landscaped in the 19th century when it formed part of the land and garden adjoining the large victorian residence. As such, it is unique in the area and should be retained, not only as Greenspace, but also protected. The land is important for wildlife
Weavers Hill greenspace	3	– see HA/014
Mytholmes Lane village greenspace	1	Retain as Special Significance - The land borders the local school and is an area that is very well used.

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Haworth, the Council wished to know whether there was a need to identify any new areas.

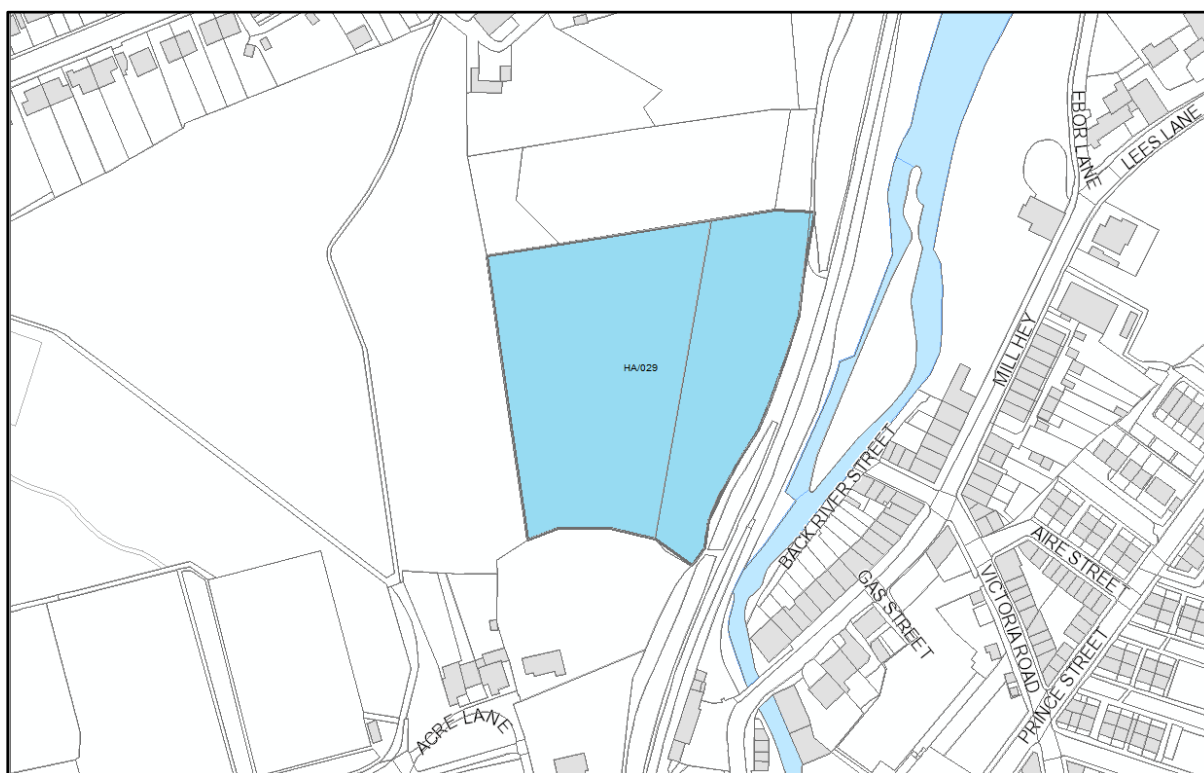
We asked:

Is there any potential in this settlement for new areas to be defined?

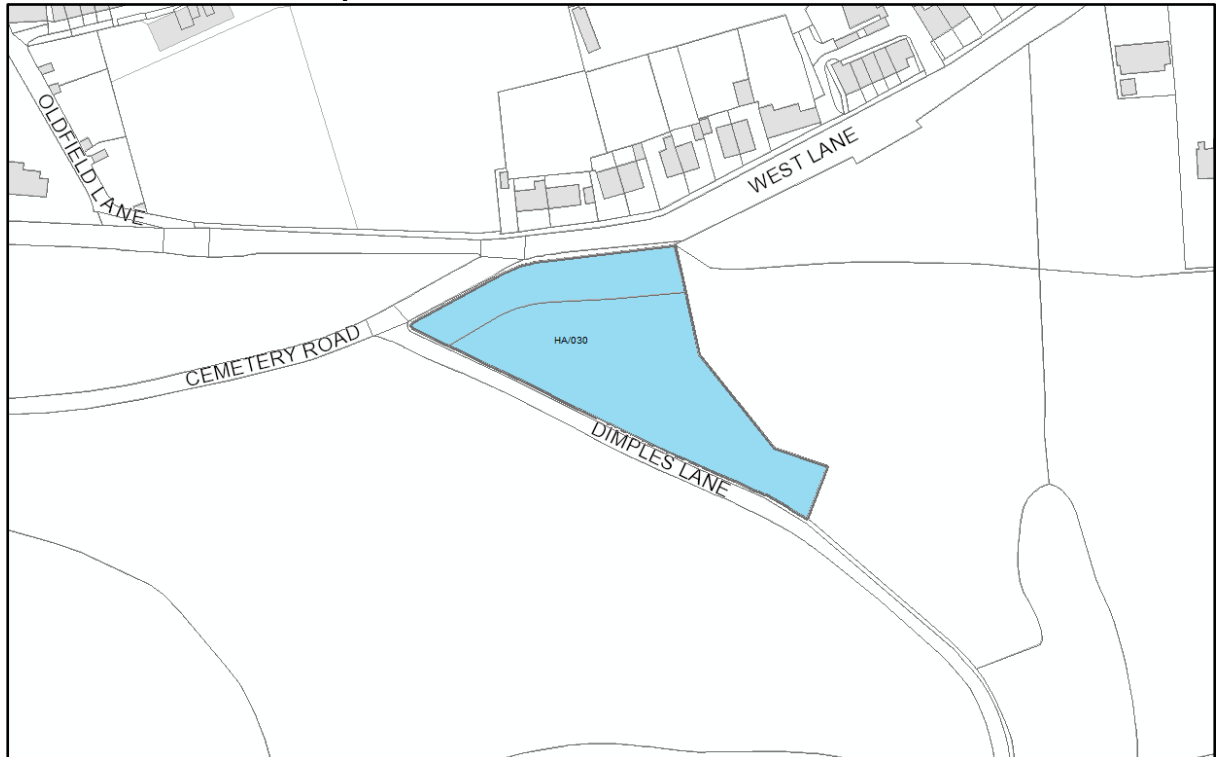
Total No. of responses	Summary of Comments
102	100 people stated that an employment area is not required in Haworth. 2 people commented that land to the rear of Bridgehouse Mill should be defined for employment use

New Sites submitted to the Council for consideration in this consultation

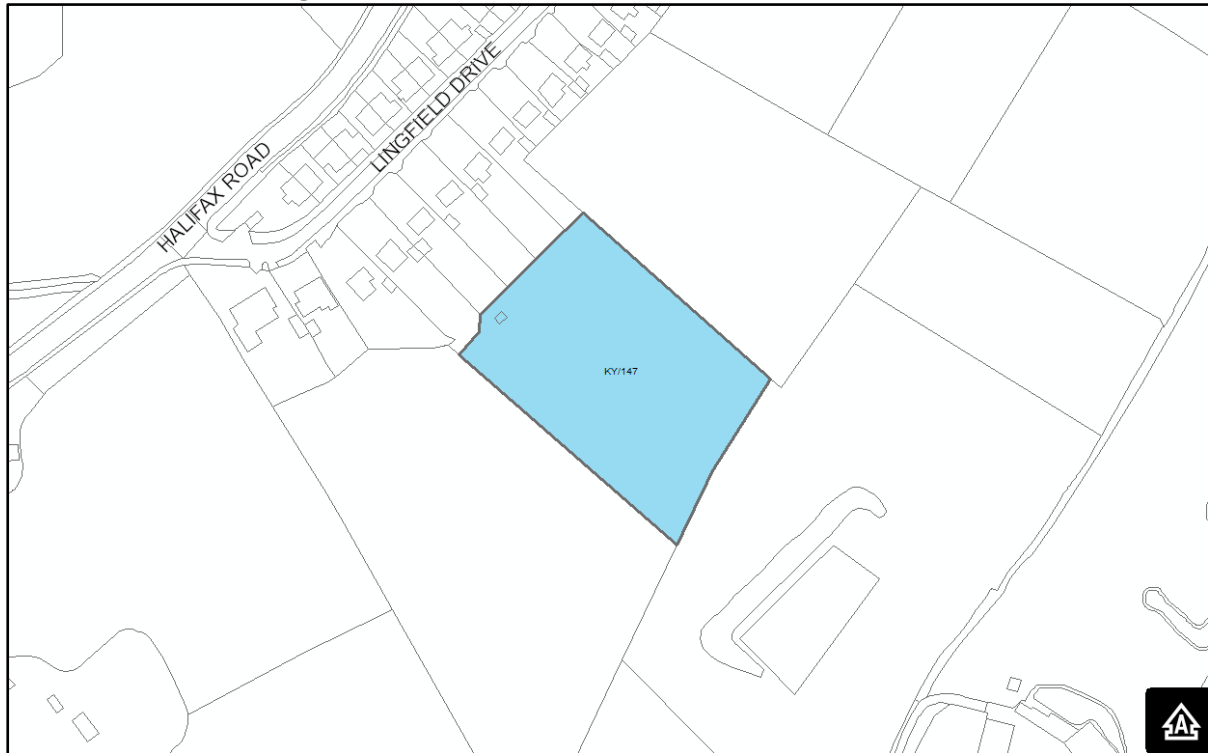
HA/029 - Land off Belle Isle Road – 1.35ha



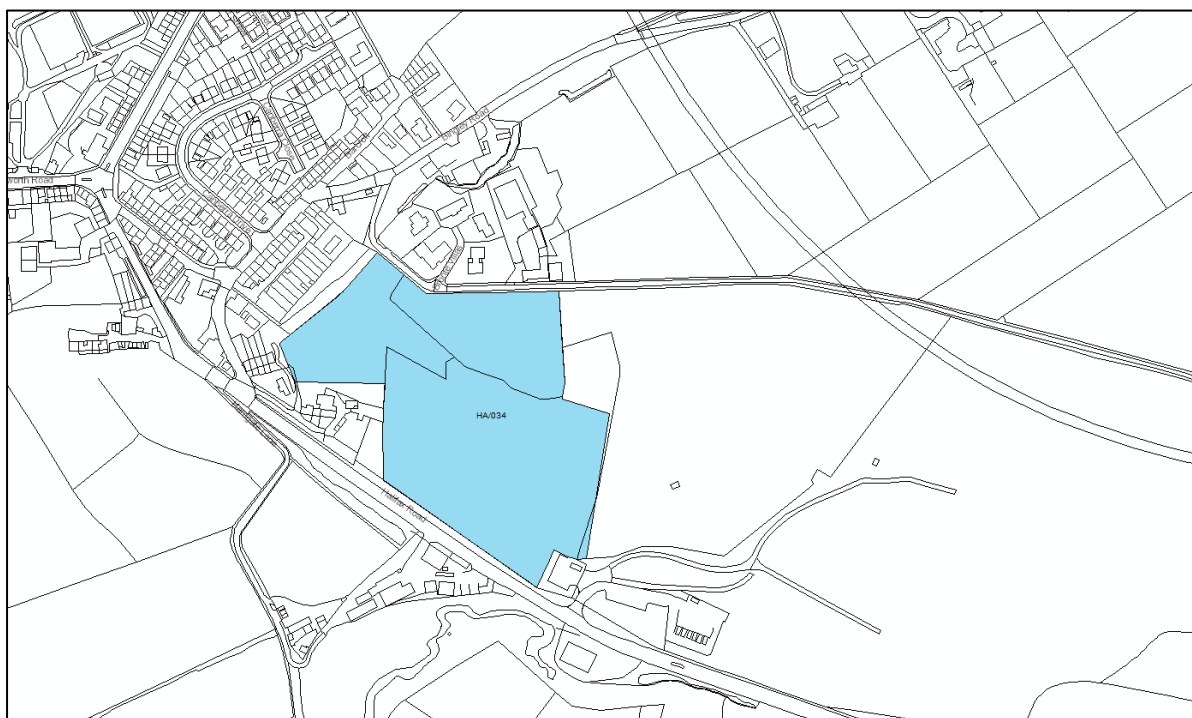
HA/030 - West Lane/Dimples Lane – 0.51ha



HA/031 - Land off Lingfield Drive – 0.60ha



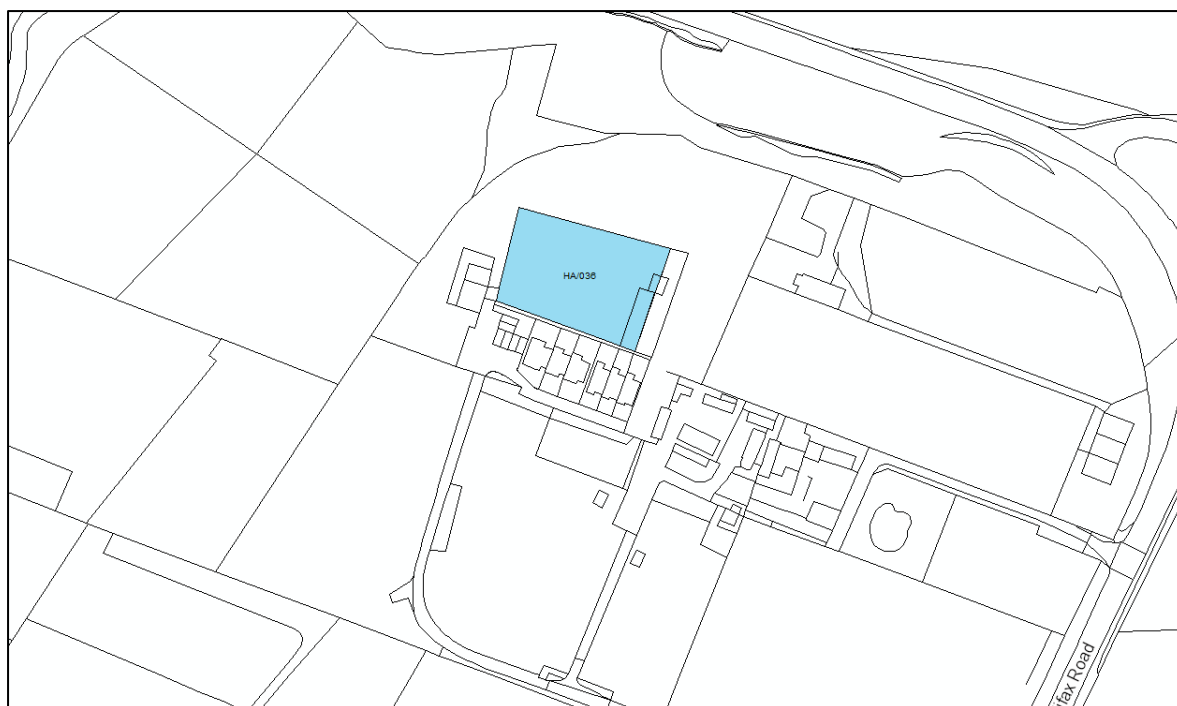
HA/034 – Halifax Rd – 3.49ha



HA/035 – Oldfield Lane – 1.52ha



HA/036 – Halifax Rd – 0.28ha



OAKWORTH

Total number of respondents = 61

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in the Oakworth section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 17

Total number of sites where comments were made = 16

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
OA/001	Providence Lane, Providence Farm	22	The site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services- pressure on water mains and electricity supply• Poor access- pedestrian safety as the access would affect children play area• Landscape impact• Loss of greenbelt• Impact on local character• Flood risk• Harm to wildlife• Loss of trees
OA/002	Pasture Lane	21	The site is not suitable for development: <ul style="list-style-type: none">• Local road congestion• Lack of school places• Lack of local services- pressure on water mains and electricity supply• Poor access- pedestrian safety as the access would affect children play area• Landscape impact• Loss of greenbelt• Impact on local character• Flood risk

			<ul style="list-style-type: none"> • Harm to wildlife • Loss of trees
OA/003	Waterwheel Lane	2	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access – road is unadopted • Flood risk- other fields drain to this site <p>1 person states that the land should be protected and enhanced as an important part of the historical fabric of the Oakworth area and consideration given to reinstating the mill pond and associated features as part of a Worth Valley Green Corridor.</p>
OA/004	Hill Top Lane	1	<p>Site should only be developed as a last resort as it would put pressure on local roads</p>
OA/005	Denby Hill Road	4	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion- on street parking only allows single lane traffic • Lack of school places • Loss of green belt • Flood risk- land is marshy
OA/006	Moorfield Drive	3	<p>1 stated the site should be developed for houses. 1 stated the site is not suitable for development. A third person stated they owned part of the site and that it was not available for development.</p> <p>The site will be re assessed and if it falls below the site threshold of 0.20ha or cannot accommodate at least 5 units will be deleted from further consideration</p>
OA/007	Keighley Road, Sykes Lane	17	<p>1 stated that the site should be developed for housing.</p> <p>16 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion- on street parking causes back logs • Lack of school places • Lack of local services • Poor access • Loss of greenbelt-the site separates Oakworth and Keighley • Impact on local character- lowe part of the site overlooks Cackleshaw, an ancient hamlet • Flood risk – fields contain springs and

			<p>floods at lower end</p> <ul style="list-style-type: none"> • Site is too steep
OA/010	Church Street, Colne Road	1	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt <p>Site has no green belt protection</p>
OA/011	Cackleshaw Farm, Sykes Lane	9	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Local road congestion • Poor access- steep gradient and narrow track • Loss of green belt • Impact on local character- hamlet of Cackleshaw will be adversely affected • Flood risk- site contains underground springs
OA/013	Providence Lane	4	<p>2 stated that the site should be developed for housing early in the plan period as it has been previously developed.</p> <p>2 commented that the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt
OA/014	Boston Hill, Low Bank Lane	8	<p>2 stated the sites should be developed for housing</p> <p>6 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Loss of green belt • Impact on local character- the site is too large • Flood risk- land is marshy • Loss of farmland • Steepness of the site • Harm to wildlife – site is important for toad migration
OA/015	Dockroyd Lane	2	<p>Site is not suitable for development:</p> <ul style="list-style-type: none"> • The site is owned by Keighley town council and is allotments <p>The site should be retained as allotments</p>
OA/016	Wide Lane	4	<p>2 stated the site should be developed for housing as it is landfill</p> <p>2 stated the site is not suitable for</p>

			development: <ul style="list-style-type: none"> • Poor access/local road congestion • Lack of school places • Lack of local services • Harm to wildlife – the site is important for toad migration
OA/017	Victoria Park/ Park Avenue	1	The site should be developed for housing
OA/018	Dockroyd Lane	1	The site should be developed for housing
OA/019	Oldfield Water Treatment works	1	The site is not suitable for development

Settlement Questions

The target for new homes in Oakworth has been set by the Core Strategy at 200. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	2	13	7	20

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	9	20	High density development increases traffic to dangerous levels
No	30		Development should not overshadow exiting properties
			Development should reflect the character of the area and provide open space

Other Comments Received

Summary of Comments	Council Response
Parking in the village is limited and over parking restricts large service vehicles	
Urbanising this area further will take away some of Bradfords most important and lucrative assets	
New development should be in areas that can take additional traffic	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Cricket ground at Sykes Lane	1	Retain as special significance – cricket ground which should be protected
Cricket ground at Wide Lane	1	Retain as special significance – cricket ground which should be protected

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Oakworth, the Council wished to know whether there was a need to identify any new areas.

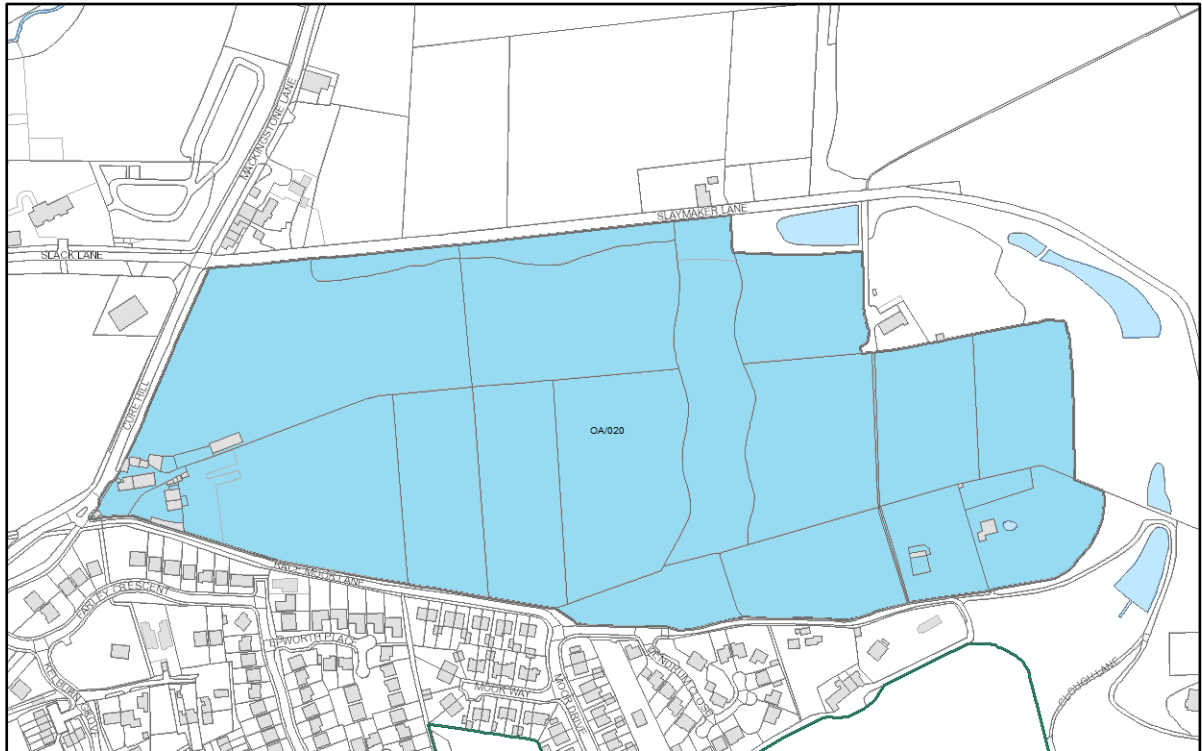
We asked:

Is there any potential in this settlement for new areas to be defined?

Total No. of responses	Summary of Comments
41	All respondents commented there is no need to allocated an employment area in Oakworth

New Sites submitted to the Council for consideration in this consultation

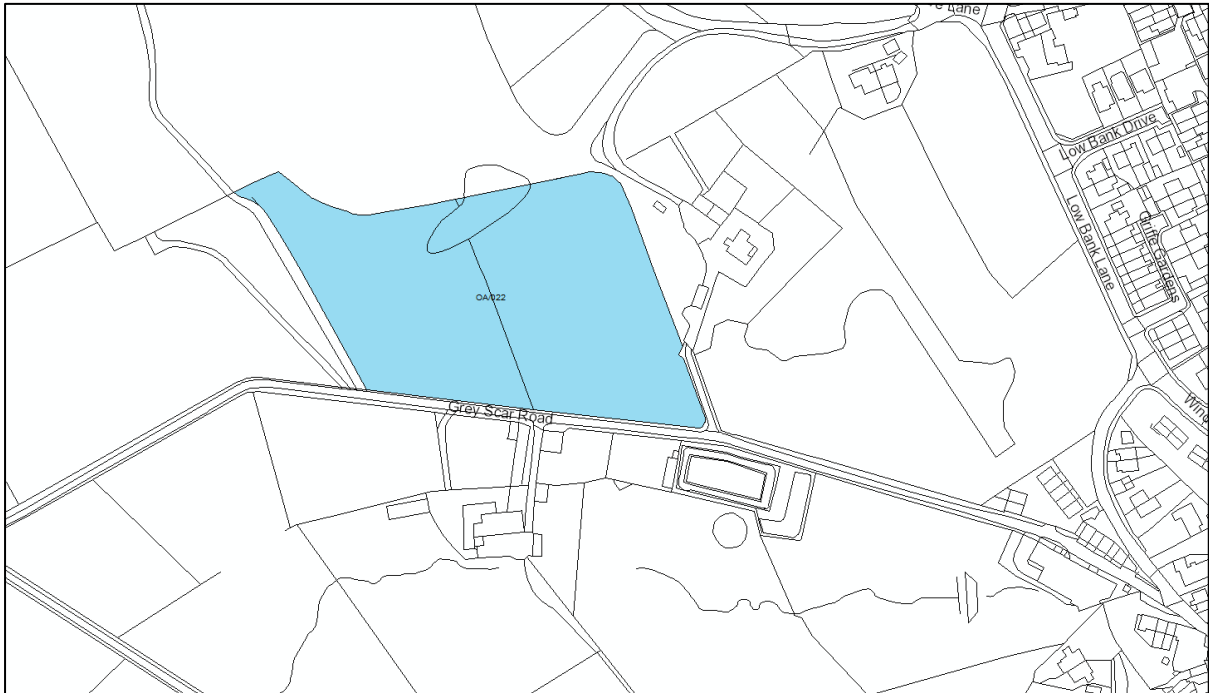
OA/020 - Slaymaker Lane/Cure Hill – 14.32ha



OA/021 – Slaymaker Lane – 0.85ha



OA/022 – Grey Scar Rd – 1.73ha



OXENHOPE

Total number of respondents = 41

Possible Development Sites Questions

The consultation asked for the public's opinion on a number of sites across the area. A list of these sites, was provided in the Oxenhope section of the Pennine Towns background paper and were illustrated both in the map books and on the Interactive Map. Many of the sites were suggested to the Council by landowners and their agents and other sites were derived from survey work and from the Councils records. Not all sites received comments

Total number of sites included in this consultation = 9

Total number of sites where comments were made = 8

We asked:

Which site(s) do you think would be suitable for development and what type?

We also asked:

Which sites in this settlement should be allowed to be developed early in the plan period (ie before 2023) or alternatively held back and developed later (ie after 2023)?

Table – List of sites commented on and summary of comments made

Site ref	Address	Total No. of respondents	Summary of Comments
OX/001	Denholme Road	7	Site is not suitable for development: <ul style="list-style-type: none">• Local road congestion- parked cause queues• Lack of local services• Poor access- road is narrow, highway safety• Landscape impact• Loss of open space between Oxenhope and Leeming• Impact on local character-Leeming is a conservation area, removing sections of walling would be detrimental to village character• Poor drainage Site should be retained as green space
OX/003	Crossfield Road	18	5 stated the site should be developed for housing, 2 of these people said it should be developed early in the plan period. 13 commented that the site is not suitable for development: <ul style="list-style-type: none">• Local road congestion- parked cars cause restrict road access• Lack of local services

			<ul style="list-style-type: none"> • Landscape impact • Loss of green belt • Impact on local character- site will impact on the rural character of the village • Harm to wildlife- boggy ground forms a good local habitat • Flood risk- site is poorly drained • Insufficient capacity in local sewer system • Loss of mature trees <p>Site should be retained as green space</p>
OX/004	Church Street, Hebden Bridge Road	6	<p>4 people stated the site should be developed for housing. 1 early in the plan period as it would have minimal impact</p> <p>2 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Loss of greenspace • Impact on local character – loss of rural nature of the village, the villages linear nature would be affected
OX/006	Thornton Moor Water Treatment works	2	<p>1 stated the site should be developed for housing</p> <p>1 commented the site is not suitable as it is too remote</p>
OX/007	Lea Hill	3	The site should be developed for housing
OX/008	Marsh Top Farm, Moorhouse Lane	15	<p>3 stated the site should be developed for housing 2, early in the plan period as it would meet the needs of the village and has good access</p> <p>12 stated the site is not suitable for development:</p> <ul style="list-style-type: none"> • Lack of school places • Lack of local services • Poor access • Landscape impact • Loss of green belt • Impact on local character • Poor surface drainage and local sewerage at capacity
OX/009	Hard Ness Lane	3	<p>The site is not suitable for development:</p> <ul style="list-style-type: none"> • Poor access- site is landlocked • Loss of green belt • Impact on local character- development would impact on grade 2 listed church • No surface water drainage

OX/010	Moorhouse Lane	4	Site should be developed for housing early in the plan period as the land is brownfield
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Settlement Questions

The target for new homes in Oxenhope has been set by the Core Strategy at 100. The allocation of larger development sites may mean that the Council is more able to negotiate wider community benefits with developers and ensure local infrastructure requirements can be met. This can however have a more negative impact on the immediate local area affected.

We asked:

Should the need for development in this settlement be met by allocating fewer large sites or more small sites?

	Large	Small	A Mix	Not Sure
Number of responses	3	12	9	7

The Local Plan requires a minimum development density of at least 30 homes to the hectare but allows for locally specific targets to be set where appropriate.

We asked:

**Do you think that a locally specific density for new homes should be set for this settlement?
and if yes what should that target be?**

	Number of comments	Suggested target	Summary of comments received
Yes	19	Low, 5, 20	If the site must be developed the density of housing should reflect the need to retain the character of the area and a feel of open space.
No	18		The targets should be set according to the character of each specific site. Estate-style development is totally out of keeping with the historic hamlets outside the core village and is contrary to the Village Design Statement. This style of housing should not, therefore, be allowed outside the village centre or anywhere within the conversation area. environment, contrary to Bradford Councils environmental policies.
			Development of some sites at the minimum density of 30 dwellings would be at odds with the nature of the Leeming Conservation Area. The use of small sites may allow larger utilisation in some areas but not others. Each location should be considered on its merits and not by some fixed criterion set for urban and not rural areas.

Other Comments Received

Summary of Comments	Council Response
The houses built during the last ten years on the brown field sites/mill conversions and should all be taken into consideration, not just those built in the last year.	
Oxenhope is unsuitable. Larger villages have the services that Oxenhope lacks as car ownership will be essential for future residents.	
The local village school has been oversubscribed in its Reception Class for the first time this year. This has led to village children being turned away as the admissions policy had to be applied giving first preference to children attending the local church.	
There is no medical practice in the village, residents travel to Haworth	
Traffic is already difficult up Denholme Road during peak times. Any additional commuting in and out of the village will make this a nightmare. Parking outside the only shop in the village will be greatly increased - again adding to traffic difficulties.	
Generally in agreement with the Plan but have concerns whether the sewage infrastructure could accommodate the additional volume of sewage. Important that a dual system of drainage is installed to keep rainfall and run off out of the foul drainage.	

Greenspaces Questions

The current development plan protects a number of areas such as parks, playing fields and allotments from development. These areas were identified on the maps. Some of the spaces also appeared as possible development sites.

We asked:

Of the greenspaces currently protected for development within the RUDP; which should retain their greenspace designation, which should be retained as having special significance and importance and which if any, could be developed for other uses?

<i>Greenspace name / address</i>	<i>Total No. of responses</i>	<i>Summary of Comments</i>
Denholme Road	2	Retain as Special Significance- site is well used and provides a buffer between Leeming and Tansy End

Leeming Field	5	Retain (2) – The greenspace in question is important in retaining Leeming (Oxenhope) character and appeal as a walking and cycling area. Retain as Special Significance (3) - The land has unique character and is part of the historic development pattern of the settlement
Jew Lane village greenspace	1	Retain – but amend the boundary to exclude the George Emmott Pawsons Mill
Jew Lane/Denholme Road village greenspace	1	Develop for other uses - That part of the green space with residential consent should be developed. the remainder should be retained as Green Space
Oxenhope Primary school playing fields	2	Retain (1) – this is an important village green Retain as Special Significance (2) - Essential to the character of the village.
Dark Lane cricket ground	1	This former cricket ground is in the green belt. Unsure why it also needs greenspace protection
Land at Cross Lane (see also OX/014 below)	5	Develop for other uses (3) – site could be used for new homes or for allotments Retain as Special Significance (2) – the land provides an important wildlife habitat and allotments
Station Road/Mill Lane	1	Retain as Special Significance - Millenium Green Village Green Space is an important village amenity space which should be retained as Village Green Space.

We also asked:

Are there any other green areas which are not shown on the map which should also be protected?

No comments were received to this question

Employment area Questions

Across the District, the current development plan protects a number of different areas for business and industry known as Employment Zones. These zones were identified on the maps. Whilst these do not currently occur in Oxenhope, the Council wished to know whether there was a need to identify any new areas.

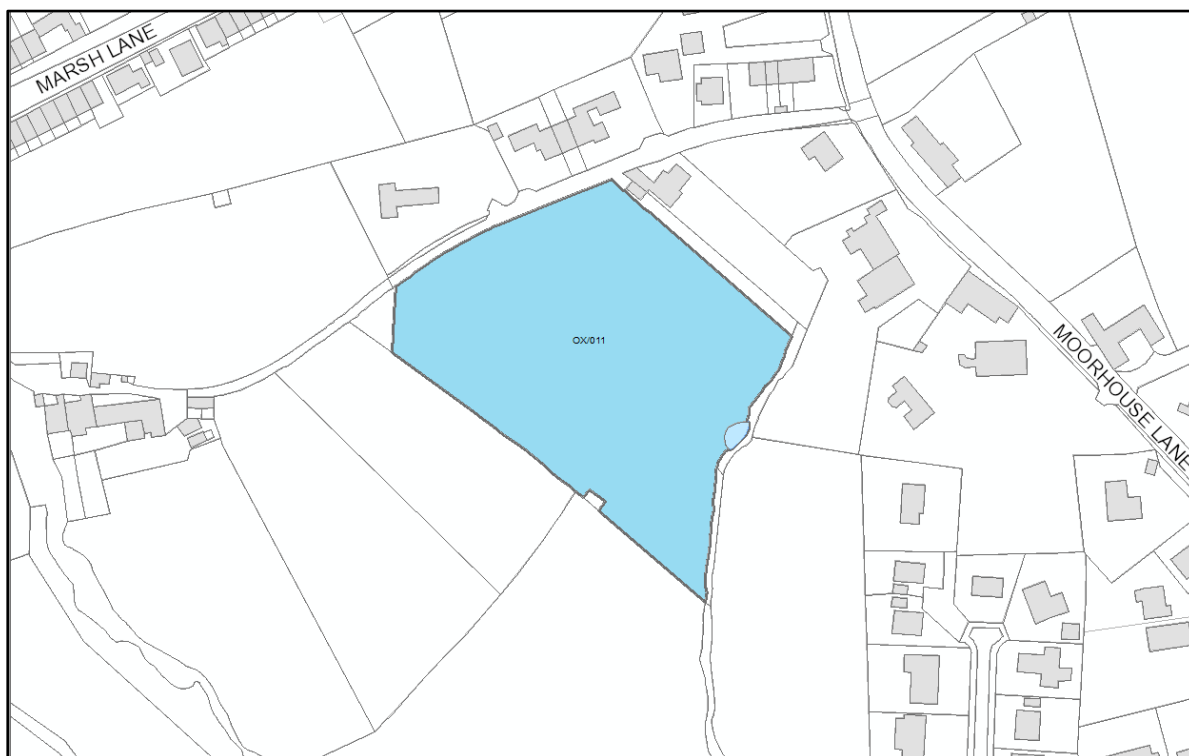
We asked:

Is there any potential in this settlement for new areas to be defined?

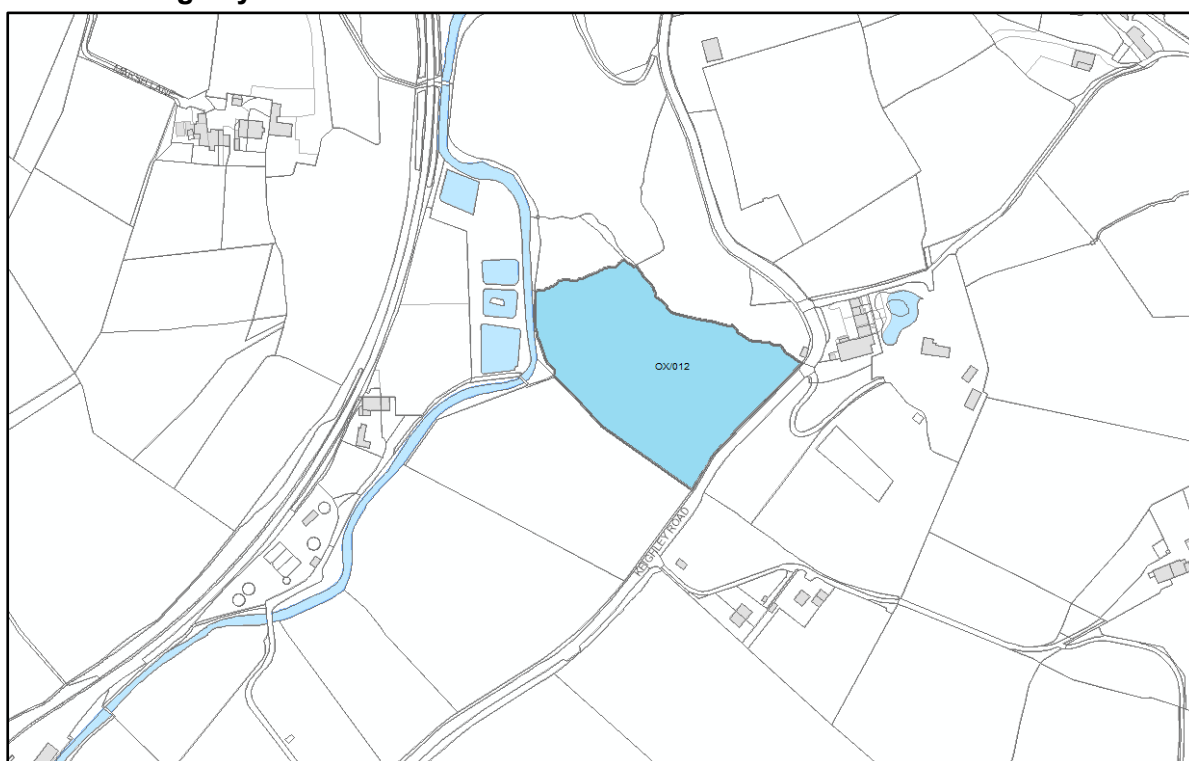
Total No. of responses	Summary of Comments
15	There is no need for an employment area in Oxenhope

New Sites submitted to the Council for consideration in this consultation

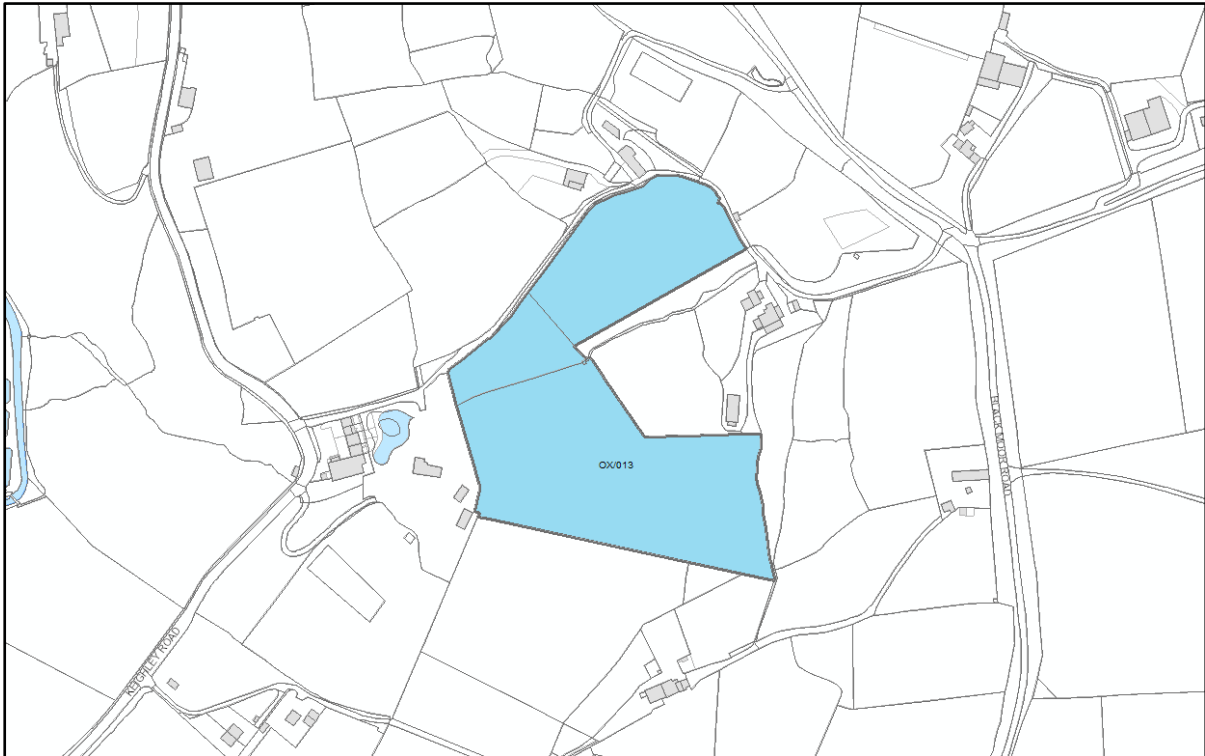
OX/011 - Land off Moorhouse Lane – 1.06ha



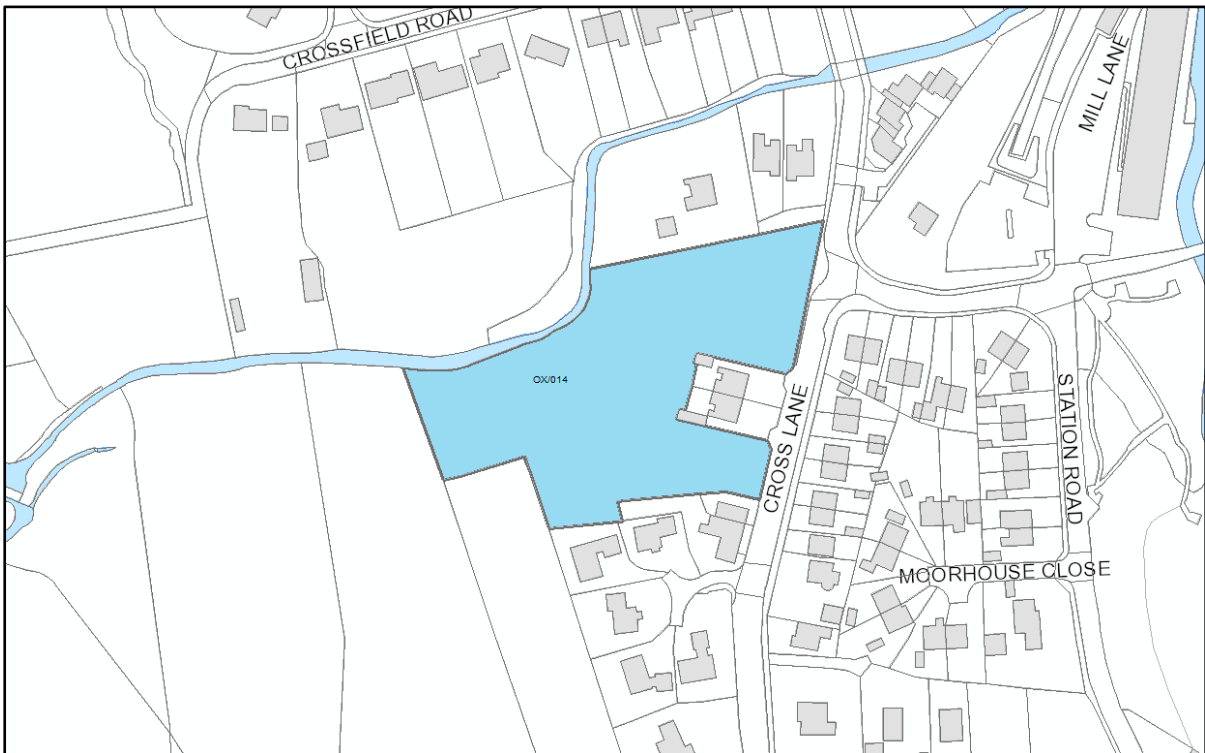
OX/012 - Keighley Road – 1.50ha



OX/013 - Land off Keighley Road - 3.24ha



OX/014 - Cross Lane – 0.79ha



The map shows a residential area with several streets: West Shaw Lane, Shaw Lane, and Stone Lane. A blue rectangular area, labeled OX/015, is highlighted in the center of the map, indicating the location of the planning application. The area is surrounded by other residential plots and buildings.

OX/018 – Moorhouse Lane – 0.74ha

