

City of Bradford Metropolitan District Council

Replacement Unitary Development Plan

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Replacement Unitary Development Plan for the Bradford District

Adopted 2005

Proposals for the Bradford South Constituency



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Adopted October 2005

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1.0 Introduction

This Proposals Report for the Bradford South Constituency Area is one of five Reports that together with the District wide policies in the Policy Framework report form Part 2 of the Replacement Unitary development Plan for the Bradford District. They should be read in conjunction with the appropriate Proposals Map for the area.

Description

At the base date of the plan, the area comprised of the wards of Great Horton, Odsal, Queensbury, Tong, Wibsey, and Wyke. It is predominantly urban though containing large areas of open countryside. It has a population of over 93,000 (1991 Census).

The area contains the villages of Lower Wyke and Tong the older urban areas of Great Horton, Wibsey and Oakenshaw, peripheral housing estates at Buttershaw, Woodside, Bierley and Holmewood, and the freestanding town of Queensbury.

2.0 Visions and Objectives

See 'Policy Framework'.

3.0 Principal Policies

Role of the Area

The Area's good access to the national motorway network makes it a major focus of employment investment.

The Area has the following functional divisions:

- It contains some of the Districts major areas of rented accommodation eg Holme Wood, Bierley, Wyke, Woodside and Buttershaw as well as large areas of private housing stock.
- It has some of the major industrial and employment areas, especially around Low Moor. Relatively flat land and access to the motorway network via the M606 favour the development of employment uses.
- It plays a major role in the sport and recreation provision of the District eg Odsal Stadium, the Richard Dunn Sports Centre, and Horsfall Playing Fields.
- The countryside around Tong Cockersdale forms an open space buffer between the city and Leeds.
- In the west, Queensbury is typical of the mill based Pennine upland settlements that are undergoing transformation into commuter suburbs for the larger cities and towns of West Yorkshire.

The Location Strategy as it applies to South Bradford

The location strategy identifies a settlement hierarchy as part of the approach to promoting more sustainable patterns of development. Within South Bradford most of the built up area is within the defined Bradford urban area and the free standing smaller town of Queensbury. As the city of Bradford and the other towns, particularly their centres are more sustainable locations policy seeks to facilitate development in these locations first. This includes realising the potential to redevelop and reuse land and buildings. Consequently housing proposals are phased to ensure more sustainable sites are brought forward first.

Most of the constituency is well served by public transport with a network of turn up and go bus services which utilise the main roads which radiate out from the centre of Bradford.

In accordance with the Districts 2020 Vision the Plan has sought to identify additional sites close to the motorway network suitable to meet the District's needs for an expanded employment base whilst balancing this against the needs of local communities for a decent living environment.

The general extent of the green belt remains unchanged since the 1998 adopted UDP although some changes have been made in exceptional circumstances to accommodate new housing. There are revisions to the broad swathe of urban greenspace in the M606 corridor to accommodate employment opportunities details of these can be found in the employment section of this report.

PROPOSALS



4.0 Urban Renaissance

Policy UR5 Safeguarded Land

The following areas of safeguarded land are identified on the Proposals Map:

BS/UR5.1	ROPER LANE/HALIFAX ROAD, QUEENSBURY Vacant greenfield site, on the edge of the town. The site has access problems and is some distance from local amenities and has been re allocated from a phase 2 housing unless circumstances change within the Plan period which require that the site be developed earlier.	0.80 ha
BS/UR5.4	SPEN VIEW LANE, BIERLEY New predominantly Greenfield site on the edge of the urban area.	3.77 ha

Regeneration

Bradford South remains an important location for major new employment initiatives close to the motorway network. Large scale housing renovation programmes for Local Authority property in Holme Wood (City Challenge) and Royds (Single Regeneration Budget) have recently been completed but environmental improvements are still in progress.

The Proposals Map identifies:-

- An area based regeneration initiative at Bierley being carried out under Estates Action.

The Department of the Environment introduced the Estates Action Programme in 1985, with the primary objective of improving the quality of life on run-down council estates. The Programme provides local authorities with the means to tackle social, economic and physical problems on estates. Estates Action schemes also place emphasis on improving local housing management, diversifying tenure, attracting investment and creating opportunities for training and enterprise.

Bradford has secured Estates Action Funding for specific estates in the district. At present, funding is still available for the Bierley estate with its boundaries clearly defined on the plans proposals map. The estate has the benefit of an approved Planning Framework adopted as Supplementary Planning Guidance which should be treated as a material consideration when considering all development proposals.

5.0 The Economy, Employment and Tourism

Policy E1 Employment Sites

The following sites of over 0.4 hectares are allocated on the Proposals Map for employment in accordance with Policy E1.

BS/E1.1	INGLEBY ROAD, GIRLINGTON A large level site above the Bradford Beck. The site has been used for waste disposal in the past and therefore a contamination report will be required as part of any planning application. Land should be set aside from the bank of the watercourse to allow landscaping and/or the creation of access for pedestrians and cyclists. Policy E2 applies.	3.25 ha
BS/E1.2	NORTHSIDE ROAD, LIDGET GREEN New site, arising from the vacant land survey. Soft landscaping is required to the western boundary of the site.	0.47 ha
BS/E1.3	HOLLINGWOOD LANE, PARADISE GREEN Existing site carried forward from the 1998 adopted UDP. Footpaths in and around the site, should be retained/diverted as part of the development of the site.	2.31 ha
BS/E1.4	BRACKENBECK ROAD, PARADISE GREEN Revised site. Vacant site in modern industrial estate on the edge of an area of urban greenspace.	1.57 ha
BS/E1.5	HAVELOCK STREET, GREAT HORTON Existing site carried forward from the 1998 adopted UDP. A public footpath runs down the north-western edge of the site into the adjacent urban greenspace and this should be retained. Core employment uses only.	0.74 ha
BS/E1.6	CHASE WAY, BOWLING Partly developed site carried forward from the 1998 adopted Plan. This is a large site with good access to the motorway. Access for pedestrians/cyclists through this site should be maintained.	7.34 ha
BS/E1.7	STAITHGATE LANE NORTH, ODSAL Extended new site. Greenfield on the edge of the urban area with good access to the motorway. Soft landscaping required to the western boundary where the site abuts urban greenspace area. Core employment uses only.	12.18 ha
BS/E1.8	MANDALE ROAD, BUTTERSHAW New site. Greenfield site within the Royds area. Access to be agreed as part of a more comprehensive scheme involving other sites. Landscaping will be required to the west and southern boundaries, to reduce the impact of the development on both existing and proposed housing.	1.21 ha
BS/E1.9	BLACK DYKE MILLS, BRIGHOUSE ROAD, QUEENSBURY Existing site reduced in size following the Inspectors report into the Replacement Plan. The site is greenfield and slopes toward the mill buildings. Access should be taken from a new junction with Brighouse Road which should be sufficient to serve new housing land designations on adjacent land to the west (see BS/H1.43 and BS/H1.44).	2.39 ha
BS/E1.11	CROSS LANE, WESTGATE HILL Partly developed site within the Westgate Hill Street Employment Zone.	4.91 ha

BS/E1.12	<p>WESTGATE HILL STREET, WESTGATE HILL</p> <p>Employment site carried forward from the 1998 adopted UDP. Within the Westgate Hill Street Employment Zone. Minor amendments to the site due to the development of the bakery extension. Only core employment eg B1, B2 and B8 are suitable on this site.</p>	1.50 ha
BS/E1.13	<p>CORDINGLEY STREET, HOLMEWOOD</p> <p>Employment site carried forward from the 1998 adopted UDP. Small employment site in the centre of Holmewood. Potential for providing local jobs for local people.</p>	0.49 ha
BS/E1.14	<p>SHETCLIFFE LANE, TONG STREET</p> <p>Employment site carried forward from the 1998 adopted UDP. Within the Tong Street/ Shetcliffe Lane Employment Zone. Awkwardly shaped site, probably only viable for the expansion of the adjacent industrial uses or for storage.</p>	0.96 ha
BS/E1.15	<p>KAYCELL STREET/BURNHAM AVENUE, BIERLEY</p> <p>New site. Allocated as an employment site on the Bierley Planning Framework. Within the proposed extension to the Low Street/Dudley Hill Employment Zone. Site provides local jobs for local people.</p>	2.83 ha
BS/E1.16	<p>WEST BOWLING GOLF COURSE</p> <p>Employment site carried forward from the 1998 adopted UDP. Minor amendment in the north east corner as this part of the site is now proposed for housing. Within the Euroway Employment Zone. This is a prime site adjacent to the M606 motorway, and must be developed in accordance with Policy BS/E11.</p>	35.23 ha
BS/E1.17	<p>WHARFEDALE ROAD, EUROWAY</p> <p>Employment site carried forward from the 1998 adopted UDP. Within the Euroway Employment Zone. Possible expansion land for adjacent industrial user.</p>	0.62 ha
BS/E1.18	<p>MERRYDALE ROAD, EUROWAY</p> <p>Employment site carried forward from the 1998 adopted UDP. Within Euroway Employment Zone. Currently used as a lorry park, but potential for more intensive employment use.</p>	1.96 ha
BS/E1.19	<p>WOODLANDS FARM, EUROWAY</p> <p>Remainder of an employment site carried forward from the 1998 adopted UDP. Within the Euroway Employment Zone. The majority of the site has been developed, only 2.39 hectares are still available for development. Only core employment uses eg B1, B2 and B8 are suitable on this site.</p>	9.48 ha
BS/E1.20	<p>ROYDSDALE WAY, EUROWAY</p> <p>New site. Within the Euroway Employment Zone. Currently being developed.</p>	1.01 ha
BS/E1.21	<p>COMMONDALE WAY, EUROWAY</p> <p>Existing site carried forward from the 1998 adopted Plan. Small site, on the edge of the industrial estate, with good access to the motorway.</p>	0.46 ha
BS/E1.22	<p>STAITHGATE LANE SOUTH, LOW MOOR</p> <p>New site. Former landfill, now reclaimed and greened adjacent to a larger brownfield site and urban greenspace. The site has good access to the motorway and railway and may be particularly appropriate for freight transfer (Local Policy TM21). A contamination report will be required as part of any planning application for development on this site. Landscaping will be appropriate to protect the visual amenity of properties west of the site.</p>	2.87 ha

BS/E1.23	TRAMWAYS, CLECKHEATON ROAD, LOW MOOR (North/South) Revised site. Former Transperience Land with planning approval for redevelopment. Site adjoins 2 areas of urban greenspace and disused railway line at the southern end of the site is protected for cycle use. The site has been split into two parts, north and south, due to the allocation of new housing site BS/H1.45.	5.03 ha (north) 2.34 ha (south)
BS/E1.24	NEW WORKS ROAD, LOW MOOR Existing site carried forward from the 1998 adopted Plan. Level brownfield site, which is vacant and underused with good links to the motorway network and access to the city centre. Part of site may be required to form access to proposed railway station.	0.72 ha
BS/E1.25	DEALBURN ROAD, LOW MOOR Revised site, partially developed, with B1 business use approval. New access road created from Dealburn Road. Core employment uses only.	1.69 ha
BS/E1.26	AH MARKS, WYKE LANE, WYKE Existing site carried forward from the 1998 adopted Plan. Greenfield site to the east of AH Marks chemical works, designation to allow further expansion of the factory away from the main urban area.	5.42 ha
BS/E1.27	STATION MILLS, STOCKTON ROAD, WYKE Existing site carried forward from the 1998 adopted UDP. Greenfield site adjacent to other industrial uses and the railway line with good access to Huddersfield Road.	0.63 ha
BS/E1.28	DEALBURN ROAD, LOW MOOR Existing site carried forward from the 1998 adopted UDP. The site is brownfield within an established industrial estate.	0.69 ha
BS/E1.29	SPARTAN ROAD, LOW MOOR New site arising from the Employment Land register with planning approval.	1.00 ha
BS/E1.31	ROYDS HALL LANE, WOODSIDE Existing site carried forward from the 1998 adopted UDP. The site is level and open scrubby grassland to the south of an established factory. Site access may need to be developed through the adjacent site. Policy E2 applies. Core employment uses only.	4.65 ha

Policy E6 Employment Zones

The following Employment Zones are defined on the Proposals Map.

- BS & BW/E6.1 PARADISE GREEN**
 Employment zone which also falls within Bradford West. Largely unchanged since the 1998 adopted UDP except where part of the area has been given Mixed Use Area status.
- BS/E6.2 EUROWAY ESTATE**
 Carried forward from the 1998 adopted UDP, with amendments to exclude the proposed housing site BS/H1.12 and BS/H1.45, and further alterations to include the new employment sites BS/E1.7 and BS/E1.22.
- BS/E6.3 LOW MOOR**
 Employment zone carried forward from the 1998 adopted UDP, largely unchanged

expect to provide clarity between boundaries of other allocations shown on the Plan.

- BS/E6.4** **LOW STREET/DUDLEY HILL**
Carried forward from the 1998 adopted UDP. This zone no longer links into the Factory Street Employment Zone in Bradford North, as the latter is now a proposed Mixed Use Area. The area has been extended to include the new Kaycell Street employment site (BS/E1.15).
- BS/E6.5** **TONG STREET/SHETCLIFFE LANE**
Carried forward from the 1998 adopted UDP. Minor amendments in the east; exclude the church and van hire depot on the corner of Toftshaw Lane and Wakefield Road.
- BS/E6.6** **WESTGATE HILL STREET**
Carried forward from the 1998 adopted UDP. Minor addition due to the deletion of the highway improvement scheme on Cross Lane, this area is already developed for employment uses.
- BS/E6.7** **STAYGATE/EUROCAM**
Carried forward from the 1998 adopted UDP.
- BS/E6.8** **CUTLER HEIGHTS**
New employment Zone created following the designation of the proposed Mixed Use Areas at Dudley Hill and Sticker Lane/Cutler Heights. Most of the zone is in Bradford North, but the zone includes the existing industrial premises to the north west of Knowles Lane in Bradford South.

West Bowling Golf Course

West Bowling Golf Course has been identified as a strategic site of regional significance for inward investment. It is currently in use as an operational golf course and is affected by past mining and landfill activity, geological faults and significant topographical constraints that will influence the pattern of development, as will the presence of a grade II* listed building on the northern boundary of the site. Appropriate means of access and off-site highway improvement works will be required, taking account of the Council's transport proposals for the area.

Nevertheless, the site comprises some 35 hectares of very attractive landscape in a highly strategic location alongside the M606 and the Bradford Ring Road, with frequent public transport services. It is also located between two existing important employment areas at the Euroway Estate and the Eurocam Business Park, and opposite the Yorkshire Building Society Headquarters building. It is close to extensive residential areas that provide a ready source of potential employees.

Proposals for the site will be guided by a development brief and the Council will seek a planning agreement including, amongst other things, phasing, access, highways, public transport provision and off-site works. Policy BS/E11 applies in addition to E1 and E6. The site will not be restricted to core employment activities and ancillary uses will be permitted, subject to compliance with other policies of the plan. As larger, strategically located sites are few in the district, Policy E2 applies. On this site not less than 2 sites of at least 5 hectares each will be allocated for single-user developments.

POLICY BS/E11**WEST BOWLING GOLF COURSE**

DEVELOPMENT WILL MAKE PROVISION FOR THE ALLOCATION OF NOT LESS THAN 2 SITES OF AT LEAST 5 HECTARES EACH FOR SINGLE-USER BUSINESS OR INDUSTRIAL REQUIREMENTS TO MEET THE NEEDS OF LOCAL COMPANIES AND INWARD INVESTMENT FOR LARGE SITES IN THE DISTRICT (EXCEPT FOR DISTRIBUTION AND LOGISTICS COMPANIES SUBJECT TO POLICY E7).

6.0 Housing

Appendix F to the Policy Framework contains a matrix of housing sites in Phase 1 of the Plan. Appendix G to the Policy Framework contains a matrix of housing sites in Phase 2 of the Plan. Both appendices show the status of sites in relation to the sequential approach of the Plan, including whether or not the land is previously developed.

Policy H1 Housing Sites

The following sites (over 0.4 hectares) are allocated on the Proposals Map for housing in accordance with Policy H1

BS/H1.1	BARTLE LANE, GREAT HORTON New site formerly identified as an employment site in the 1998 adopted UDP. Site has good access to the amenities in and around Great Horton and is brownfield. The design of the development of the site should be sensitive and acknowledge its proximity to the conservation area and adjacent listed building.	0.68 ha
BS/H1.2	GREENWAY ROAD, WEST BOWLING New brownfield site created by demolished school. A small area of open space should be created on site, which will create a focal point and may stimulate the improvement of properties in and around the site. The site is within the Trident regeneration area and proposals should reflect the supplementary planning guidance for this site.	0.85 ha
BS/H1.3	HOPE AVENUE, MARSHFIELDS New site. Former school now surplus to requirements, close to bus route. A footpath link into the adjacent recreation ground should be retained through the site. The site has planning approval post April 2000.	0.51 ha
BS/H1.4	ASCOT DRIVE, HORTON BANK TOP Existing site carried forward from the 1998 adopted UDP. Site has planning approval.	1.35 ha
BS/H1.6	BELLERBY BROW, BUTTERSHAW Revised site. Greenfield, level, vacant site within the urban area. Land uses in the immediate area have been revised from the adopted Plan the site has been extended to the south across open space and reduced at the northern boundary, where land has planning approval for employment use.	2.03 ha
BS/H1.7	BRAYSHAW RESERVOIR, CLAYTON HEIGHTS Existing site carried forward from the 1998 adopted UDP. The site has planning approval since April 2000. Development must include a buffer to protect the amenity of the listed buildings on Highgate.	9.14 ha
BS/H1.8	WESTWOOD HOSPITAL, CLAYTON HEIGHTS Existing site carried forward from the 1998 adopted UDP. The site is currently under construction and large areas of existing woodland have been retained as part of the development and are identified on the Plan as open space.	28.04 ha
BS/H1.9	CALDER BANKS, QUEENSBURY New site from vacant land register. The eastern end of the site has planning approval. Trees within the site have local amenity value and are protected and attempts should be made to integrate these into the comprehensive development of the rest of the site. Site has planning approval post April 2000.	0.87 ha

BS/H1.10	<p>STATION ROAD, QUEENSBURY</p> <p>Existing site carried forward from the 1998 adopted UDP. The site has planning approval. Trees along the northern boundary are protected.</p>	0.42 ha
BS/H1.11	<p>ALBERT ROAD, QUEENSBURY</p> <p>New site. Brownfield and derelict former reservoir on the edge of the conservation area. The design of the development should be sympathetic to the locality and be well screened to the north eastern boundary to reduce the impact on the adjoining green belt. Site has planning approval post April 2000.</p>	0.94 ha
BS/H1.12	<p>HOPEFIELD WAY, ROOLEY LANE, BIERLEY</p> <p>New site. Part of former employment site in the 1998 adopted UDP. Greenfield site in the built up area. The site is proposed for housing as it relates to the existing housing to the east, rather than the remainder of the employment site. The design of the development must mitigate against the potential smell, noise and air pollution of the adjacent employment site and the loss of existing open space by providing extensive peripheral landscaping. Vehicular access to the site is to be taken from Hopefield Way. The development must also link into the public footpath which forms the western boundary of the site.</p>	1.52 ha
BS/H1.13	<p>BIERLEY LANE, BIERLEY</p> <p>New site. Former replacement school site. Greenfield site within the built up area, but with good access to local facilities and public transport. Vehicular access to be taken from Bierley Lane or Broughton Avenue.</p>	0.75 ha
BS/H1.14	<p>BIERLEY HOUSE AVENUE, BIERLEY</p> <p>New site. Site of the former Hambledon First School. Vacant underused brownfield site in the built up area. Vehicular access to be taken from Bierley House Avenue and New Street which will require improvements to the New Street/Bierley Lane junction.</p>	0.96 ha
BS/H1.15	<p>DUNSFORD AVENUE, BIERLEY</p> <p>Amalgamation of two sites carried forward from the 1998 adopted UDP. Vacant brownfield site in the built up area.</p>	2.59 ha
BS/H1.16	<p>DENBROOKE AVENUE, HOLMEWOOD</p> <p>Housing site carried forward from the 1998 adopted UDP. Greenfield site on the edge of the built up area, currently under construction.</p>	6.39 ha
BS/H1.17	<p>WIBSEY PARK AVENUE, WIBSEY</p> <p>Existing site carried forward from the 1998 adopted UDP. The site is a level green open area with good access to amenities and infrastructure. Open space to be provided on site.</p>	1.84 ha
BS/H1.18	<p>BEACON PLACE, BUTTERSHAW</p> <p>Existing site carried forward from the 1998 adopted UDP. Predominantly greenfield site within the urban area. Investment may be required in terms of highway and drainage infrastructure as part of a larger scheme involving other sites in the vicinity. Site has planning approval post April 2000 as part of larger planning application.</p>	1.75 ha
BS/H1.19	<p>BEACON ROAD, BUTTERSHAW</p> <p>New site generated by the Housing Land register with planning approval</p>	0.43 ha
BS/H1.20	<p>FENWICK DRIVE, WOODSIDE</p> <p>Large existing greenfield site carried forward from the 1998 adopted UDP. Site has good access to local amenities and infrastructure and should create additional</p>	6.76 ha

provision and improvements as part of its development. Formal and informal open space areas required within the site and access retained to the open countryside beyond. Development should not be visible above the skyline with major areas of planting along the southern edge of the site. The site has planning approval post April 2000.

BS/H1.22	COMMON ROAD, ABB SCOTT LANE, LOW MOOR New brownfield site generated by the Education Restructure. The pond, mature trees and stream, should be retained and incorporated as part of the development of the site. Playing field adjacent to the site to be retained by Recreation.	1.25 ha
BS/H1.23	SUMMER HALL ING, DELF HILL Existing greenfield site carried forward from the 1998 adopted UDP with planning approval since April 2000. Development should be well set back from the northern boundary and the north and western boundaries strengthened by woodland planting. On site open space is required the north western corner of the site being the most suitable location and suitable drainage arrangements should be made before development.	2.59 ha
BS/H1.25	HUDDERSFIELD ROAD, WYKE Existing site carried forward from the 1998 adopted UDP. The site has planning approval and is currently under construction.	0.57 ha
BS/H1.26	PIT LANE, WESTERN WAY, WOODSIDE Revised site. Partly developed site. The remaining area has planning approval for nursing home accommodation.	3.58 ha
BS/H1.29	WOODSIDE ROAD, WYKE Revised greenfield site, with planning approval since April 2000. Site has good access to facilities and amenities in Wyke.	2.24 ha
BS/H1.30	HUDDERSFIELD ROAD, WYKE Existing site carried forward from the 1998 adopted UDP extended to the south since first deposit. Previously developed site covered with mature trees the large proportion of which, are subject to tree preservation orders. Traditional residential layouts will therefore be difficult to achieve and the site may be best suited to special needs or retirement accommodation. The existing site access is inadequate and a new junction from Huddersfield Road will be required which may involve the loss of some trees, this to be agreed with the Council. Lost trees will need to be replaced within the development.	4.61 ha
BS/H1.31	MILL HOUSE FARM, MANORLEY LANE, WOODSIDE Existing site carried forward from the 1998 adopted Plan. The site has planning approval. Landscaping required along the southern edge of the site to define the urban edge and create clear green belt boundary.	0.42 ha
BS/H1.32	MILES HILL CRESCENT, BIERLEY New site. Part greenfield and part brownfield land, cleared as part of the Bierley Estate Regeneration.	0.55 ha
BS/H1.33	HAMBLEDON AVENUE, BIERLEY New site. Brownfield site, cleared as part of the Bierley Estate Regeneration.	4.79 ha
BS/H1.34	BURNHAM AVENUE, BIERLEY New site. Brownfield site, cleared as part of the Bierley Estate Regeneration.	2.10 ha

BS/H1.35	<p>HEATH HALL AVENUE, BIERLEY New site. Brownfield site, cleared as part of the Bierley Estate Regeneration.</p>	3.10 ha
BS/H1.36	<p>HOLME LANE, HOLMEWOOD Housing site carried forward from the 1998 adopted UDP. Greenfield site on the edge of the urban area, but with good access to public transport and local facilities. At April 2000, there was an extant planning permission on the site. Development of the site will have to take into consideration the proximity of the listed building adjacent to the site and the possible archaeological importance of the site.</p>	4.67 ha
BS/H1.37	<p>NORTHSIDE TERRACE, LIDGET GREEN New brownfield site generated from the Education Restructure and formerly a phase 2 housing site. The site now has planning approval for residential development post April 2000. Access to the site is to be made from Northside Terrace.</p>	1.18 ha
BS/H1.38	<p>HUDDERSFIELD ROAD, LOW MOOR Revised site, allocated for employment in the first deposit of the Plan. Brownfield site with the remains of former railway siding. The site is well placed for local facilities, public transport and employment opportunities nearby. The former school playing field to the western end of the site will continue to be protected from development.</p>	0.75 ha
BS/H1.39	<p>FARFIELD AVENUE, BUTTERSHAW New brownfield site. Former middle school now surplus to requirements, following schools reorganisation. The site adjoins the primary school at the eastern boundary and playing fields at the western boundary and a footpath link will be required across the site to ensure the ease of access for local school children.</p>	1.17 ha
BS/H1.40	<p>GREAT HORTON ROAD, HORTON BANK TOP New brownfield site. Former primary school now surplus to requirements following the schools reorganisation. The site should be developed to a high density reflecting the character of cottages on the frontage of Great Horton Road.</p>	0.56 ha
BS/H1.41	<p>NORTHERN VIEW HOSPITAL, ROOLEY AVENUE, ODSAL Brownfield housing site brought forward from the 1998 adopted plan.</p>	3.70 ha
BS/H1.42	<p>ALBERT ROAD, QUEENSBURY New previously developed site on the edge of the urban area identified from the Inspectors report into the Replacement Plan. Landscaping required along the north-eastern boundary of the site.</p>	0.95 ha
BS/H1.43	<p>BROOMFIELD, QUEENSBURY New Greenfield site in the urban area, identified following the Inspectors report into the Replacement Plan. The site adjoins another new site BS/H1.44 at its eastern side and access to both sites should be taken from Brighouse Road via existing employment land at Black Dyke Mills BS/E1.9. The site adjoins Queensbury cemetery at its north western edge and development proposals at this end of the site should be sympathetic to and enhance the setting of the conservation area. Existing pedestrian links on the edge of the site should be retained.</p>	1.80 ha
BS/H1.44	<p>LAND SOUTH WEST OF BLACK DYKE MILLS, QUEENSBURY New Greenfield site identified following the Inspectors report into the Replacement Plan. The site adjoins another new site allocation BS/H1.43 at its west side. Access to both sites should be taken from the east through adjoining employment land BS/E1.9 and a new junction made with Brighouse Road. Pedestrian access will be required to link the site with existing well used footpath networks into the</p>	1.83 ha

centre of Queensbury and tree planting will be required to the southern site boundary to define the urban edge.

BS/H1.45 **CLECKHEATON ROAD, LOW MOOR** **0.51 ha**
New phase 1 housing site formerly part of the adjacent Tramways employment allocation immediately to the north of Cleckheaton Road.

Policy H2 Housing Sites

The following sites of over 0.4 hectares are allocated on the Proposals Map for housing in accordance with Policy H2

BS/H2.2 **WOODLAND ROAD, CLAYTON HEIGHTS** **0.83 ha**
Existing site carried forward from the 1998 adopted Plan. Greenfield site. Access from the east may be unsuitable given minimal road widths. Access from Highgate Road should be explored.

BS/H2.3 **HAZEL HIRST QUARRY, QUEENSBURY** **3.91 ha**
Existing site carried forward from the 1998 adopted UDP. Scrubby grassland formerly a quarry and used for informal recreation. Access to be agreed and the site to be developed comprehensively, see BS/H2.4.

BS/H2.4 **HILL END LANE, QUEENSBURY** **1.46 ha**
Existing greenfield site carried forward from the 1998 adopted Plan. A small part of the site has planning approval post April 2000, the remainder should be developed comprehensively alongside BS/H2.3, ensuring open space and affordable housing is provided on site. A secure boundary is required to the southern extent of the site where the land below drops away.

BS/H2.8 **ABB SCOTT LANE, LOW MOOR** **6.77 ha**
Revised site carried forward from the 1998 adopted UDP. Green field site on the edge of open countryside. On site open space required together with a buffer around adjacent listed buildings and retention of footpath through. Development should be set back from the stream which runs along the northern edge and this boundary soft landscaped. Education contribution may be required

BS/H2.9 **CROSS LANE, QUEENSBURY** **0.53 ha**
New greenfield site on the edge of the urban area identified following the Inspectors report into the Replacement Plan.

BS/H2.10 **LAND AT BRIGHOUSE ROAD / PARK LANE, QUEENSBURY** **4.30 ha**
Large Greenfield site on the edge of the urban area. Development will be required to provide a clear boundary between the site and the adjacent Green Belt.

7.0 Centres

Policies CR1A and CL1 District and Local Centres

The following District Centres are defined on the Proposal Map:

- GREAT HORTON
- MAYO AVENUE
- TONG STREET

The following local centres are defined on the Proposal Map by a symbol. Their detailed boundaries are shown in Appendix 1.

- BANKFOOT (MANCHESTER ROAD)
- BUTTERSHAW
- HOLMEWOOD (JUNCTION OF BROADSTONES WAY)
- LIDGET GREEN
- MARSHFIELDS (MANCHESTER ROAD)
- QUEENSBURY
- WIBSEY
- WYKE

8.0 Transport and Movement

Policy TM4 New Railway Stations

The following New Railway Station has been shown diagrammatically on the Proposals Map:

BS/TM4.1 **LOW MOOR** (Revised since first deposit)

Policy TM5 Railway Lines and Former Railway Network

The following disused railway lines as shown on the Proposals Map will be protected from development:

BS/TM5.1 **SPEN VALLEY LINE, OAKENSHAW**
From District boundary to Cleckheaton Rd, Oakenshaw.

BS/TM5.2 **LOWER WYKE**
From District boundary to Lower Wyke Lane.

Policy TM6 Bus Priority

QUALITY BUS NETWORK

The West Yorkshire Local Transport Plan includes proposals for a comprehensive network of high quality bus routes. This is indicated on the Proposals Map.

BS/TM6.1 **OUTER RING ROAD BUS LINK**
This route has been indicated on the Proposals Map as an aspirational long term addition to the Quality Bus Network to facilitate public transport access to planned developments.

Policy TM7 Park and Ride

The following proposed railway station has been defined on the Proposals Map as a location for a Park and Ride car park:

BS/TM7.1 **LOW MOOR**
(Revised since first deposit)

The following location has been defined on the Proposals Map as a location for a bus based Park and Ride car park:

BS/TM7.2 **OSDAL**
This scheme forms part of the South Bradford Integrated Transport Improvements. Access to the car park from the M606 will be via a new link road from Staithgate Lane, which is also shown on the Proposals Map. See the West Yorkshire Local Transport Plan for more details.

Policy TM10 National and Local Cycle Network

There are a number of cycle routes protected and where these rely on land outside the highway they are shown on the Proposals Map under TM20.

Policy TM20 Transport and Highway Improvements

The following schemes are defined on the Proposals Map:

- BS/TM20.1 TONG STREET, HOLMEWOOD**
Carried forward from the 1998 adopted UDP.
- BS/TM20.2 M606 / ROOLEY LANE, STAYGATE ROUNDABOUT**
This scheme forms part of the South Bradford Integrated Transport Improvements. See the West Yorkshire Local Transport Plan for more details.
- BS/TM20.3 MANCHESTER ROAD / MAYO AVENUE, WEST BOWLING**
This scheme forms part of the South Bradford Integrated Transport Improvements. See the West Yorkshire Local Transport Plan for more details.
- BS/TM20.4 SOUTHFIELD LANE / LITTLE HORTON LANE, LITTLE HORTON**
Carried forward from the 1998 adopted UDP (under review).
- BS/TM20.5 LEGRAMS LANE / CEMETERY ROAD, LIDGET GREEN**
Carried forward from the 1998 adopted UDP.
- BS/TM20.6 LEGRAMS LANE / INGLEBY ROAD, LIDGET GREEN**
Carried forward from the 1998 adopted UDP.

There are a number of cycle routes protected and where these rely on land outside the highway they are shown on the Proposals map. These include: -

- BS/TM20.9 THE GREAT NORTHERN TRAIL**
A shared use route (with walkers and horse riders) along the route of the old railway between Clayton, Queensbury, Thornton, Denholme, Wilsden and Cullingworth.
- BS/TM20.10 NATIONAL CYCLE ROUTE 66**
A national cycle route, which locally links Cleckheaton, Oakenshaw, Bierley, Bradford, Shipley and Leeds.
- BS/TM20.11 LOCAL CYCLE NETWORK**
Local cycle routes linking communities to the National Cycle Route 66 and to local facilities.

Policy TM21 Freight

The following site is identified on the Proposals Map as a potential rail freight facility:

- BS/E1.22 STAITHGATE LANE SOUTH, LOW MOOR** 2.87 ha
New site. Former landfill, now reclaimed and greened adjacent to a larger brownfield site and urban greenspace. The site has good access to the motorway and railway and may be particularly appropriate for freight transfer. See employment section site ref E1.22.

9.0 Design

Policy D10 Environmental Improvement of Transport Corridors

Transport Corridors are defined on the Proposals Maps and are listed below:

Rail

- BS/D10.1 HALIFAX RAIL LINE FROM WYKE TUNNEL TO THE SOUTHERN PORTAL OF THE BOWLING TUNNEL
- BS/D10.2 NEW CROSS STREET TO THE NORTHERN PORTAL OF BOWLING TUNNEL (ON THE BOUNDARY WITH BRADFORD WEST)
- BS/D10.3 TONG STREET CORRIDOR
- BS/D10.4 HUDDERSFIELD ROAD FROM ODSAL TOP TO BRENTFORD ROAD
- BS/D10.5 HALIFAX ROAD FROM ODSAL TOP TO THE CALDERDALE BOUNDARY

Policy D11 Gateway Roads

Gateway Roads are defined on the Proposals Map and are listed below:

- BS/D11.1 M606 FROM BRADFORD BOUNDARY TO THE STAYGATE ROUNDABOUT.
- BS/D11.2 ROOLEY AVENUE FROM THE STAYGATE ROUNDABOUT TO ODSAL TOP.
- BS/D11.3 ROOLEY LANE FROM THE STAYGATE ROUNDABOUT TO GOOSE HILL (ON THE BOUNDARY WITH BRADFORD NORTH).
- BS/D11.4 MAYO AVENUE FROM THE STAYGATE ROUNDABOUT TO MANCHESTER ROAD.
- BS/D11.5 MANCHESTER ROAD FROM ODSAL TOP TO PARKSIDE ROAD.

10.0 Built Heritage and the Historic Environment

Policies BH7 - BH13 Conservation areas

Existing Conservation Areas are defined on the Proposals Map and are listed below:-

- Great Horton
- Lower Wyke
- Queensbury
- Tong

Policy BS/BH15 Historic Battlefields: Adwalton Moor

POLICY BS/BH15 ADWALTON MOOR

DEVELOPMENT AFFECTING THE REGISTERED HISTORIC BATTLEFIELD SITE SHOWN ON THE PROPOSAL MAP WILL ONLY BE PERMITTED WHERE THE PROPOSALS:

- **DO NOT ADVERSELY AFFECT THE HISTORIC, ARCHAEOLOGICAL AND LANDSCAPE INTERESTS OF THE SITE.**
- **DO NOT PREJUDICE ANY POTENTIAL FOR INTERPRETATION OF THE SITE.**

Development on or in close proximity to the site included on the Register will form a material consideration to be taken into account in determining planning applications.

There is scope for interpretation of the area for the benefit of visitors and residents. On site interpretation will need to be carefully considered, as will opportunities for enhanced public access in association with the neighbouring authorities of Kirklees and Leeds.

Policy BH16 Parks and Gardens designated by English Heritage as of national value

The following site is defined as a historic parks and gardens on the Proposals Map

BS/BH16.1 SCHOLEMOOR CEMETERY, LIDGET GREEN, BRADFORD

Policy BH17 Parks and Gardens recognised by the Council as of Local Value

The following site is defined on the Proposals Map:

BS/BH17.1 BIERLEY HALL WOOD, BRADFORD

Policies BH18 - BH19 Sites of Archaeological Value

Within the Area there are a number of archaeological sites and areas which come under the protection of these policies. However because of the potential number of such sites and the continual updating of information and discovery of new sites, it is impractical to show them on the Proposals Map. Up to date records of archaeological sites are found in the County Sites and Monuments Record. An intending developer should ensure that their site is not classified as a Class I, II or III archaeology site or area, and if in any doubt should contact the Council who will advise further on the matter

11.0 Community Facilities

Policy CF1 School Sites

There are no proposals under this policy for Bradford South

Policy BS/CF5 Cemetery Expansion

The following site will be protected for cemetery use as shown on the Proposals Map:

- EXTENSION TO SCHOLEMOOR CEMETERY

Policy CF6 Community Priority Areas

Community Priority areas are defined at:

BS/CF6.1 HORTON GRANGE (Majority In Bradford West)

An area of 19th Century housing west of the City Centre with a population of 10,011, (1991 Census) 32% of whom are children compared to the District average of 21%, with 75% of the area's population from ethnic minorities predominantly South Asia. Overcrowding is suffered by 16.4% of the households (3,320 people).

Some community facilities, including religious facilities, are housed in converted buildings, for example a Hindu Temple. Open space is scarce, with only one playing field of any substantial size, and a 19th Century park on the southern periphery, which is accessible only from part of the area because of a major radial route which bisects the community.

BS/CF6.2 WEST BOWLING (Majority In Bradford West)

A 19th century housing area south of the city centre with a population of 9,492 (1991 Census) of whom 30% are children compared to the District average of 21% with 42% of the population from ethnic minorities predominantly of Pakistani origin. Overcrowding is suffered by 10.1% of the households (2,263 people).

Existing community facilities include premises at New Cross Street, and there are also a number of existing recreation spaces which are protected in the plan. There is very little land for development.

12.0 Open Land in Settlements

Policy OS1 Urban Greenspace

The following areas are defined as Urban Greenspace on the Proposals map.

- BS/OS1.1 HAYCLIFFE HILL, WIBSEY**
Encompasses school and private playing fields, a visually prominent landscape banking and a number of areas of public open space. Area enlarged slightly to the west in line with rear garden fences of recent housing development. Carried forward from the 1998 adopted UDP.
- BS/OS1.2 BRACKENHILL GREAT HORTON**
An important green area carried forward from the 1998 adopted UDP which separates industrial and residential uses, including Brackenhill Park and a dominant linear bank which extends out toward Beckside Road, and is well used by the local community. Revised boundary at the east.
- BS/OS1.3 WIBSEY BANK**
A visually prominent linear landscaped banking stretching between Brownroyd Hill and Bankfoot. Carried forward from the 1998 adopted UDP.
- BS/OS1.4 SOUTH BRADFORD GOLF COURSE, ODSAL**
A large prominent area of visual and recreational open space, including a golf course and woodland carried forward from the 1998 adopted UDP. Land has been taken out between Staithgate Lane and the railway line and redesignated employment land with requirements on the developers of the site to provide landscaping along the key boundaries to reduce impact.
- BW & BS/OS1.5 SCHOLEMOOR CEMETERY**
A large mixed area comprising open countryside, woodland and the cemetery. The majority of the area falls into Bradford West. At Cemetery Road the allocation has been extended across land formerly allocated for housing in the 1998 adopted UDP, now reinstated as allotments (see also BS/CF5).
- BS/OS1.6 BIERLEY HALL WOODS**
Amended area carried forward from the 1998 adopted UDP. A green wedge separating Euroway and Bierley, including mature woodlands, open fields, playing fields and recreation areas. Small areas which were part of the former Bierley Hospital site have been deleted as they are now developed for housing, but the recreation area, playing fields and buffer area next to the M606 motorway are now included.
- BS/OS1.7 WIBSEY PARK**
Carried forward from the 1998 adopted UDP including Wibsey Park, and playing fields around Buttershaw Secondary school.
- BS/OS1.8 HAROLD PARK, LOW MOOR**
An open area separating Low Moor and Woodside, including the mature gardens of Harold Park, playing fields and Woodside cemetery. Carried forward from the 1998 adopted UDP.
- BS/OS1.9 WILSON ROAD, WYKE**
Centred on the prominent ridge at the eastern edge of Wyke above Low Moor. A former clay pit, the majority of which has now been reclaimed and planted with trees. The area also includes Victoria Park, playing fields and Low Moor Beck.

- BS/OS1.10 WEST END, QUEENSBURY**
New proposal. An important area close to the centre of the town, crossed by footpaths and involving the cemetery, playing fields around the secondary school and children's play area at Deanstones Lane.
- BS/OS1.11 TOADHOLES BECK, OAKENSHAW**
Existing proposal, formerly part of the larger urban greenspace designation extending across the south Bradford golf course, sandwiched between heavy industrial development and the village of Oakenshaw. This is a narrow valley, which is important locally for wildlife and recreation and comprises steep wooded slopes and a series of ponds/wet habitat areas. A number of footpaths cross the site and there are proposals for improved cycle access through.

Policy OS4 New Recreation Open Space and Playing Fields

Existing Recreation Open Spaces and Playing Fields (0.4 hectares and above) are defined on the Proposals map and protected under policies OS2 and OS3. The following additional allocations are protected under OS4:

Recreation Areas

- BS/OS4.1 LAND TO THE SOUTH EAST OF HOUSING DEVELOPMENT OFF DENBROOKE AVENUE, HOLMEWOOD**
New recreation area to be laid out as part of the housing development.
- BS/OS4.2 WESTWOOD HOSPITAL SITE**
Open space and woodland set aside from the development and maintained by the Council.
- BS/OS4.3 BRAFFERTON ARBOR, BUTTERSHAW**
Land identified by Royds as open space, to be laid out for children's play.
- BS/OS4.4 BUTTERSHAW DRIVE, BUTTERSHAW**
Land formerly identified for housing development in the 1998 adopted UDP. Redesignation following change of other land proposals in the vicinity. Site is well located and served by pedestrian routes and will make a more central area of open space in an area of anticipated change.
- BS/OS4.5 ROYDS MILLENNIUM GREEN**
Land at The Avenue where Millennium Green status has been given.
- BS/OS4.6 BISHOPDALE HOLME, BUTTERSHAW**
Formerly identified for housing development in the 1998 adopted Plan. The site is unsuitable for housing given levels and which Royd's have identified as informal open space.
- BS/OS4.7 MANOR ROW, LOW MOOR**
Land formerly identified for housing use in the 1998 adopted UDP. The site forms part of a larger area of open space and highway verge and is of value to the local community.
- BS/OS4.8 WOODSIDE ROAD, WYKE**

Playing Fields

BS/OS4.9 **NORTHSIDE ROAD, LIDGET GREEN**

Private cricket ground used informally for recreational purposes, and located in a densely populated area. Site was formerly identified as a housing site following a historic planning approval, which has since expired.

Policy OS6 Allotments

Existing allotments carried forward from the 1998 adopted Plan are defined on the Proposals Map. Additional allocations are as follows:

BS/OS6.1 **NECROPOLIS ROAD, CEMETERY ROAD, SCHOLEMOOR**

Former housing site in the 1998 adopted UDP now retained for allotment's use. The allotments allocation on land immediately north has been deleted in favour of an extension to the Scholemoor cemetery, see Policy BS/CF5.

13.0 Green Belt

Policy GB1 Green Belt

The functions of the Green Belt are outlined in the Policy Framework and its boundaries are defined on the Proposals Map.

Policy GB3 Infill Villages

The boundary of the following infill village is defined on the Proposals Map

BS/GB3.1 **TONG**

14.0 The Natural Environment and Countryside

Policy NE3 Landscape Character Areas

The following Character Areas fall within this constituency

1. TONG

General Description

Tong Valley is a pleasant, green, relatively well wooded, and gently undulating, lowland landscape in between the Leeds and Bradford conurbations. In general it is an enclosed landscape with a ring of estate and high rise flat developments featuring on distant skylines. Leafy lanes cross the large, hedgerow-bound, pasture fields, connecting the historic, and unspoilt, village of Tong with the surrounding urban areas.

The Tong Valley exists as an island of relatively static, rural countryside in the middle of the busy and expanding urban settlements of Bradford, Pudsey, Birkenshaw, Gilderstone, and Drighlington. The dramatic contrast between these two types of landscape serves to emphasise the historic character and tranquillity of Tong Valley. However, the proximity of the urban areas also threatens the integrity of this unit of countryside through continual pressures to develop the land at the edges, and the subsequent long term effects on the viability of the farms.

Urban pressures, and the increasing isolation and fragmentation of the farmland, has resulted in a gradual deterioration of the landscape condition. Marginal neglected pasture occurs close to the Holmewood estate, and cases of roadside tipping exist throughout the area.

The Tong Valley is perceived as being continuous with other small pieces of countryside which fringe the above settlements; and this character area should be considered as part of this wider unit of landscape.

Key Landscape Elements

- Woodlands
- Gently sloping large pasture fields
- Narrow tree-lined, leafy lanes
- The village of Tong
- Small streams

2. SOUTH BRADFORD

General Description

South Bradford is an urban fringe landscape where motorway traffic and massive brightly coloured distribution centres abut traditional stone farmsteads and hedgerow bound pasture. It contains a wide range of different land uses within a relatively small area but is, in general degraded and fragmented by pockets of urban/industrial development which have weakened its character. The landscape is an open, gently rolling lowland, typical of the Yorkshire Coalfield landscape and has few characteristics which could be applied over the whole area because of its variability.

The South Bradford character area is heavily influenced by its proximity to Bradford, consisting of the land left between the extent of the Bradford urban core and the Bradford District boundary. Although it is split in two by the settlements of Wyke and Low Moor, in fact the landscape of South Bradford is perceived on the ground as being continuous with the wider area of degraded, fragmented landscape that exists between the Halifax, Huddersfield, Leeds and Bradford conurbation. Clearly the landscape doesn't conform to administrative boundaries and it is especially important in this case to consider the character area as part of this wider unit of landscape.

South Bradford contains the M606, the spur of the motorway that links Bradford to the M62, and therefore the M1. In this way, this character area is the gateway between Bradford and the rest of the country; its current character is dominated by the consequences of its role as a 'transport link'

South Bradford primarily consists of enclosed pasture and industrial corridor landscape types with some smaller areas of parkland and a wooded valley near Royds Hall. The character area also contains the settlement of Oakenshaw.

Key Landscape Elements

- The M606 motorway
- Undulating pasture fields enclosed by hedges
- Golf courses
- Industrial development
- Woodland belts around Royds Hall Estate

3. THORNTON/QUEENSBURY

General Description

Thornton/Queensbury is an area of relatively high, but settled land sloping east towards the centre of Bradford from the uplands of the South Pennines. It is an exposed landscape with scattered tree cover, mainly in the small interconnecting valleys. In contrast to Wilsden whose settlements nestle into the plateau landscape, the main settlements here are superimposed on the upper slopes. Although Thornton/Queensbury is an area of traditional pasture dominated landscape with scattered farmsteads, its character has been urbanised by a proliferation of pylons marching across the landscape. The farm units are often supported by the dual economy system, whereby the marginal agricultural infrastructure is supplemented by other land uses such as haulage, storage of materials and riding stables. Unique to the character of Thornton/Queensbury is the way the landform dips steeply and falls away towards Calderdale along its southern boundary.

This character area is located to the west of Bradford City centre forming the urban fringe between the urban core of Bradford and the moorlands of the Pennine Upland; it also forms part of the district boundary with Calderdale.

The character area is bounded to the east by the urban core of Bradford and to the south by Calderdale. The Pennine Upland character area forms a short boundary to the west and the Wilsden character area forms the northern boundary. The Wilsden boundary is perhaps the most difficult to differentiate as the landform gradually changes from an intimate, bowl shape to the more convex, pylon dominated landscape; this is a gradual transition.

The majority of the Thornton/Queensbury character area is approximately 60% dominated by mixed upland pasture, with small proportions of upland pasture (10%) and parkland (5%) to the west of the area in close proximity to Denholme and two small areas of wooded valley (5%) north and south of the settlement of Queensbury. Settlements account for about 20% of the character area.

Key Landscape Elements

- Pasture dominated, gritstone walls
- Pylons
- Skyline settlement
- Dense network of roads
- Long dip slope east towards Bradford
- Dense network of roads
- Scattered tree cover, mainly in the valleys

Policy NE7 Sites of International Importance

There are no proposals under this policy in Bradford South.

Policy NE8 Sites of Special Scientific Interest (SSSI's)

There are no proposals under this policy in Bradford South.

Policy NE9 Site of Ecological and Geological Importance (SEGI) and Regionally Important Geological Sites (RIG's)

BS/NE9.1	BLACK CARR WOOD	30.10 ha
BS/NE9.2	HORTON BANK RESERVOIR Site of geological importance	
BS/NE9.3	ROYDS HALL BECK Site of geological importance	

Policy NE9 Sites of Local Nature Conservation Importance - Bradford Wildlife Areas (BWA)

	SITE Main Habitat	BWA Ref:
BS/NE9.4	BIERLEY WOODS Woodland	BWA 002
BS/NE9.5	BRACKENHILL URBAN LANDSCAPE AREA (ULA) Amenity site	BWA 125
BS/NE9.6	BULLGREAVE BECK (part in Bradford West) Wildlife corridor	BWA 106
BS/NE9.7	FARFIELD AVENUE, BUTTERSHAW Amenity site	BWA 128
BS/NE9.8	HORTON BANK COUNTRY PARK Amenity site	BWA 129
BS/NE9.9	JUDY WOODS Woodland	BWA 026
BS/NE9.10	KIT WOOD, TONG Woodland	BWA 027
BS/NE9.11	LITTLE MOOR PARK, QUEENSBURY Amenity site	BWA 132
BS/NE9.12	ODSAL WOOD Woodland	BWA 033
BS/NE9.13	PARK WOOD, TONG Woodland	BWA 038

	SITE Main Habitat	BWA Ref:
BS/NE9.14	RAILWAY TERRACE/RAW NOOK Amenity site	BWA 134
BS/NE9.15	SHIBDEN HEAD Woodland	BWA 043
BS/NE9.16	TOAD HOLES BECK Amenity site	BWA 137
BS/NE9.17	WIBSEY BANK URBAN LANDSCAPE AREA (ULA) Amenity site	BWA 138

The following site is also protected as a Bradford Wildlife Area:

BUTTERHAW MILL DAM Wetland.	BWA 084
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This site is not included in the above list or shown on the proposals map because it is under 0.4 Hectares - the minimum size for showing sites on the plan.

A plan of the site, and of all the Bradford Wildlife Areas (BWA), can be found in a separate document, available at all Planning Offices in the Bradford District.

Policy NE13 Wildlife Corridors

The Nature Conservation Strategy for Bradford, Nature and People, recognises the value of wildlife corridors to provide habitat links and migration zones. Wildlife corridors are identified on the supplementary proposals map. The topography of the Bradford District suggests that valleys, rivers, canal and watercourses, as well as disused railway lines, often with associated wooded margins, form the main linear wildlife habitats for foraging and migration.

15.0 Natural Resources

Policy NR 5 Areas of Search

The Plan identifies the following Areas of Search for crushed rock, sand and gravel. This has been identified using geological information and major constraints (Special Protection Area/Sites of Special Scientific Interest, urban area and primary road network). Planning applications within these areas will be considered on its merits against the Policies within the Plan.

BS/NR5.1 MOUNTAIN, QUEENSBURY
(A small amount falls within the Bradford West constituency).

BS/NR5.2 CATHERINE STREET, QUEENSBURY

16.0 Pollution Hazards and Waste

Policy P3 Hazardous Installations

Sites designated under the Control of Major Accident Hazards (Planning) Regulations 1999 (COMAH)* :

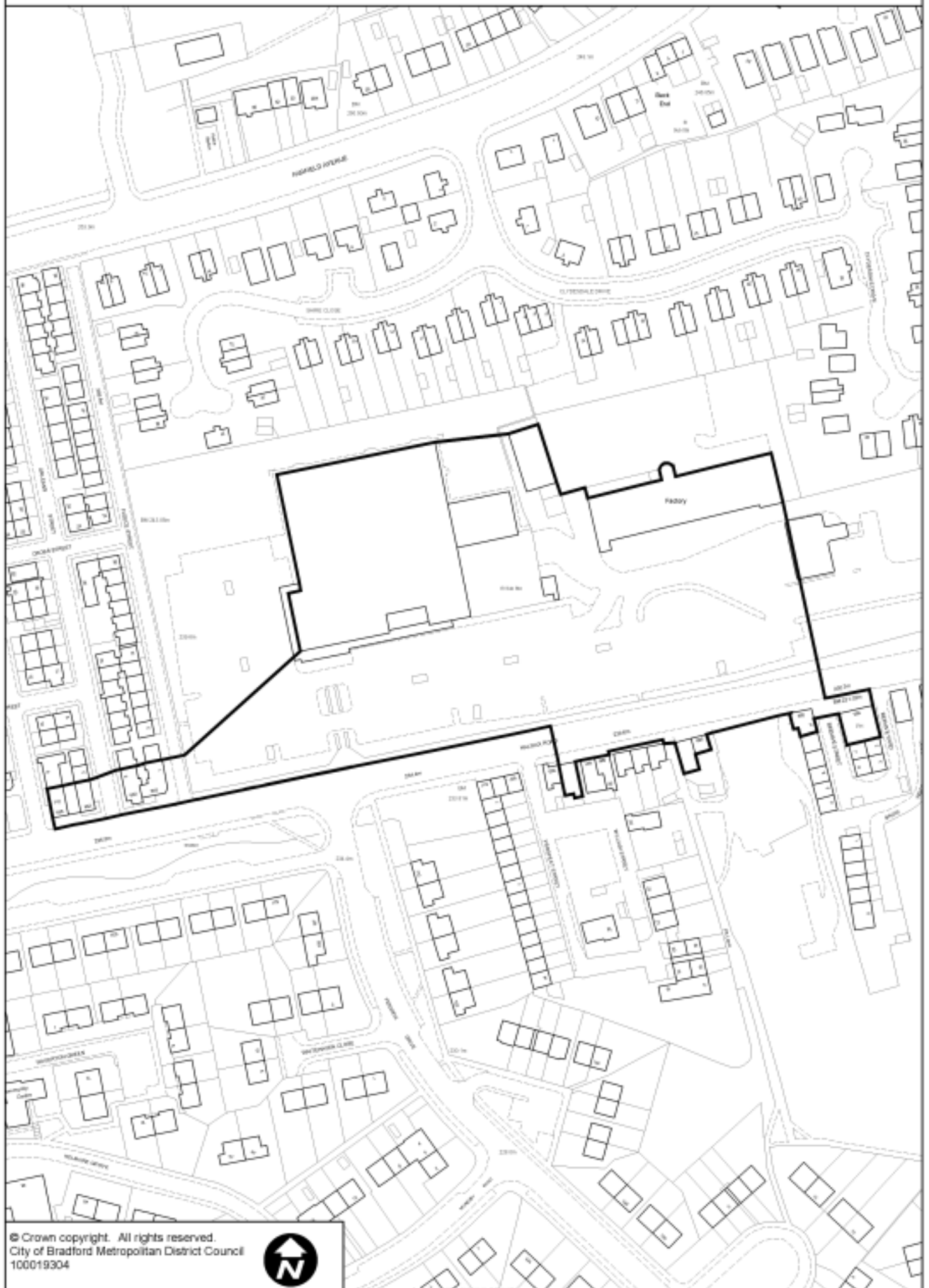
- | | |
|---------|---|
| BS/P3.1 | A H MARKS, WYKE LANE, WYKE
(MAP REF: SE164272) |
| BS/P3.2 | CIBA SPECIALITY CHEMICALS, CLECKHEATON ROAD, LOW MOOR
(MAP REF: SE163283) |
| BS/P3.3 | COALES & SON, 21 COMMONDALE WAY, EUROWAY TRADING ESTATE,
BRADFORD
(MAP REF: SE170283) |
| BS/P3.4 | ELLIS AND EVERARD (UK LTD), HOLME LANE, BRADFORD
(MAP REF:SE195303) |

**(Sites as of April 2002)*

APPENDIX 1

Local Centres

10. BUTTERSHAW



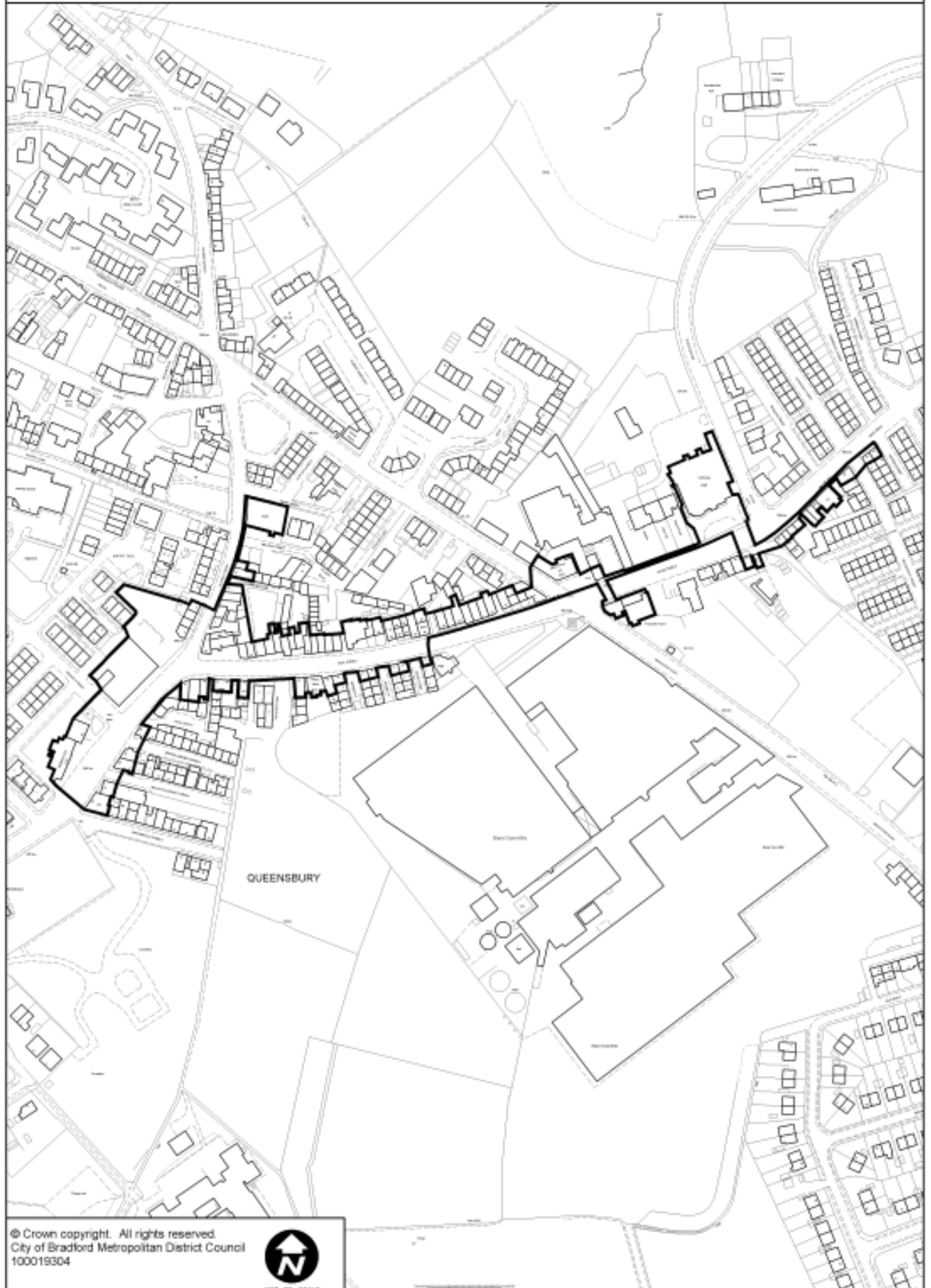
11. HOLMEWOOD



13. MARSHFIELDS



14. QUEENSBURY



15. WIBSEY

