

MATTER 6D – SUB-AREA POLICIES – SOUTH PENNINE TOWNS & VILLAGES

- 6.1 **Housing and Economic Growth:**
- a. **Is there sufficient evidence to justify the proposed strategy for new development in the South Pennine Towns & Villages, including the specific Local Growth Centres and Local Service Centres identified, including the need for both significant and some local Green Belt changes, and is the policy effective, positively prepared, deliverable, soundly based and consistent with the latest national guidance (NPPF/PPG)?**
 - b. **Has the Policy properly considered the impact of new development on meeting Bradford’s housing needs, use of brownfield land, impact on the landscape and moorland setting and heritage/tourist assets, balance between housing and employment land, and infrastructure requirements?**

I Introduction

- 1.1 The comments set out below relate to solely with the impact which the scale of housing growth in this area might have upon the historic environment.
- 1.2 The level of growth proposed for Haworth could harm elements which contribute towards its character and landscape setting. The margin of flexibility between the total amount of housing identified in the SHLAA and the figure given for Haworth in the Core Strategy does not appear to be sufficient to have confidence that the level of housing proposed can be delivered in a manner which is consistent with the conservation of the settlement’s historic environment.
- 1.3 As a result, the Council has not demonstrated that:-
 - (i) The scale of housing growth proposed at Haworth is compatible with either national policy guidance or the plan’s own Policies for the protection of the historic environment, or
 - (ii) Given the need to safeguard those elements which contribute to the special architectural or historic interest of the Conservation Area including its landscape setting, that the quantum of development that that is set out for Haworth is actually deliverable

2 The importance of Haworth

- 2.1 The Local Plan recognises the important role which tourism makes to the economy of the District. Due to the international popularity of the Brontes, the

village of Howarth is one of Bradford's most important tourist attractions. The heart of Haworth is a Conservation Area which contains over 80 Listed Buildings and a significant number of others which contribute greatly to the village's character. Haworth Conservation Area has a chaotic but cohesive charm: buildings of different size, types and age are set at different angles and distances from the street, but are nevertheless united by their level of preservation and by the colour of the stone from which they are built. The village climbs the side of a steep hill and, behind it, stretching to the Pennine watershed, rise the moors so beloved of the Bronte sisters.

3 The proposed level of housing growth around Haworth

- 3.1 Policy PNI proposes that 500 residential units be accommodated within the Haworth area. Whilst this figure is 195 dwellings less than the trajectory total given in the SHLAA, nonetheless, one of the largest sites identified in the SHLAA as being potentially suitable for housing (which the SHLAA anticipates could accommodate 112 dwellings) appears poorly related to the form and setting of the village (a key element of its character) and another of the sites (capable of providing some 38 dwellings) lies within an area identified in the *Haworth Conservation Area Assessment* as being a Key Open Space.
- 3.2 Assuming that the sites which could harm the setting of the village and the character of its Conservation Area are not allocated, this means that even were every other housing site identified in the SHLAA to be allocated, there would only be a margin of flexibility of 45 dwellings between the total amount of housing which could potentially come forward in the SHLAA and the total for Haworth which is set out in Policy Sub Area Policy PNI.
- 3.3 In addition, two sites identified in the SHLAA lie within the Haworth Conservation Area. Whilst not on sites specifically identified in the Conservation Area Appraisal as being Key Open Spaces, nonetheless, one includes a Grade II Listed Building and the other a group of trees which the Conservation Area Appraisal has identified as being important. This may present a further constraint upon the potential amounts of housing available from the Haworth area.
- 3.4 The margin of flexibility between the total amount of housing identified in the SHLAA and the figure given for Haworth in Policy PNI does not appear to be sufficient to have confidence that the level of housing proposed can be delivered in a manner which is consistent with the Plan's Policies for the conservation of the historic environment..
- 3.5 Consequently, it is considered that Sub Area Policy PNI, insofar as it relates to Haworth is unsound because the Council has not demonstrated that the scale of housing proposed in this area is compatible with either national policy guidance or the plan's own Policies for the protection of the historic environment.

- 3.6 In terms of this proposal, the Council has not demonstrated that:-
- (i) The scale of housing proposed at Haworth is compatible with either national policy guidance or the plan's own Policies for the protection of the historic environment, or
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4 Conclusions

- 4.1 The Council has failed to demonstrate that the scale of housing at Haworth would safeguard those elements which contribute to the special architectural or historic interest of the Conservation Area including its landscape setting,.

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