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Planning. Design. Economics.

Burley in Wharfedale:

A Sustainable Development Location

CEG Land Promotions Limited

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1.0 Introduction

Report Purpose

- 1.1 The purpose of this report is twofold. Firstly, it provides an assessment of the sustainability credentials of Burley in Wharfedale, against the social, economic and environmental principles of sustainable development as set out in paragraph 7 of the National Planning Policy Framework.
- 1.2 Secondly, the report provides a comparison of Burley in Wharfedale with the local growth centres and local service centres as proposed by Policy SC4 of the Core Strategy (Publication Draft, February 2014) (ref. SD/001). This is undertaken in the context of Burley in Wharfedale's proposed reclassification to a Local Service Centre in the Core Strategy Publication Draft.
- 1.3 This analysis draws together information from a variety of sources in the Council's evidence base, including:
- Bradford Growth Assessment (2013) (ref. EB/037) ;
 - Bradford Settlement Study Update (2011) (ref. EB/040/041/042);
 - Open Space and Recreation Study (2006) (ref. EB/047);
 - Retail & Leisure Study (2013 Update) (ref. EB/034);
 - Local Infrastructure Plan (2013 Update) (ref. EB/044);
 - Strategic Housing Land Availability Assessment (2013) (ref. EB/049);
 - Strategic Housing Market Area Assessment (2010) (ref. EB/050/051/052/053);
 - Employment Land Review Update (2011) (ref. EB/027),
 - District-wide Transport Study in Support of the Core Strategy (2010) (ref. EB/039);
 - Landscape Character Supplementary Planning Document: Volume 8: Wharfedale (2008);
 - Renewable and Low Carbon Energy Capacity Study for Yorkshire & Humber (2011) and;
 - Affordable Housing Economic Viability Assessment (2011) (ref. EB/023/024/025)

Report Structure

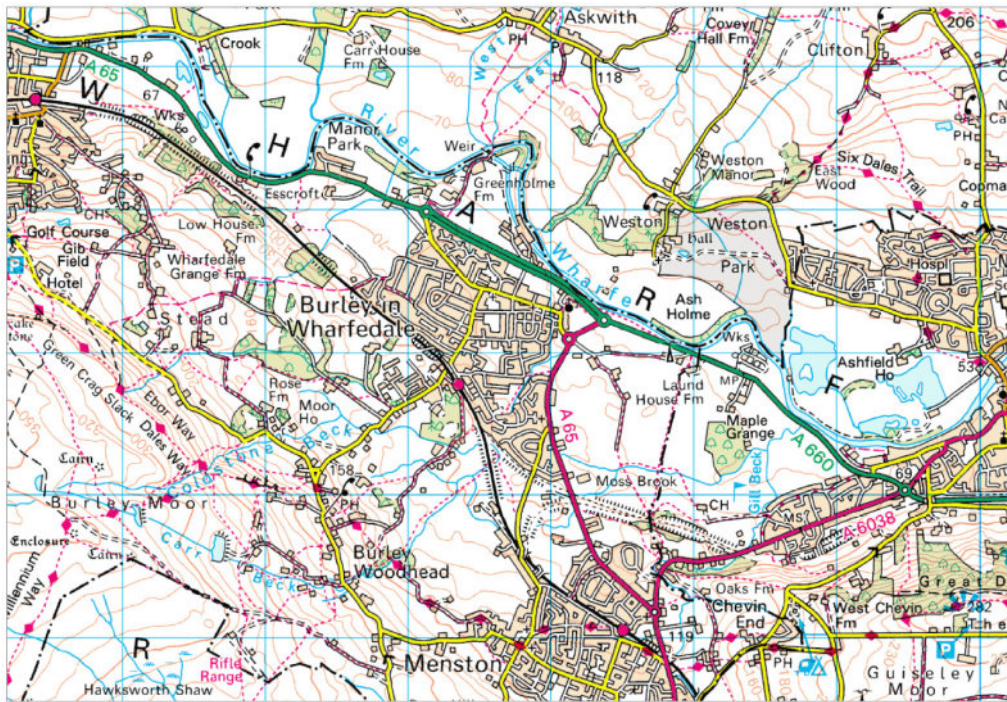
- 1.4 The remainder of this report is structured as follows:
- Section 2- considers the social role of Burley in Wharfedale including its population and social structure; its provision of community facilities, open space, shops and services; its transport, utilities and telecom infrastructure and; its relationship with housing supply and demand
 - Section 3- considers the economic role of Burley in Wharfedale;

- Section 4- considers the environmental role of Burley in Wharfedale, including an assessment of its Green Belt; landscape; historic environment; flood risk; renewable energy; environmental hazards and contamination and; nature conservation.
- Section 5- provides a comparison of Burley in Wharfedale with the local growth centres and local service centres defined in the Core Strategy Publication Draft.
- Section 6- provides conclusions.

Settlement Context

- 1.5 Burley in Wharfedale is a village, situated in Wharfedale, which exists to the northern edge of Bradford District. It is located on the A65, between Ilkley (5 km to the west) and Otley (4 km to the east), adjacent to the River Wharfe. It is also located on the Wharfedale railway line with regular services to the principle town of Ilkley and to Bradford and Leeds.

Fig. 1.1: Location Map



- 1.6 Burley has seen consistent growth over the past 150 years making it the thriving community that it is today. In 1995, the village benefitted from the development of a bypass, which has created a natural northern boundary to the village. More recently, development of the village has been focused to the north and west of the historic core of the village, which has seen the development of land between the bypass and the Wharfedale railway line.

2.0

Social Role

Population and Social Structure

The population of Burley in Wharfedale is 6,247 people (Census 2011), comprising 2,613 households (Mosaic, 2013). Table 2.1 shows how the village has seen consistent population growth over the last 150 years:

Table 2.1 Population Growth

	Population
1855	1,984
1901	3,310
2001	5,735
2011	6,247

Source: Census

2.1

It is expected that the population of Burley in Wharfedale will continue to grow and bring with it demand for new housing and community facilities. Indeed, the Council's Growth Assessment (November 2013) (ref. EB/037) notes that whilst Burley has a very high percentage of elderly residents, *"there has been a recent trend of young families being attracted to the area due to accessibility to jobs"*. These trends have helped Burley in Wharfedale prosper as a socially diverse and sustainable community.

2.2

The Bradford Ward Economics Profiles outlines that the Wharfedale Ward, in which Burley is located, is the least deprived of the 30 wards within the district.

Community Facilities & Open Space

2.3

Burley has excellent representation in terms of social and community facilities. Its key assets are set out in Table 2.2, below:

Table 2.2 Community Facilities

Primary Schools	
Burley and Woodhead Primary School	Sandholme Drive
Burley Oaks Primary School	Langford Lane
GP Surgeries	
Grange Park Surgery	Grange Road
Dentist Surgeries	
Hicks	Station Road
Pharmacies	
Cohens Chemist	Main Street
Post Offices	
Burley in Wharfedale Post Office	Station Road
Libraries	
Burley in Wharfedale Library	Grange Road
Community Centres and Halls	
Queens Hall	Main Street
St Mary's Parish Centre	Station Road

- 2.4 Given the village's excellent road and rail accessibility, the residents of Burley in Wharfedale are also very well placed to access the facilities of adjoining settlements such as Otley and Ilkley. For example, whilst Burley in Wharfedale does not have a secondary school, students have the option to apply for Ilkley Grammar School and it is noted there are longstanding proposals to facilitate a new/larger secondary school in Ilkley, which would serve all of the Wharfedale settlements. This is recognised within Part B of draft Policy WD1. Similarly, the nearest police station and fire station are located within close distance at Ilkley, with the nearest hospitals located at Steeton and Otley.
- 2.5 Burley in Wharfedale benefits from a range of open spaces and recreational facilities, which are set out in Council's Open Space and Recreation Study 2007 (ref. EB/047). These are summarised in the Settlement Study Update (October 2011) (ref. EB/042), as follows:

Table 2.3 Open Space and Recreational Facilities in Bradford NW

Facilities	Provision
Parks & Garden	<ul style="list-style-type: none"> Burley Grange Park lies centrally within this settlement
Amenity Green Space	<ul style="list-style-type: none"> Figures for the Shipley constituency indicated that there are 101 sites, totalling over 92 ha, along with a further 22 green corridor sites No gaps have been identified within this settlement
Play Areas	<ul style="list-style-type: none"> Within the Shipley constituency area there are 49 play areas. Within the settlement a children's play area is formally laid out in Grange Park A minor gap in provision has been highlighted within this settlement
Allotments	<ul style="list-style-type: none"> Extensive allotments are located to the west of Woodhead Beck in the southern part of the settlement No gaps have been identified in Burley in Wharfedale
Civic Spaces	<ul style="list-style-type: none"> There are no civic spaces (hard surfaced areas designed for pedestrians) in this settlement
Playing Pitches	<ul style="list-style-type: none"> The study identifies minor shortfalls across the district for football, cricket, rugby league and union pitches However, within the settlement, playing pitches are located at Scalebor Park, Moor Lane; adjacent to the Burley Bypass; and at each of the primary schools. A cricket ground with pavilion is located to the south of Grange Road. Tennis grounds are located to the south of Grange Road, adjacent to the cricket ground.
Cemeteries	<ul style="list-style-type: none"> God's Acre Cemetery serves this settlement The study identifies a gap in cemetery provision

Source: Settlement Study Update (2011), adapted from the KPP (2007) Open Space & Sport Recreation Study

2.6 Table 2.3 demonstrates that Burley has a good variety of open space and recreational facilities available to its residents, with no significant gaps in provision identified by the Council's audit. Notwithstanding this, it is noted that the Settlement Study Update identifies limited leisure and recreation facilities and activities available for young people.

2.7 As acknowledged on page fifteen of the Council's Growth Assessment, new development in the village could facilitate the provision of new open space in Burley in Wharfedale or, through planning obligations, potentially improve

existing facilities. As part of this, there would be opportunity to provide new facilities which cater more towards the needs of younger people.

Retail & Services

2.8 Burley in Wharfedale's retail and service offer is focused primarily towards serving the needs of its local residents.

2.9 The Council's 2013 Retail and Leisure Study (ref. EB/034) notes that Burley in Wharfedale has a total retail floorspace of 4,329 sqm, with around 36 traders present within the village (comparing to a district average of 3,459 sqm for a local centre). The Retail and Leisure Study describes that whilst the centre is dominated by leisure services, together with a number of public houses and takeaways, there is also a Post Office, several convenience stores and a pharmacy. Since the 2013 Retail Study was undertaken, a 2,000 sqft Co-op store has also opened on Main Street.

2.10 The diversity of Burley in Wharfedale's retail uses is shown, spatially, in the appended map (see Appendix 1) and compared to national and district averages as follows:

Table 2.4 Diversity of Use (Outlets)

Use	Burley in Wharfedale		Bradford Local Centre Average	UK Local Centre Average
	No.	%	%	%
Convenience	8	22.2%	13.6%	10.8%
Comparison	4	11.1%	19.2%	28.3%
Retail Service	8	22.2%	24.1%	16.3%
Leisure Service	11	30.6%	28.3%	22.6%
Financial / Business Service	3	8.3%	5.4%	11.1%
Vacant	2	5.6%	9.4%	10.7%

Source: Adapted from 2013 Retail & Leisure Study. UK Local Centre Average based on Goad July 2012 figures

2.11 Table 2.4 demonstrates that Burley in Wharfedale operates as a very healthy and sustainable local centre, with a good range of shops and services available, as well as a ratio of vacancies below the national and district averages.

- 2.12 Whilst from Table 2.4 it can be seen that Burley in Wharfedale's comparison retail offer is below the national and district averages, this is explained by Burley's good rail and road links to the larger centres of Ilkley and Otley, as well as the major centres of Bradford and Leeds, where the comparison retail offer is significantly more extensive.

Transport

- 2.13 Burley in Wharfedale benefits significantly from its location on the Wharfedale Line, with a station located on Station Road providing links to Bradford, Leeds and Ilkley. As shown in Appendix 2, services to these destinations are very regular; during Monday to Saturday, daytime services run to/from Leeds and Bradford twice per hour and there are four services every hour to Ilkley. Appendix 2 also shows that four trains run to Leeds during the peak a.m. hour (8:05; 8:13; 8:23 and; 8:48).
- 2.14 The Wharfedale Line has seen significant investment including its electrification in 1994/1995 and the provision of additional services and rolling stock over the last few years. In addition, a free wifi service has now been made available on all trains. The Transport Secretary, Patrick McLoughlin, confirmed in May 2014 that the Government remain committed to investing in the railway network, including the spending of £38.5 billion by Northern Rail who operate the Wharfedale Line. This puts the trainline in a very good position to be able to accommodate potential new capacity in the future.
- 2.15 The village also benefits from excellent transport links, being located adjacent to the A65 by-pass from Otley, providing road links to Leeds and Ilkley. Since its opening in 1995, the by-pass has allowed Burley in Wharfedale to grow as a settlement, without the additional traffic associated with this growth becoming a constraint.
- 2.16 Given its excellent rail links, it is, perhaps, unsurprising that there is not a high frequency 10 minute bus route / corridor within the village. Nonetheless, Appendix 3 shows how Burley in Wharfedale is served by the 962, X52 and X84 bus routes. These connect the village with a variety of destinations which are not directly served by the train line, including Harrogate, Skipton, Otley and Addingham. Appendix 3 shows how the X84 provides daytime bus services to/from Leeds twice per hour. This route is one of the most popular in Burley in Wharfedale and First Travel, who operate the service, has recently invested £5 million in a new fleet of eight, low-emission double decker buses which include leather seats and air conditioning.

Utilities & Telecoms

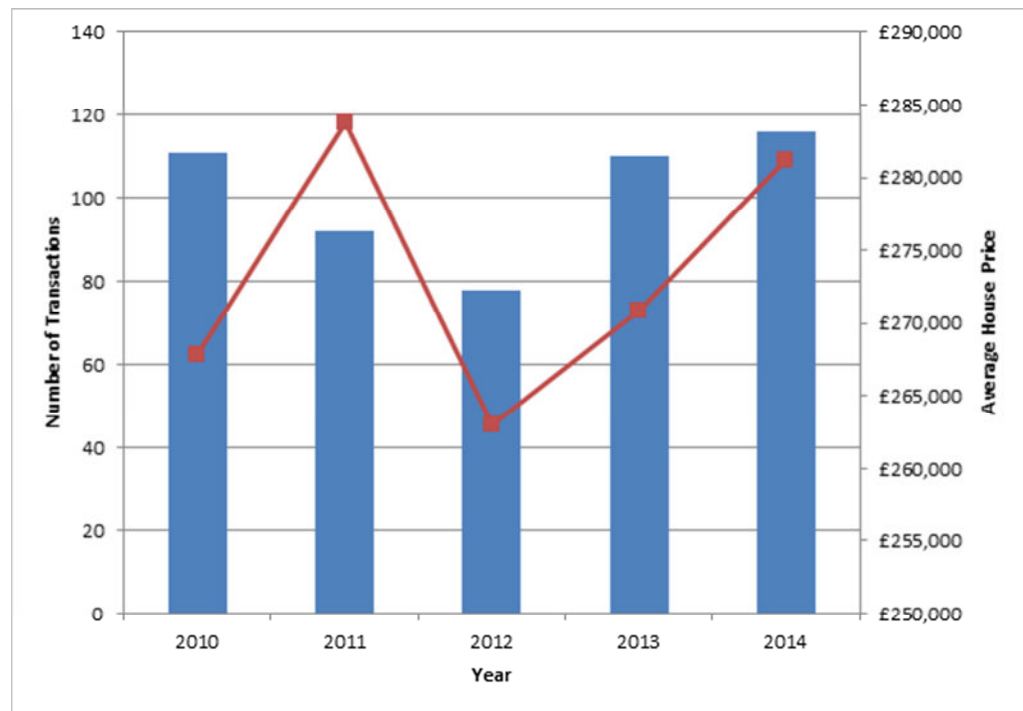
- 2.17 The Local Infrastructure Plan (October 2013 Update) (ref. EB/044) identifies that there is existing strategic electricity and gas capacity. It notes, however, that local infrastructure may be required in the medium to long term. It further notes that Wharfedale is adequately served by broadband services and it is understood that fibre optic connections are now available to residents.

Housing Supply and Demand

- 2.18 In terms of housing land supply, the 2013 SHLAA (ref. EB/049) confirms that within Burley in Wharfedale, there is potential development land available to accommodate up to 1,094 dwellings. All of this is capable of being delivered in the Plan period.
- 2.19 Para. 4.27 of the Strategic Housing Market Area Assessment (2013 Update) (ref. EB/050) describes how demand for housing generally matches supply in Wharfedale but there remains to be a shortfall in terms of detached properties. The 2013 Growth Assessment (EB/037) comments that:
- New dwellings at Burley in Wharfedale has the potential to address the settlement's identified housing needs and demand. New housing would help support the local village centre and help facilitate a new park and ride which would benefit both existing and new residents. New housing also has the potential to provide new community facilities such as open space. However, development which is not proportionate to the existing settlement may affect the settlement's existing character.*
- 2.20 Fig. 2.1, below indicates how over the last five years, both a steady number of house buying transactions and a stable fluctuation in house prices, demonstrate that Burley in Wharfedale remains to be an attractive and popular place to live. Fig. 2.1 shows that the average house price amongst house buying transactions from the last five years can be seen to be £273,340. This is significantly greater than the current average house price for England and Wales which currently stands at £177, 766¹.

¹ Land Registry House Price Index December 2014 (Release date: 29th January 2015).

Fig. 2.1 Average House Prices and Number of Transactions in Burley in Wharfedale over the last five years



Source: HM Land Registry (2010-2014 data)

- 2.21 The popularity of Burley in Wharfedale as a housing destination is further demonstrated by the 2013 Growth Assessment (EB/037) reporting that long term housing vacancy rates are only 2.5%. This is around the minimum level that will still allow a functioning housing market, the preferred being approximately 3%. This compares very favourably against the district average of 3.9%.
- 2.22 There are 2 primary schools in Burley. Burley and Woodhead Primary School is a Church of England 1 form entry school which Ofsted rates as Good. Burley Oaks Primary School is a 2 form entry school which is rated by Ofsted as Outstanding. Good quality primary schools are attractive to families and a key factor for many when choosing a location to live. CEG are offering an additional 1 form entry Primary School which would provide for up to an additional 887 new homes in the village. The number of houses in the village would need to grow significantly to some 5000 if it was to support a 6 form entry secondary school in the village².
- 2.23 The Core Strategy identifies that Wharfedale should provide for 30% affordable housing – the highest in the Plan area. The viability of this has been tested in the Viability Assessment report (EB046) and given that Burley is located in value band 1 applying this rate does not compromise the viability of the range of family housing based schemes tested.

² The calculator used to assess this is 0.24 primary pupils and 0.18 secondary pupils per house.

2.24

As stated above, Burley benefits from being identified in value band 1 by the Council's Viability Assessment (EB 046) meaning that policy-on costs can largely be accommodated and schemes remain viable within this area.

3.0 Economic Role

- 3.1 For a settlement of its size, the economic role of Burley in Wharfedale is significant, with the Council's Growth Assessment (ref. EB/037) identifying a working population of 8,293 people in the Wharfedale Ward.
- 3.2 Para. 5.5.9 of the Settlement Study (ref. EB/042) describes how there are two significant employers located in Burley in Wharfedale, as well as one just outside of the settlement. This is in addition to the employment opportunities associated with the village's strong retail and services offer.
- 3.3 In addition, Burley in Wharfedale is a popular commuter settlement and has a high level of out-commuting, including to the major centres of Leeds and Bradford. Primarily, this is facilitated by the settlement's access to the Wharfedale Railway Line. The Council's 2010 District Wide Transport Study (ref. EB/039) describes how the commuter settlement role of Burley in Wharfedale could potentially be enhanced through new housing development facilitating the provision of Park & Ride facilities. In turn, it notes that this could provide sufficient demand for additional service provision on the Wharfedale Railway Line.
- 3.4 The 2013 Growth Assessment (ref. EB/037) describes Burley in Wharfedale as having a high level of entrepreneurship and that in 2011 the Wharfedale Ward had a new start up rate of 133 starts per 10,000 adults. This is described as being well above the District rate of 100 starts. Whilst there is only limited employment land in Burley in Wharfedale, para. 6.3.8 of the Council's Employment Land Review Update (2011) (ref. EB/027), notes that:
The provision of work/live units and graduation space could support the successful small businesses and niche industries located in these areas. This is already the location of a number of small business owners and would take advantage of entrepreneurship opportunities in Wharfedale and Airedale.
- 3.5 To this end, the employment role of Burley in Wharfedale has the potential to be significantly enhanced in the future. In turn, this would strengthen the sustainability of Burley in Wharfedale even further, with the potential for a stronger local economy with increased opportunities for residents to both live and work within the same settlement.

4.0 Environmental Role

Green Belt

4.1 Whilst Green Belt surrounds the entirety of Burley in Wharfedale, the Publication Draft Core Strategy (ref. SD/001) acknowledges that Green Belt releases will be required in order to meet objectively assessed housing needs. To this end, draft Policy WD1 acknowledges that Green Belt release will be required in Burley in Wharfedale.

4.2 Page 11 of the Council's 2013 Growth Assessment (ref. EB/037) describes how the designated Green Belt in Burley in Wharfedale *"provides a limited contribution to the role of the West Yorkshire Green Belt"*.

4.3 Notwithstanding the above, it is also acknowledged in the Growth Assessment (ref. EB/027) that the Green Belt plays a more localised role in helping to prevent coalescence between Ilkley, Otley and Menston, as well as smaller villages such as Burley Woodhead. Both Wharfedale Railway Line and the A65 bypass both provide strong and permanent Green Belt boundaries, in accordance with paragraph 85 of the NPPF. This, coupled with the natural barrier presented by the River Wharfe to the north of the settlement, means that the existence of the Green Belt appears to be most important to the south and south east of Burley in Wharfedale, where the potential for coalescence between neighbouring settlements is greatest.

Landscape

4.4 The Bradford Landscape Character Supplementary Planning Document: Volume 8: Wharfedale (October 2008) confirms that Burley in Wharfedale is located in the Wharfedale landscape character area.

4.5 The SPD notes that although it lacks a statutory designation, the Wharfedale character area is considered to have a high landscape quality and for this very reason, it acknowledges that *"there will always be pressure for increased development"*. It describes that Burley in Wharfedale is capable of accommodating new development and acknowledges that:

Large new housing developments have taken place on the outskirts of both Addingham and Burley in Wharfedale. They have however, not changed the historic core of the original settlement, expanding in both cases to infill land up to the new bypass. There is still a mature established agricultural landscape surrounding and separating the main settlements.

4.6 In terms of opportunities for new development in Wharfedale, the SPD notes how the more open pasture fields are considered to be most vulnerable to development and change and stresses the importance of new development preserving defined boundaries between settlements. In addition, it describes a need to conserve the wooded character of Wharfedale, potentially through

additional planting around the settlements which will help contain new development.

- 4.7 Based on the findings of the SPD, the 2013 Growth Assessment concludes that the landscape of Burley in Wharfedale is only a 'moderate' consideration in terms of its ability to accommodate new growth. As such, whilst it is acknowledged that Burley in Wharfedale has a sensitive landscape, measures of mitigation are available to lessen the potentially adverse effects of new development.

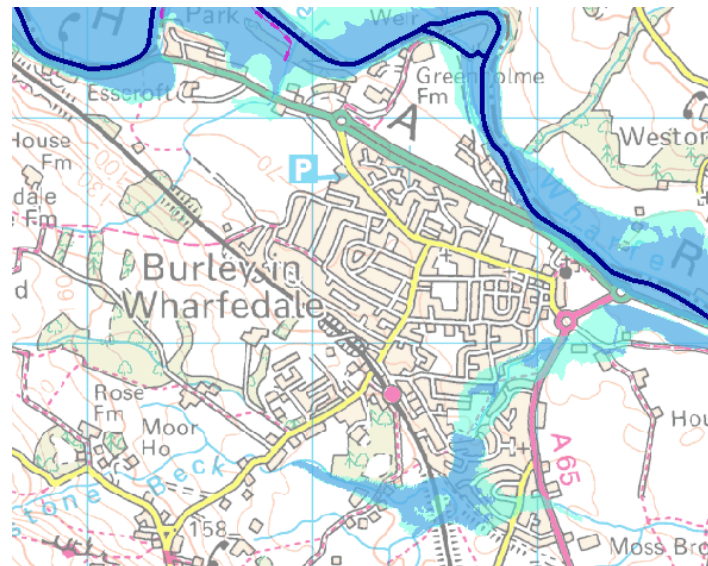
Historic Environment

- 4.8 A Conservation Area exists in Burley in Wharfedale, centred on Main Street. The extent of the Conservation Area is shown in the appended map (see Appendix 4), along with the location of a number of listed buildings.
- 4.9 The 2013 Growth Assessment (ref. EB/037) concludes that the historic environment presents a 'low' role in terms of Burley in Wharfedale's ability to accommodate new growth.

Flood Risk

- 4.10 The EA's flood risk map shows that significant areas of flood risk exist to the east, north and south east of Burley in Wharfedale:

Fig. 4.1: Flood Risk Map



Source: Environment Agency

- 4.11 Fig. 4.1 also shows that the majority of the existing settlement, as well as land to the immediate west, is within a low flood risk area (Flood Zone 1), where, in line with paragraph 100 of the NPPF, new development could be accommodated, outside of areas of flood risk.

Renewable Energy

- 4.12 The Renewable and Low Carbon Energy Capacity Study for Yorkshire & Humber (2011) identified potential for hydro and CHP energy production at Burley in Wharfedale. This presents significant potential to enhance the role of Burley in Wharfedale as a sustainable, low carbon settlement.

Hazards and Contamination

- 4.13 The 2013 Growth Assessment (ref. EB/037) notes that there are no active landfill sites within the vicinity of Burley in Wharfedale but that there are a number of former landfill sites to the north east (Western Park, Greenholme Mills, Below Greenholme Mills and The Island Site) and one to the north west at Sun Lane. It also notes the existence of a small site within the former Moor Lane Hospital site.
- 4.14 None of these landfill sites are described as presenting insurmountable issues which would prevent large-scale development taking place in Burley.

Nature Conservation

- 4.15 Para 5.5.19 of the the Settlement Study (2011) (ref. EB/042) identifies that a number of biodiversity designations exist within the village which include the designation of the River Wharfe as a SEGI for its wildlife importance. Furthermore, it identifies a Local Nature Reserve to the west of the village – Sun Lane Nature Reserve – as well as a Site of Local Conservation Importance to the south.
- 4.16 The 2013 Growth Assessment (ref. EB/037) describes how out of a total area of 309.15 ha, Burley in Wharfedale has almost no unconstrained future development land. The principal reason for this – as acknowledged in paragraph 5.3.53 of the Core Strategy Publication Draft (ref. SD/001) - is a result of the vast majority of Burley in Wharfedale (307 ha) falling within the 2.5km SPA buffer zone.
- 4.17 Section 4.0 and Appendix 3 of CEG’s representations to the Core Strategy Publication Draft (dated 31st March 2014) provide a challenge to the findings of the Council’s Habitats Regulation Assessment (ref. SD/021), ultimately concluding that it is neither sound nor legally compliant. In turn, the representations conclude that the Council’s approach to the use of the SPA buffer as a mechanism for restricting development growth within certain settlements is unjustified.
- 4.18 On the basis of the above, if it is accepted that the SPA buffer constraint should be removed, the constraints table shown in page three of the Council’s Growth Assessment (ref. EB/037) indicates that approximately 211.21 ha (68%) is available as unconstrained land in Burley in Wharfedale.

5.0 **Local Centre Comparison**

- 5.1 This section of the report, as well the accompanying Table A1 included in Appendix 5, provides an overview of key services and other comparators within the settlement hierarchy proposed by Policy SC4 of the Core Strategy (Publication Draft, February 2014) (ref. SD/001), focusing on a comparison between local growth centres and local services. In particular, it considers how Burley in Wharfedale compares to other local growth centres in the context of its proposed reclassification to a Local Service Centre in the Core Strategy Publication Draft (ref. SD/001).

Social

- 5.2 The table shows that Burley in Wharfedale is comparable to the Local Growth Centres in terms of its population size (6,427 people) and number of households (2,613 households). These figures are directly comparable to the average for all of the Local Growth Centres (6,619 people and 2,943 households) and, by contrast, are significantly higher than those of the Local Service Centres (4,499 people and 2,023 households).
- 5.3 Section 2.0 of this report describes how Burley in Wharfedale has excellent representation in terms of social facilities such as schools, medical facilities and community halls. It also has a good provision of open space, with no major deficiencies identified in terms of different types. When compared to all of the other Local Service Centres, Burley in Wharfedale, alongside Menston, can be seen to have the best representation of these facilities. Furthermore, Burley in Wharfedale's representation of facilities can be seen to surpass Steeton with Eastburn and Thornton which are both identified as Local Growth Centres.
- 5.4 In addition to community facilities, Burley in Wharfedale has an excellent array of shops and services. Indeed, its total retail floorspace area – 4515 sqm – is significantly more than both the Local Growth Centres of Thornton and Steeton with Eastburn (972 sqm and 3,339 sqm respectively). Table 5.1, below, shows that Burley in Wharfedale also has a healthy diversity of uses and one which is comparable to the Local Growth Centres. Again, it can be seen to surpass Thornton and Steeton with Eastburn in this regard.

Table 5.1 Comparison of Diversity of Uses

	Convenience	Comparison	Retail Service	Leisure Service	Financial / Business Service	Vacant
Burley in Wharfedale	22.2%	11.1%	22.2%	30.6%	8.3%	5.6%
Queensbury	9.4%	9.4%	29.7%	23.4%	12.5%	15.6%
Silsden	11.7%	15.6%	29.9%	23.4%	11.7%	7.8%
Steeton with Eastburn	22.2%	0%	33.3%	44.4%	0%	0%
Thornton	4.5%	18.2%	22.7%	27.3%	9.1%	18.2%

Source: Retail & Leisure Study (2013 Update)

- 5.5 Table A1 shows how Burley in Wharfedale is able to offer a significantly greater retail and service offer than all of the other Local Service Centres, aside from Baildon and Haworth (which has a substantial retail offer centred around its role as a tourist destination).
- 5.6 Section 2.0 describes the excellent transport links that Burley in Wharfedale benefits from. One of its key assets is its railway station – an asset which is lacked by both the Local Growth Centres of Queensbury and Thornton. Table A1 shows that the majority of Local Service Centres also lack a mainline railway connection.
- 5.7 Importantly, the railway station at Burley in Wharfedale is located within comfortable walking distance from all parts of the village. For some centres, including the Local Growth Centre of Silsden, the railway station is located over a kilometre away.
- 5.8 Whilst Burley in Wharfedale, Menston or Baildon do not benefit from full access to a high frequency bus route, this is, perhaps understandable given that they all have good access to a railway line. By the same token, the Local Growth Centres of Queensbury and Thornton can be seen to benefit from high frequency bus routes in the absence of a railway line. Table A1 shows how of all of the Local Service Centres, only Cottingley and Oakworth have full access to a high frequency bus service.
- 5.9 Burley in Wharfedale is shown in Table A1 to be comparable to the Local Growth Centres in terms of its ability to accommodate future housing growth during the Plan period. As indicated by the 2013 SHLAA (ref. EB/049), Burley in Wharfedale has a total land capacity to accommodate 1,094 new homes during the Plan period; this is substantially more than both Thornton and Steeton with Eastburn which can only accommodate 864 and 885 dwellings, respectively.

- 5.10 Each of the Local Growth Centres has potential land available to accommodate an average of 1,280 dwellings, against which Burley in Wharfedale compares very favourably. This is also significantly more than almost all of the other Local Service Centres, which, on average, could only accommodate 628 dwellings.

Economic

- 5.11 Section 3.0 of the report describes the economic and employment role of Burley in Wharfedale. Whilst it is very difficult to compare the economic make-up of individual settlements of this scale, Table A1 shows that Burley in Wharfedale has an economic base more akin to the Local Growth Centres than the Local Service Centres. This is on the basis that many of the Local Service Centres typically have a smaller number of small-scale employers, or in some cases, lack any significant employment opportunities at all.

Environmental

- 5.12 As described in Section 4.0, the SPA buffer identified in the Council's Habitats Regulations Assessment (SD/021) puts an unjustified constraint on the growth of Burley in Wharfedale which in every other respect, as discussed above, is a good location for housing growth.
- 5.13 Given the extent of the impact of the SPA buffer on Burley in Wharfedale, the implications of its removal would have a greater impact on development potential here than many of the other local centres. Section 4.0 of this report describes how up to 211.21 ha of unconstrained potential development land could be made available at Burley in Wharfedale, if this restriction was removed.

Viability

- 5.14 In considering the findings of the Council's Affordable Housing Economic Viability Assessment (2011) (ref. EB/023-25), we have compared Burley with the Council's other priority locations for development. It is clear that Burley offers development potential in one of the most viable locations in the Plan area.

Table 5.2 Viability of Schemes by Location

	Value Area	No of Units (HO3)	Viable Schemes
Burley	1	200	2-5 bed Housing Schemes including affordable housing and headroom for other policy costs

Regional City	Value Area	No of Units (HO3)	Viable Schemes
Bradford, Canal Road, Shipley	5	28,650	Not viable even with no policy costs
	4		2-5 bed Housing Schemes but only with no policy costs added

Principle Towns	Value Area	No of Units (HO3)	Viable Schemes
Ilkley	1	800	2-5 bed Housing Schemes including affordable housing and headroom for other policy costs
Keighley	5	4,500	Not viable even with no policy costs
Bingley	2	1,400	2-5 bed Housing Schemes including affordable housing and some headroom for other policy costs
	3		2-5 bed Housing Schemes including affordable housing

Growth Areas	Value Area	No of Units (HO3)	Viable Schemes
Queensbury	4	1,000	2-5 bed Housing Schemes but only with no policy costs added
Silsden	3	1,000	2-5 bed Housing Schemes including affordable housing
Steeton	3	700	2-5 bed Housing Schemes including affordable housing
Thornton	4	700	2-5 bed Housing Schemes but only with no policy costs added

Source: Affordable Housing Economic Viability Assessment 2011

6.0 Conclusions

- 6.1 This report has been prepared to assess the credentials of Burley in Wharfedale as a sustainable development location and to compare it against the Local Growth Centres and Local Service Centres as proposed by Policy SC4 of the Core Strategy Publication Draft (February 2014) (ref. SD/011). This has been undertaken in the context of Burley in Wharfedale's proposed downgrading to a Local Service Centre from a Local Growth Centre in the Core Strategy Further Engagement Draft (October 2011) (ref. SS/069).
- 6.2 It has been demonstrated Burley in Wharfedale exists as a highly sustainable settlement which benefits from a number of qualities which make it a well suited and desirable location for new development. To this end, it has:
- a population size and number of households comparable to the proposed local growth centres;
 - an excellent representation of shops, services and community facilities;
 - excellent transport links;
 - considerable potential housing land which is all deliverable during the Plan period;
 - continued popularity as a place to live and consistent demand for new housing;
 - an economic role and employment opportunities which have the potential to be expanded; and
 - potential to present approximately 211.21 ha of unconstrained development land.
- 6.3 In consideration of the above, it is our conclusion that Burley in Wharfedale sits more comfortably as a Local Growth Centre as defined in draft Policy SC4 of the Core Strategy Further Engagement Draft (October 2011) within the proposed settlement hierarchy of Bradford than it does as a Local Service Centre. Therefore, **Burley in Wharfedale should be re-classified from a Local Service Centre to a Local Growth Centre and for its housing target to be increased accordingly.**

Appendix 1 Retail and Service Provision



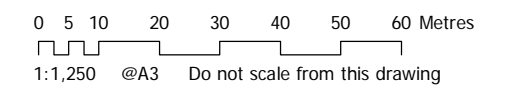
Bradford Retail & Leisure Study
Burley in Wharfedale
Local Centre 4

Key

Local Centre

Class Use

- Convenience
- Comparison
- Retail Service
- Leisure Service
- Financial & Business Service
- Vacant
- Other



A077745 November 2012
A077745 Local Centre Plans.mxd

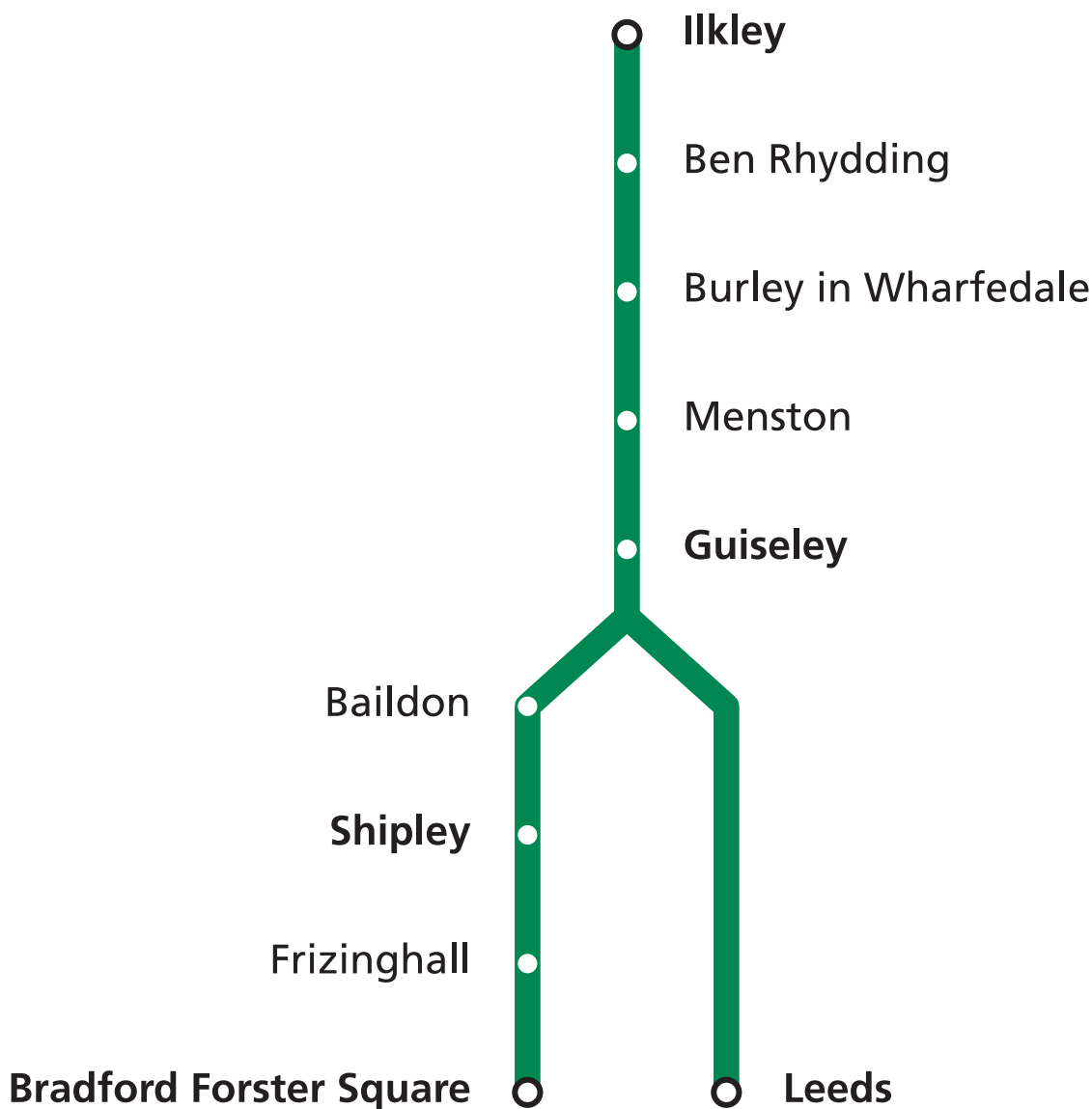
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Email: info@wyg.com www.wyg.com

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Appendix 2 Wharfedale Line Timetable

14 Dec 2014 to 16 May 2015

Wharfedale Train Times



www.wymetro.com here to get you there



METRO

Wharfedale Line Timetable

West Yorkshire local rail services between Leeds / Bradford Forster Square and Ilkley are operated by Northern on behalf of Metro.

This timetable shows all trains between Leeds / Bradford Forster Square and Ilkley. Additional trains run between Shipley and Bradford Forster Square (see Leeds - Bradford composite timetable).

What's new in this timetable

Some changes to times have been introduced to improve connections following the major timetable change in May 2014.



You can download this timetable from www.wymetro.com

Wharfedale Line

Mondays to Saturdays						Towards Bradford/Leeds					
		SX	SO	SX	SO	SX	SX			SX	SX
Ilkley	d	0602	0610	0617	0619	0634	0650	0710	0722	0737	0748
Ben Rhydding	d	0604	0611	0619	0621	0636	0652	0712	0724	0740	0751
Burley-in-Wharfedale	d	0610	0617	0625	0627	0642	0658	0718	0730	0745	0756
Menston	d	0613	0620	0628	0630	0645	0701	0721	0733	0749	0800
Guiseley	d	0616	0623	0631	0633	0648	0704	0724	0736	0752	0803
Baildon	d			0636	0638		0709		0741		0808
Shipley	d			0641	0642		0715		0747		0813
Frizinghall	d			0644	0644		0717		0749		0815
Bradford Forster Square	a			0650	0652		0722		0756		0821
Leeds	a	0630	0639			0702		0738		0809	

		SX	SX	SO	SX	SO	SX			SO	SX
Ilkley	d	0757	0805	0810	0815	0821	0824	0840	0851	0854	0910
Ben Rhydding	d	0800	0808	0812	0818	0823	0827	0842	0853	0856	0912
Burley-in-Wharfedale	d	0805	0813	0818	0823	0829	0832	0848	0859	0902	0918
Menston	d	0808	0817	0821	0827	0832	0835	0851	0902	0905	0921
Guiseley	d	0812	0820	0824	0830	0835	0839	0854	0905	0908	0924
Baildon	d					0840	0844		0910	0913	
Shipley	d					0844	0848		0914	0918	
Frizinghall	d					0846	0850		0917	0921	
Bradford Forster Square	a					0853	0857		0924	0927	
Leeds	a	0826	0835	0839	0844			09f11			0939

Ilkley	d	0921	0940	0951	1010	1021	1040	1051	1110	1121	1140
Ben Rhydding	d	0923	0942	0953	1012	1023	1042	1053	1112	1123	1142
Burley-in-Wharfedale	d	0929	0948	0959	10b17	1029	1048	1059	1118	1129	1148
Menston	d	0932	0951	1002	10b20	1032	1051	1102	1121	1132	1151
Guiseley	d	0935	0954	1005	10b24	1035	1054	1105	1124	1135	1154
Baildon	d	0940		1010		1040		1110		1140	
Shipley	d	0944		1014		1044		1114		1144	
Frizinghall	d	0947		1017		1047		1117		1147	
Bradford Forster Square	a	0953		1023		1053		1123		1153	
Leeds	a		1011		1040		1108		11c39		1208

Ilkley	d	1151	1210	1221	1240	1251	1310	1321	1340	1351	1410
Ben Rhydding	d	1153	1212	1223	1242	1253	1312	1323	1342	1353	1412
Burley-in-Wharfedale	d	1159	1218	1229	1248	1259	1318	1329	1348	1358	1418
Menston	d	1202	1221	1232	1251	1302	1321	1332	1351	1401	1421
Guiseley	d	1205	1224	1235	1254	1305	1324	1335	1354	1405	1424
Baildon	d	1210		1240		1310		1340		1410	
Shipley	d	1214		1244		1314		1344		1414	
Frizinghall	d	1217		1247		1317		1347		1417	
Bradford Forster Square	a	1224		1253		1323		1353		1423	
Leeds	a		12c39		1308		1338		14c09		14c39

Notes: a Arrive. d Depart.

b 1 minute later on Saturdays.

c 1 minute earlier on Saturdays.

f 2 minutes earlier on Saturdays.

SO Saturdays only.

SX Saturdays excepted.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Wharfedale Line

Mondays to Saturdays				Towards Bradford/Leeds							
				SO	SX						
Ilkley	d	1421	1440	1451	1510	1521	1540	1551	1610	1612	1621
Ben Rhydding	d	1423	1442	1453	1512	1523	1542	1553	1612	1614	1623
Burley-in-Wharfedale	d	1429	1448	1459	1518	1529	1548	1559	1618	1620	1629
Menston	d	1432	1451	1502	1521	1532	1551	1602	1621	1623	1632
Guiseley	d	1435	1454	1505	1524	1535	1554	1605	1624	1627	1635
Baildon	d	1440		1510		1540		1610			1640
Shipley	d	1444		1514		1544		1614			1644
Frizinghall	d	1447		1517		1547		1617			1647
Bradford Forster Square	a	1453		1523		1553		1623			1653
Leeds	a		1510		1540		1610		1639	1646	

				SO	SX			SO	SX		
Ilkley	d	1640	1651	1710	1714	1721	1740	1742	1751	1804	1810
Ben Rhydding	d	1642	1653	1712	1716	1723	1742	1744	1753	1806	1812
Burley-in-Wharfedale	d	1648	1659	1718	1722	1729	1748	1750	1759	1812	1818
Menston	d	1651	1702	1721	1725	1732	1751	1753	1802	1815	1821
Guiseley	d	1654	1705	1724	1729	1735	1754	1759	1805	1818	1824
Baildon	d		1710			1740		1810			
Shipley	d		1715			1744		1814			
Frizinghall	d		1717			1746		1817			
Bradford Forster Square	a		1723			1753		1823			
Leeds	a	17c09		1738	1744		1809	1816		1836	1839

				SX				SO			
Ilkley	d	1812	1821	1840	1851	1910	1921	1941	2005	2021	2029
Ben Rhydding	d	1814	1823	1842	1853	1912	1923	1943	2007	2023	2031
Burley-in-Wharfedale	d	1820	1829	1848	1859	1918	1929	1949	2013	2029	2036
Menston	d	1823	1832	1851	1902	1921	1932	1952	2016	2032	2039
Guiseley	d	1826	1835	1854	1905	1924	1935	1955	2019	2035	2043
Baildon	d		1840		1910		1940		2024		
Shipley	d		1844		1914		1944		2028		
Frizinghall	d		1846		1917		1947		2030		
Bradford Forster Square	a		1852		1923		1953		2036		
Leeds	a	1844		19c09		1940		2012		2049	2100

Ilkley	d	2040	2121	2140	2221	2240	2321				
Ben Rhydding	d	2042	2123	2142	2223	2242	2323				
Burley-in-Wharfedale	d	2048	2129	2148	2229	2248	2329				
Menston	d	2051	2132	2151	2232	2251	2332				
Guiseley	d	2054	2135	2154	2235	2254	2335				
Baildon	d	2059		2159		2259					
Shipley	d	21b03		2203		2303					
Frizinghall	d	21b05		2205		2305					
Bradford Forster Square	a	21b12		2211		23c13					
Leeds	a	21y29	2149	22y33	2249		2349				

Notes: a Arrive. d Depart.

b 1 minute later on Saturdays.

c 1 minute earlier on Saturdays.

y Connecting time. Change at Shipley. Arrival time varies up to 3 minutes on Saturdays.

SO Saturdays only.

SX Saturdays excepted.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Wharfedale Line

Sundays		Towards Bradford/Leeds									
Ilkley	d	0921	0953	1021	1121	1153	1221	1321	1353	1421	1521
Ben Rhydding	d	0923	0955	1023	1123	1155	1223	1323	1355	1423	1523
Burley-in-Wharfedale	d	0929	1001	1029	1129	1201	1229	1329	1401	1429	1529
Menston	d	0932	1004	1032	1132	1204	1232	1332	1404	1432	1532
Guiseley	d	0935	1007	1035	1135	1207	1235	1335	1407	1435	1535
Baildon	d		1012			1212			1412		
Shipley	d		1015			1215			1415		
Frizinghall	d		1018			1218			1418		
Bradford Forster Square	a		1024			1224			1424		
Leeds	a	0950		1049	1149		1249	1349		1449	1549

Ilkley	d	1553	1621	1721	1753	1821	1921	1953	2021	2121	2153
Ben Rhydding	d	1555	1623	1723	1755	1823	1923	1955	2023	2123	2155
Burley-in-Wharfedale	d	1601	1629	1729	1801	1829	1929	2001	2029	2129	2201
Menston	d	1604	1632	1732	1804	1832	1932	2004	2032	2132	2204
Guiseley	d	1607	1635	1735	1807	1835	1935	2007	2035	2135	2207
Baildon	d	1612			1812			2012			2212
Shipley	d	1615			1815			2015			2216
Frizinghall	d	1618			1818			2018			2218
Bradford Forster Square	a	1624			1824			2024			2224
Leeds	a		1649	1749		1849	1948		2049	2149	

Ilkley	d	2221	2321								
Ben Rhydding	d	2223	2323								
Burley-in-Wharfedale	d	2229	2329								
Menston	d	2232	2332								
Guiseley	d	2235	2335								
Baildon	d										
Shipley	d										
Frizinghall	d										
Bradford Forster Square	a										
Leeds	a	2249	2350								

Mondays to Saturdays		Towards Ilkley									
		SX		SX		SX		SO		SX	
Leeds	d	0602		0634		0702				0729	0735
Bradford Forster Square	d		0615		0644		0711	0715			0745
Frizinghall	d		0618		0647		0714	0718			0749
Shipley	d		0622		0651		0720	0723			0753
Baildon	d		0625		0654		0723	0726			0756
Guiseley	d	0614	0631	0648	0700	0714	0728	0732	0742	0750	0802
Menston	d	0617	0634	0651	0703	07c18	0731	0735	0745	0753	0805
Burley-in-Wharfedale	d	0620	0637	0654	0706	0720	0734	0738	0748	0756	0809
Ben Rhydding	d	0623	0640	0657	0709	0724	0738	0741	0752	0759	0812
Ilkley	a	0629	0646	0703	0715	07f31	0742	0747	0757	0805	0817

Notes: a Arrive. d Depart.

c 1 minute earlier on Saturdays.

f 2 minutes earlier on Saturdays.

SO Saturdays only.

SX Saturdays excepted.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Wharfedale Line

Mondays to Saturdays

Towards Ilkley

			SO	SX						
Leeds	d	0802	0832	0835		0902		0932		1002
Bradford Forster Square	d		0816			0846		0916		0946
Frizinghall	d		0819			0849		0919		0949
Shipley	d		0823			0853		0923		0953
Baildon	d		0826			0856		0926		0956
Guiseley	d	0814	0832	0844	0848	0902	0914	0932	09b44	1002 1014
Menston	d	0817	0835	0847	0851	0905	0917	0935	09b47	1005 1017
Burley-in-Wharfedale	d	0820	0838	0850	0854	0908	0920	0938	09e50	1008 1020
Ben Rhydding	d	0823	0841	0853	0857	0911	0924	0941	09e53	1011 1023
Ilkley	a	0829	08e47	0902	0903	0917	0933	0947	09e59	1017 1030

Leeds	d		1032		1102		1132		1202		1232
Bradford Forster Square	d	1016		1046		1116		1146		1216	
Frizinghall	d	1019		1049		1119		1149		1219	
Shipley	d	1023		1053		1123		1153		1223	
Baildon	d	1026		1056		1126		1156		1226	
Guiseley	d	1032	1044	1102	1114	1132	1144	1202	1214	1232 1244	
Menston	d	1035	1047	1105	1117	1135	1147	1205	1217	1235 1247	
Burley-in-Wharfedale	d	1038	1050	1108	1120	1138	1150	1208	1220	1238 1250	
Ben Rhydding	d	1041	1053	1111	1123	1141	1153	1211	1223	1241 1253	
Ilkley	a	1047	1059	1117	1129	1147	1200	1217	1229	1247 1301	

Leeds	d		1302		1332		1402		1432		1502
Bradford Forster Square	d	1246		1315		1346		1416		1446	
Frizinghall	d	1249		1319		1349		1419		1449	
Shipley	d	1253		1323		1353		1423		1453	
Baildon	d	1256		13c27		1356		1426		1456	
Guiseley	d	1302	13c15	1332	1344	1402	1414	1432	1444	1502 1514	
Menston	d	1305	13c18	1335	1347	1405	1417	1435	1447	1505 1517	
Burley-in-Wharfedale	d	1308	13c21	1338	1350	1408	1420	1438	1450	1508 1520	
Ben Rhydding	d	1311	13c24	13c42	1353	1411	1423	1441	1453	1511 1523	
Ilkley	a	1317	13c30	1347	1359	1417	1429	1447	1459	1517 1531	

								SX	SO	
Leeds	d		1532		1602		1632		1702	1716
Bradford Forster Square	d	1516		1546		1616		1644		1716
Frizinghall	d	1519		1549		1619		1648		1719
Shipley	d	1523		1553		1623		1652		1723
Baildon	d	1526		1556		1626		1655		1726
Guiseley	d	1532	1544	1602	16c15	1632	16c45	1701	1714	1728 1732
Menston	d	1535	1547	1605	16c18	1635	16c48	1704	1717	1731 1735
Burley-in-Wharfedale	d	1538	1550	1608	16c21	1638	16c51	1707	1720	1734 1738
Ben Rhydding	d	1541	1553	1611	16c24	1641	16c54	1710	1723	1737 1741
Ilkley	a	1547	1559	1617	1630	1647	1700	1717	1729	1743 1747

Notes: a Arrive. d Depart.

b 1 minute later on Saturdays.

c 1 minute earlier on Saturdays.

e 2 minutes later on Saturdays.

SO Saturdays only.

SX Saturdays excepted.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Wharfedale Line

		Mondays to Saturdays						Towards Ilkley			
		SX	SO	SX	SX	SO	SX	SO	SX	SX	SO
Leeds	d		1732	1734	1747			1802	1802		
Bradford Forster Square	d	1718				1746	1746			1811	1816
Frizinghall	d	1721				1749	1749			1814	1819
Shipley	d	1726				1753	1753			1819	1823
Baildon	d	1729				1757	1757			1822	1826
Guiseley	d	1736	1744	1746	1759	1802	1807	1814	1819	1827	1832
Menston	d	1739	1747	1749	1802	1805	1810	1817	1822	1830	1835
Burley-in-Wharfedale	d	1742	1751	1752	1805	1808	1817	1820	1826	1835	1838
Ben Rhydding	d	1746	1754	1755	1809	1812	1820	1823	1829	1839	1841
Ilkley	a	1751	1759	1801	1816	1817	1826	1828	1835	1844	1847

Leeds	d	1832		1902	1933		2003	20z26	2106	21z26	2206
Bradford Forster Square	d		1846			1941		2038		2138	
Frizinghall	d		1849			1944		2041		2141	
Shipley	d		1853			1948		20b45		2145	
Baildon	d		1856			1951		20b48		2148	
Guiseley	d	1844	1902	1914	1945	1956	2015	2054	2118	2154	2218
Menston	d	1847	1905	1917	1948	1959	2018	2057	2121	2157	2221
Burley-in-Wharfedale	d	1850	1908	1920	1951	2002	2021	2100	2124	2200	2224
Ben Rhydding	d	1853	1911	1924	1954	2006	2024	21b03	2127	2203	2227
Ilkley	a	1900	1917	1929	2001	2012	20j33	21b09	2133	2209	22c34

Leeds	d	22z26	2315								
Bradford Forster Square	d	2238		2320							
Frizinghall	d	2241		2323							
Shipley	d	2245		2327							
Baildon	d	2248		2330							
Guiseley	d	2254	2327	2336							
Menston	d	2257	2330	2339							
Burley-in-Wharfedale	d	2300	2333	2342							
Ben Rhydding	d	2303	2336	2345							
Ilkley	a	2309	2342	2351							

Sundays

Leeds	d	0912	1012		1112	1212		1312	1412		1512
Bradford Forster Square	d			1038			1238			1438	
Frizinghall	d			1041			1241			1441	
Shipley	d			1044			1244			1444	
Baildon	d			1047			1247			1447	
Guiseley	d	0923	1023	1052	1123	1223	1252	1323	1423	1452	1523
Menston	d	0926	1026	1055	1126	1226	1255	1326	1426	1455	1526
Burley-in-Wharfedale	d	0929	1029	1058	1129	1229	1258	1329	1429	1458	1529
Ben Rhydding	d	0933	1033	1102	1133	1233	1302	1333	1433	1502	1533
Ilkley	a	0938	1038	1107	1138	1238	1307	1338	1438	1507	1538

Notes: a Arrive. d Depart.

b 1 minute later on Saturdays.

c 1 minute earlier on Saturdays.

j Arrives 2029 on Saturdays.

z Connecting time. Change at Shipley.

SO Saturdays only.

SX Saturdays excepted.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Wharfedale Line

Sundays		Towards Ilkley									
Leeds	d	1612		1712	1812		1912	2012		2112	2212
Bradford Forster Square	d		1638				1838			2038	
Frizinghall	d		1641				1841			2041	
Shipley	d		1644				1844			2044	
Baildon	d		1647				1847			2047	
Guiseley	d	1623	1652	1723	1823	1852	1923	2023	2052	2123	2223
Menston	d	1626	1655	1726	1826	1855	1926	2026	2055	2126	2226
Burley-in-Wharfedale	d	1629	1658	1729	1829	1858	1929	2029	2058	2129	2229
Ben Rhydding	d	1633	1702	1733	1833	1902	1933	2033	2102	2133	2233
Ilkley	a	1638	1707	1738	1838	1907	1938	2038	2107	2138	2238

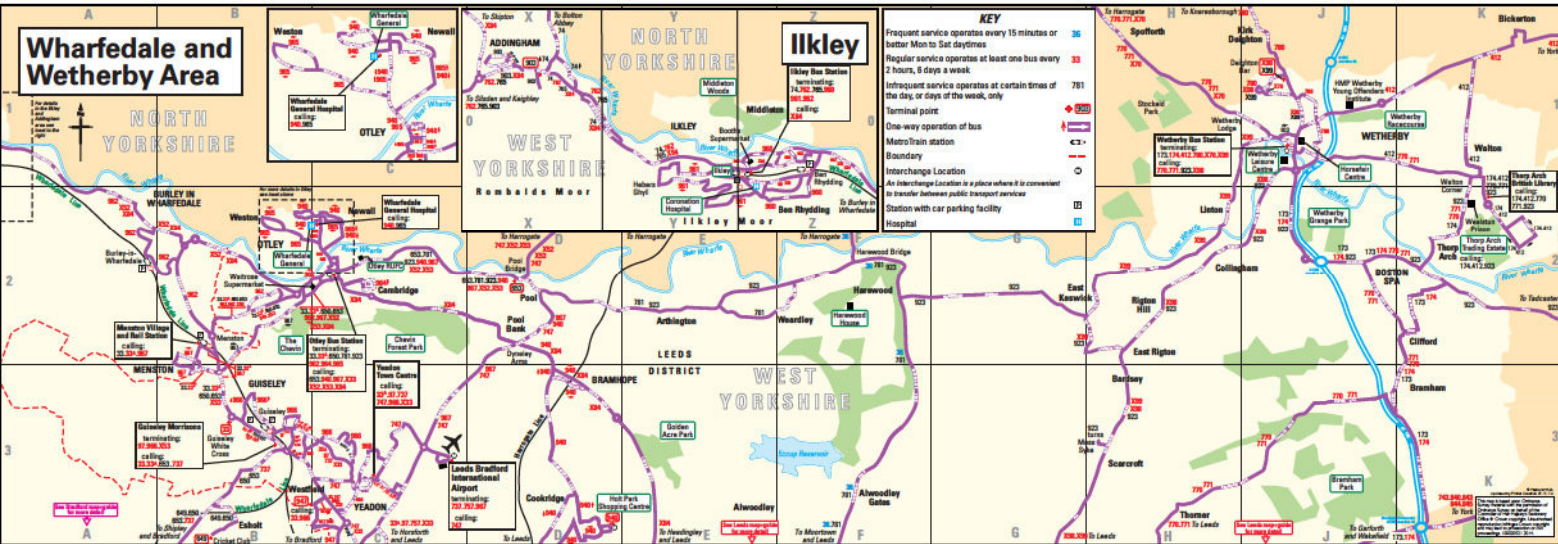
Leeds	d		2316								
Bradford Forster Square	d	2238									
Frizinghall	d	2241									
Shipley	d	2244									
Baildon	d	2247									
Guiseley	d	2252	2327								
Menston	d	2255	2330								
Burley-in-Wharfedale	d	2258	2333								
Ben Rhydding	d	2302	2337								
Ilkley	a	2307	2342								

Notes: a Arrive. d Depart.

For details of other trains between Bradford and Shipley please see the Leeds-Bradford composite timetable.

Appendix 3 Bus Routes & Timetables

Wharfedale and Wetherby Area



Otley - Ilkley

962

962

Otley - Ilkley

Crossgate, Boroughgate, Market Place, Kirkgate, Beech Hill, Westgate, Piper Lane, Bradford Road, Westbourne Grove, West Busk Lane, Bradford Road, Otley Road, Burley Road, Bradford Road, Sandholme Drive, Rose Bank, Prospect Road, Station Road, Midgley Road, Aireville Terrace, Station Road, Main Street, Ilkley Road, Ilkley Road, Coutances Way, Leeds Road, Wyvil Road, Wyvil Crescent, Valley Drive, Wheatley Lane, Bolling Road, Springs Lane, Station Road, Ilkley Bus Station.

Ilkley - Otley

Ilkley Bus Station, Stephenson's Way, Station Road, Springs Lane, Bolling Road, Wheatley Lane, Valley Drive, Wyvil Crescent, Wyvil Road, Leeds Road, Coutances Way, Ilkley Road, Ilkley Road, Main Street, Station Road, Aireville Terrace, Midgley Road, Station Road, Prospect Road, Rose Bank, Sandholme Drive, Bradford Road, Burley Road, Otley Road, Bradford Road, West Busk Lane, Westbourne Grove, Bradford Road, Piper Lane, Westgate, Union Street, Waitrose Supermarket, Burras Lane, Station Road, Kirkgate, Bondgate, Crossgate.

Operated by:

Wharfeconnexions ☎ 01423 339600

6 St Thomas's Way Green Hammerton York YO28 8BE

Valid from 31 August 2014

Monday to Friday

	962	962	962	962	962	962	962	962	962	962
Otley Bus Station	0720	0820	0920	1020	1120	1220	1320	1420	1520	1610
Otley Waitrose	0722	0822	0922	1022	1122	1222	1322	1422	1522	1612
Rose Bank Oak Avenue	0735	0835	0935	1035	1135	1235	1335	1435	1535	1625
Airevill Terr Station Rd	0738	0838	0938	1038	1138	1238	1338	1438	1538	1628
Wyvil Rd Wyvil Cres	0745	0845	0945	1045	1145	1245	1345	1445	1545	1635
Ben Rhydding ☞	0747	0847	0947	1047	1147	1247	1347	1447	1547	1637
Ilkley Bus Station ☞	0750	0850	0950	1050	1150	1250	1350	1450	1550	1640

	962	962
Otley Bus Station	1710	1810
Otley Waitrose	1712	1812
Rose Bank Oak Avenue	1725	1825
Airevill Terr Station Rd	1728	1828
Wyvil Rd Wyvil Cres	1735	1835
Ben Rhydding ☞	1737	1837
Ilkley Bus Station ☞	1740	1840

Code: ☞ Adjoining or near Railway Station

	962	962	962	962	962	962	962	962	962	962
Ilkley Bus Station ☞	0734	0834	0934	1034	1134	1234	1334	1434	1534	1634
Ben Rhydding ☞	0737	0837	0937	1037	1137	1237	1337	1437	1537	1637
Wyvil Road	0739	0839	0939	1039	1139	1239	1339	1439	1539	1639
Aireville Terr Station Rd	0746	0846	0946	1046	1146	1246	1346	1446	1546	1646
Rose Bank Oak Avenue	0749	0849	0949	1049	1149	1249	1349	1449	1549	1649
Waitrose Supermarket	0801	0901	1001	1101	1201	1301	1401	1501	1601	1701
Otley Bus Station	0803	0903	1003	1103	1203	1303	1403	1503	1603	1703

	962	962
Ilkley Bus Station ☞	1739	1839
Ben Rhydding ☞	1742	1842
Wyvil Road	1744	1844
Aireville Terr Station Rd	1751	1851
Rose Bank Oak Avenue	1754	1854
Waitrose Supermarket	1806	1906
Otley Bus Station	1808	1908

Code: ☞ Adjoining or near Railway Station

Saturday

	962	962	962	962	962	962	962	962	962	962
Otley Bus Station	0720	0820	0920	1020	1120	1220	1320	1420	1520	1610
Otley Waitrose	0722	0822	0922	1022	1122	1222	1322	1422	1522	1612
Rose Bank Oak Avenue	0735	0835	0935	1035	1135	1235	1335	1435	1535	1625
Airevill Terr Station Rd	0738	0838	0938	1038	1138	1238	1338	1438	1538	1628
Wyvil Rd Wyvil Cres	0745	0845	0945	1045	1145	1245	1345	1445	1545	1635
Ben Rhydding ☞	0747	0847	0947	1047	1147	1247	1347	1447	1547	1637
Ilkley Bus Station ☞	0750	0850	0950	1050	1150	1250	1350	1450	1550	1640

	962	962
Otley Bus Station	1710	1810
Otley Waitrose	1712	1812
Rose Bank Oak Avenue	1725	1825
Airevill Terr Station Rd	1728	1828
Wyvil Rd Wyvil Cres	1735	1835
Ben Rhydding ☞	1737	1837
Ilkley Bus Station ☞	1740	1840

Code: ☞ Adjoining or near Railway Station

	962	962	962	962	962	962	962	962	962	962
Ilkley Bus Station ☞	0734	0834	0934	1034	1134	1234	1334	1434	1534	1634
Ben Rhydding ☞	0737	0837	0937	1037	1137	1237	1337	1437	1537	1637
Wyvil Road	0739	0839	0939	1039	1139	1239	1339	1439	1539	1639
Aireville Terr Station Rd	0746	0846	0946	1046	1146	1246	1346	1446	1546	1646
Rose Bank Oak Avenue	0749	0849	0949	1049	1149	1249	1349	1449	1549	1649
Waitrose Supermarket	0801	0901	1001	1101	1201	1301	1401	1501	1601	1701
Otley Bus Station	0803	0903	1003	1103	1203	1303	1403	1503	1603	1703

	962	962
Ilkley Bus Station ☞	1739	1839
Ben Rhydding ☞	1742	1842
Wyvil Road	1744	1844
Aireville Terr Station Rd	1751	1851
Rose Bank Oak Avenue	1754	1854
Waitrose Supermarket	1806	1906
Otley Bus Station	1808	1908

Code: ☞ Adjoining or near Railway Station

Sunday

No Service

Leeds - Skipton

X84

X84

Leeds - Skipton

Leeds Bus Station, Dyer Street, St Peter'S Street, Eastgate, The Headrow, Albion Street, Woodhouse Lane, Headingley Lane, Otley Road, Leeds Road, Bondgate, Crossgate, Crossgate, Bondgate, Kirkgate, Station Road, Burras Lane, West Chevin Road, Bradford Road, Main Street, Ilkley Road, Coutances Way, Leeds Road, Wheatley Lane, Valley Drive, Little Lane, Mayfield Road, Railway Road, Brook Street, Station Road, Ilkley Bus Station, Station Road, Brook Street, Church Street, Skipton Road, Addingham Wharfedale Road, Main Street, Silsden Road, Addingham Wharfedale Road, The Bailey, High Street, Caroline Square, Swadford Street, Keighley Road, Skipton Bus Station.

Skipton - Leeds

Skipton Bus Station, Keighley Road, Swadford Street, Caroline Square, High Street, The Bailey, Addingham Wharfedale Road, Silsden Road, Main Street, Addingham Wharfedale Road, Skipton Road, Church Street, New Brook Street, Brook Street, Station Road, Ilkley Bus Station, Stephenson's Way, Station Road, Brook Street, Railway Road, Mayfield Road, Little Lane, Valley Drive, Wheatley Lane, Leeds Road, Coutances Way, Ilkley Road, Main Street, Bradford Road, West Chevin Road, Burras Lane, Kirkgate, Bondgate, Crossgate, Crossgate, Bondgate, Gay Lane, Leeds Road, Otley Road, Headingley Lane, Woodhouse Lane, Blenheim Walk, Woodhouse Lane, Blackman Lane, Woodhouse Lane, Albion Street, The Headrow, Eastgate, St Peter'S Street, Leeds Bus Station.

Operated by:

First Leeds ☎ 08456045460

First Customer Services Hunslet Park Leeds West Yorkshire LS10 1PL

Valid from 26 October 2014

Monday to Friday

	X84 E	X84 Sch	X84 SH	X84 Sch	X84 SH	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	0640	0705	0705	0730	0730	0755	0815	0835	0855	0915
Headingley Arndale Centre	0653	0718	0718	0746	0746	0812	0832	0852	0912	0932
Bramhope Breary Lane	0705	0730	0730	0758	0758	0826	0846	0906	0926	0946
Otley Bus Station	0715	0745	0745	0810	0808	0840	0856	0920	0940	0956
Otley Prince Henry School				0820						
Burley Station Road	0724	0754	0754			0847		0927	0947	
Ilkley Bus Station ☞	0737	0812	0812			0900		0940	1000	
Addingham Church Street	0746	0821	0821						1008	
Draughton	0753	0828	0828						1015	
Skipton Bus Station	0810	0845	0845						1030	
Craven College (Aireville)		0855								

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	0935	0955	1015	1035	1055	1115	1135	1155	1215	1235
Headingley Arndale Centre	0952	1012	1032	1052	1112	1132	1152	1212	1232	1252
Bramhope Breary Lane	1006	1026	1046	1106	1126	1146	1206	1226	1246	1306
Otley Bus Station	1020	1040	1056	1120	1140	1156	1220	1240	1256	1320
Burley Station Road	1027	1047		1127	1147		1227	1247		1327
Ilkley Bus Station ☞	1040	1100		1140	1200		1240	1300		1340
Addingham Church Street		1108			1208			1308		
Draughton		1115			1215			1315		
Skipton Bus Station		1130			1230			1330		

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 I	X84 I	X84 I	X84 I	X84 I
Leeds City Bus Station	1255	1315	1335	1355	1415	1435	1455	1515	1535	1555
Headingley Arndale Centre	1312	1332	1352	1412	1432	1456	1516	1536	1556	1619
Bramhope Breary Lane	1326	1346	1406	1426	1446	1513	1533	1553	1613	1639
Otley Bus Station	1340	1356	1420	1440	1456	1527	1547	1603	1627	1655
Burley Station Road	1347		1427	1447		1534	1554		1634	1702
Ilkley Bus Station ≠	1400		1440	1500		1547	1607		1647	1715
Addingham Church Street	1408			1508			1615			1723
Draughton	1415			1515			1622			1730
Skipton Bus Station	1430			1530			1637			1745

	X84 I	X84 I	X84 I	X84 I	X84 I	X84 I	X84 I	X84 E	X84 E	X84 E
Leeds City Bus Station	1615	1635	1655	1715	1745	1805	1835	1905	2005	2115
Headingley Arndale Centre	1639	1659	1719	1739	1809	1826	1856	1921	2021	2131
Bramhope Breary Lane	1659	1719	1739	1759	1828	1843	1913	1933	2033	2143
Otley Bus Station	1711	1735	1755	1811	1840	1855	1923	1945	2045	2155
Burley Station Road		1742	1802		1847	1902		1952	2052	2202
Ilkley Bus Station ≠		1755	1815		1900	1915		2005	2105	2215
Addingham Church Street				1823						
Draughton				1830						
Skipton Bus Station				1845						

	X84 E	X84 E
Leeds City Bus Station	2215	2305
Headingley Arndale Centre	2231	2321
Bramhope Breary Lane	2243	2333
Otley Bus Station	2255	2343
Burley Station Road	2302	
Ilkley Bus Station ≠	2315	

Code: ≠ Adjoining or near Railway Station

E Limited Stop service. Will not set down before Weetwood Police Station.

SH School holidays only

Sch Schooldays only

I Times of these services vary during University Holidays. Please contact Metro for details.

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station										0825
Draughton										0832
Addingham Silsden Road										0840
Ilkley Bus Station ≠				0654		0734	0754			0854
Burley Station Road		0626	0646	0706		0746	0806			0906
Otley Bus Station	0620	0640	0700	0720	0740	0800	0820	0840	0900	0920
Bramhope Breary Lane	0630	0650	0710	0730	0750	0810	0830	0850	0910	0930
Weetwood Police Station	0636	0656	0716	0736	0756	0816	0836	0856	0916	0936
Leeds City Bus Station	0705	0725	0745	0805	0825	0845	0905	0925	0945	1005

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station				0945				1045		1145
Draughton				0952				1052		1152
Addingham Silsden Road				1000				1100		1200
Ilkley Bus Station ≠	0914		0954	1014		1054	1114		1154	1214
Burley Station Road	0926		1006	1026		1106	1126		1206	1226
Otley Bus Station	0940	1000	1020	1040	1100	1120	1140	1200	1220	1240
Bramhope Breary Lane	0950	1010	1030	1050	1110	1130	1150	1210	1230	1250
Weetwood Police Station	0956	1016	1036	1056	1116	1136	1156	1216	1236	1256
Leeds City Bus Station	1025	1045	1105	1125	1145	1205	1225	1245	1305	1325

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 Sch	X84 F
Otley Prince Henry School									1510	
Skipton Bus Station			1245			1345				1445
Draughton			1252			1352				1452
Addingham Silsden Road			1300			1400				1500
Ilkley Bus Station ≠		1254	1314		1354	1414		1454		1514
Burley Station Road		1306	1326		1406	1426		1506		1526
Otley Bus Station	1300	1320	1340	1400	1420	1440	1500	1520	1520	1540
Bramhope Breary Lane	1310	1330	1350	1410	1430	1450	1510	1530	1530	1550
Weetwood Police Station	1316	1336	1356	1416	1436	1456	1516	1536	1536	1556
Leeds City Bus Station	1345	1405	1425	1445	1505	1525	1545	1605	1605	1625

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station			1555			1700		1800		1850
Draughton			1602			1707		1807		1857
Addingham Silsden Road			1610			1715		1815		1905
Ilkley Bus Station ≠		1554	1624		1704	1729	1759	1829	1904	1919
Burley Station Road		1606	1636		1716	1741	1810	1840	1915	1930
Otley Bus Station	1600	1620	1650	1710	1730	1755	1822	1852	1927	1942
Bramhope Breary Lane	1610	1630	1700	1720	1740	1805	1832	1902	1937	1952
Weetwood Police Station	1616	1636	1706	1726	1746	1811	1837	1907	1942	1957
Leeds City Bus Station	1645	1705	1735	1755	1815	1840	1900	1930	2005	2020

	X84 F	X84 F	X84 F	X84 F
Ilkley Bus Station ≠	2009	2109	2219	2319
Burley Station Road	2020	2120	2230	2330
Otley Bus Station	2032	2132	2242	2342
Bramhope Breary Lane	2042	2142	2252	2352
Weetwood Police Station	2047	2147	2257	2357
Leeds Eastgate	2108	2208	2318	2418
Leeds City Bus Station	2110	2210	2320	

Code: ≠ Adjoining or near Railway Station

F Limited Stop service. Will not pick up after Weetwood Police Station.

Sch Schooldays only

Saturday

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	0615	0715	0745	0805	0835	0855	0915	0935	0955	1015
Headingley Arndale Centre	0628	0728	0802	0822	0852	0912	0932	0952	1012	1032
Bramhope Breary Lane	0640	0740	0816	0836	0906	0926	0946	1006	1026	1046
Otley Bus Station	0650	0750	0830	0850	0920	0940	0956	1020	1040	1056
Burley Station Road	0657	0757	0837	0857	0927	0947		1027	1047	
Ilkley Bus Station \neq	0710	0810	0850	0910	0940	1000		1040	1100	
Addingham Church Street		0816		0918		1008			1108	
Draughton		0821		0925		1015			1115	
Skipton Bus Station		0840		0940		1030			1130	

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	1035	1055	1115	1135	1155	1215	1235	1255	1315	1335
Headingley Arndale Centre	1052	1112	1132	1152	1212	1232	1252	1312	1332	1352
Bramhope Breary Lane	1106	1126	1146	1206	1226	1246	1306	1326	1346	1406
Otley Bus Station	1120	1140	1156	1220	1240	1256	1320	1340	1356	1420
Burley Station Road	1127	1147		1227	1247		1327	1347		1427
Ilkley Bus Station \neq	1140	1200		1240	1300		1340	1400		1440
Addingham Church Street		1208			1308			1408		
Draughton		1215			1315			1415		
Skipton Bus Station		1230			1330			1430		

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	1355	1415	1435	1455	1515	1535	1555	1615	1635	1655
Headingley Arndale Centre	1412	1432	1452	1512	1532	1552	1612	1632	1652	1712
Bramhope Breary Lane	1426	1446	1506	1526	1546	1606	1626	1646	1706	1726
Otley Bus Station	1440	1456	1520	1540	1556	1620	1640	1656	1720	1740
Burley Station Road	1447		1527	1547		1627	1647		1727	1747
Ilkley Bus Station \neq	1500		1540	1600		1640	1700		1740	1800
Addingham Church Street	1508			1608			1708			1808
Draughton	1515			1615			1715			1815
Skipton Bus Station	1530			1630			1730			1830

	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E	X84 E
Leeds City Bus Station	1715	1735	1805	1905	2005	2115	2215	2305
Headingley Arndale Centre	1732	1752	1821	1921	2021	2131	2231	2321
Bramhope Breary Lane	1746	1806	1833	1933	2033	2143	2243	2333
Otley Bus Station	1756	1820	1845	1945	2045	2155	2255	2343
Burley Station Road		1827	1852	1952	2052	2202	2302	
Ilkley Bus Station \neq		1840	1905	2005	2105	2215	2315	

Code: \neq Adjoining or near Railway Station

E Limited Stop service. Will not set down before Weetwood Police Station.

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station								0845		0945
Draughton								0852		0952
Addingham Silsden Road								0900		1000
Ilkley Bus Station \neq	0659	0724		0814		0854	0914		0954	1014
Burley Station Road	0709	0736	0806	0826		0906	0926		1006	1026
Otley Bus Station	0723	0750	0820	0840	0900	0920	0940	1000	1020	1040
Bramhope Breary Lane	0731	0800	0830	0850	0910	0930	0950	1010	1030	1050
Weetwood Police Station	0736	0806	0836	0856	0916	0936	0956	1016	1036	1056
Leeds City Bus Station	0755	0835	0905	0925	0945	1005	1025	1045	1105	1125

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station			1045			1145			1245	
Draughton			1052			1152			1252	
Addingham Silsden Road			1100			1200			1300	
Ilkley Bus Station \neq		1054	1114		1154	1214		1254	1314	
Burley Station Road		1106	1126		1206	1226		1306	1326	
Otley Bus Station	1100	1120	1140	1200	1220	1240	1300	1320	1340	1400
Bramhope Breary Lane	1110	1130	1150	1210	1230	1250	1310	1330	1350	1410
Weetwood Police Station	1116	1136	1156	1216	1236	1256	1316	1336	1356	1416
Leeds City Bus Station	1145	1205	1225	1245	1305	1325	1345	1405	1425	1445

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station		1345			1445			1545		
Draughton		1352			1452			1552		
Addingham Silsden Road		1400			1500			1600		
Ilkley Bus Station \neq	1354	1414		1454	1514		1554	1614		1654
Burley Station Road	1406	1426		1506	1526		1606	1626		1706
Otley Bus Station	1420	1440	1500	1520	1540	1600	1620	1640	1700	1720
Bramhope Breary Lane	1430	1450	1510	1530	1550	1610	1630	1650	1710	1730
Weetwood Police Station	1436	1456	1516	1536	1556	1616	1636	1656	1716	1736
Leeds City Bus Station	1505	1525	1545	1605	1625	1645	1705	1725	1745	1805

	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F	X84 F
Skipton Bus Station	1645		1745	1845			
Draughton	1652		1752	1852			
Addingham Silsden Road	1700		1800	1900			
Ilkley Bus Station \neq	1714	1744	1814	1914	2009	2109	2319
Burley Station Road	1726	1755	1825	1925	2020	2120	2330
Otley Bus Station	1740	1807	1837	1937	2032	2132	2342
Bramhope Breary Lane	1750	1817	1847	1947	2042	2142	2352
Weetwood Police Station	1756	1822	1852	1952	2047	2147	2357
Leeds Eastgate	1822	1843	1913	2013	2108	2208	2418
Leeds City Bus Station	1825	1845	1915	2015	2110	2210	2320

Code: \neq Adjoining or near Railway Station

F Limited Stop service. Will not pick up after Weetwood Police Station.

Sunday

	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G
Leeds City Bus Station	0710	0800	0910	0940	1010	1040	1110	1140	1210	1240
Headingley Arndale Centre	0726	0816	0926	0956	1026	1056	1126	1156	1226	1256
Bramhope Breary Lane	0738	0828	0938	1008	1038	1108	1138	1208	1238	1308
Otley Bus Station	0750	0840	0950	1020	1050	1120	1150	1220	1250	1320
Burley Station Road	0757	0847	0957	1027	1057	1127	1157	1227	1257	1327
Ilkley Bus Station ☞	0810	0900	1010	1040	1110	1140	1210	1240	1310	1340

	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G
Leeds City Bus Station	1310	1340	1410	1440	1510	1540	1610	1640	1710	1805
Headingley Arndale Centre	1326	1356	1426	1456	1526	1556	1626	1656	1726	1821
Bramhope Breary Lane	1338	1408	1438	1508	1538	1608	1638	1708	1738	1833
Otley Bus Station	1350	1420	1450	1520	1550	1620	1650	1720	1750	1845
Burley Station Road	1357	1427	1457	1527	1557	1627	1657	1727	1757	1852
Ilkley Bus Station ☞	1410	1440	1510	1540	1610	1640	1710	1740	1810	1905

	X84 G	X84 G	X84 G	X84 G	X84 G
Leeds City Bus Station	1905	2005	2115	2215	2305
Headingley Arndale Centre	1921	2021	2131	2231	2321
Bramhope Breary Lane	1933	2033	2143	2243	2333
Otley Bus Station	1945	2045	2155	2255	2343
Burley Station Road	1952	2052	2202	2302	
Ilkley Bus Station ☞	2005	2105	2215	2315	

Code: ☞ Adjoining or near Railway Station
G Also runs Bank Holidays.

	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G
Ilkley Bus Station ☞	0814	0914	1014	1044	1114	1144	1214	1244	1314	1344
Burley Station Road	0825	0925	1025	1055	1125	1155	1225	1255	1325	1355
Otley Bus Station	0837	0937	1037	1107	1137	1207	1237	1307	1337	1407
Bramhope Breary Lane	0847	0947	1047	1117	1147	1217	1247	1317	1347	1417
Weetwood Police Station	0852	0952	1052	1122	1152	1222	1252	1322	1352	1422
Leeds City Bus Station	0921	1021	1121	1151	1221	1251	1321	1351	1421	1451

	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G	X84 G
Ilkley Bus Station ☞	1414	1444	1514	1544	1614	1644	1714	1744	1814	1909
Burley Station Road	1425	1455	1525	1555	1625	1655	1725	1755	1825	1920
Otley Bus Station	1437	1507	1537	1607	1637	1707	1737	1807	1837	1932
Bramhope Breary Lane	1447	1517	1547	1617	1647	1717	1747	1817	1847	1942
Weetwood Police Station	1452	1522	1552	1622	1652	1722	1752	1822	1852	1947
Leeds City Bus Station	1521	1551	1621	1651	1721	1751	1821	1851	1921	2010

	X84 G	X84 G	X84 G	X84 G
Ilkley Bus Station ☞	2009	2109	2219	2319
Burley Station Road	2020	2120	2230	2330
Otley Bus Station	2032	2132	2242	2342
Bramhope Breary Lane	2042	2142	2252	2352
Weetwood Police Station	2047	2147	2257	2357
Leeds Eastgate	2108	2208	2318	2418
Leeds City Bus Station	2110	2210	2320	

Code: ☞ Adjoining or near Railway Station

G Also runs Bank Holidays.

Harrogate - Guiseley
Harrogate - Ilkley

X53
X52

X53

Harrogate - Guiseley

Station Parade, York Place, Leeds Road, Almsford Bank, Leeds Road, The Carr, Princess Royal Way, Harrogate Road, Pool Road, Cross Green, Walkergate, Nelson Street, Crossgate, Crossgate, Bondgate, Kirkgate, Station Road, Burras Lane, West Chevin Road, Bradford Road, Otley Road, Bradford Road, Otley Road.

Guiseley - Harrogate

Otley Road, Bradford Road, Otley Road, Bradford Road, West Chevin Road, Burras Lane, Station Road, Kirkgate, Bondgate, Crossgate, Boroughgate, Cross Green, Pool Road, Harrogate Road, Princess Royal Way, The Carr, Leeds Road, Almsford Bank, Leeds Road, West Park, West Park Street, Parliament Street, King's Road, Cheltenham Crescent, Cheltenham Parade, Station Parade.

X52

Harrogate - Ilkley

Station Parade, York Place, Leeds Road, Almsford Bank, Leeds Road, The Carr, Princess Royal Way, Harrogate Road, Pool Road, Cross Green, Walkergate, Nelson Street, Crossgate, Crossgate, Bondgate, Kirkgate, Station Road, Burras Lane, West Chevin Road, Bradford Road, Main Street, Ilkley Road, Ilkley Road, Coutances Way, Leeds Road, Wheatley Lane, Bolling Road, Springs Lane, Station Road, Ilkley Bus Station.

Ilkley - Harrogate

Ilkley Bus Station, Stephenson's Way, Station Road, Springs Lane, Bolling Road, Wheatley Lane, Leeds Road, Coutances Way, Ilkley Road, Ilkley Road, Main Street, Bradford Road, West Chevin Road, Burras Lane, Station Road, Kirkgate, Bondgate, Crossgate, Boroughgate, Cross Green, Pool Road, Harrogate Road, Princess Royal Way, The Carr, Leeds Road, Almsford Bank, Leeds Road, West Park, West Park Street, Parliament Street, King's Road, Cheltenham Crescent, Cheltenham Parade, Station Parade.

Operated by:

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Valid from 1 March 2013

Monday to Friday

	X52	X53	X52	X53	X52	X53	X52	X53	X52	X53
	A		A		A		A		A	
Harrogate Bus Station ☎	0845	0945	1045	1145	1245	1345	1445	1545	1645	1745
Pannal Spacey Houses	0853	0953	1053	1153	1253	1353	1453	1553	1653	1753
Weeton Station	0858	0958	1058	1158	1258	1358	1458	1558	1658	1758
Pool Bridge Corner	0904	1004	1104	1204	1304	1404	1504	1604	1704	1804
Otley Bus Station	0915	1015	1115	1215	1315	1415	1515	1615	1715	1815
Whitecross Roundabout		1025		1225		1425		1625		
Guiseley Morrison's		1030		1230		1430		1630		
Burley Station Road	0922		1122		1322		1522		1722	
Ilkley Bus Station ☎	0935		1135		1335		1535		1735	

Code: ☎ Adjoining or near Railway Station

A Trip does not run Bank Holidays.

	X53	X52	X53	X52	X53	X52	X53	X52	X53	X52
Guiseley Morrisons	0742		1042		1242		1442		1642	
Whitecross Roundabout	0744		1044		1244		1444		1644	
Ilkley Bus Station ☞		0942		1142		1342		1542		1742
Burley in Wharfdale Ilkley Rd Roundabout		0954		1154		1354		1554		1754
Otley Bus Stn	0803	1003	1103	1203	1303	1403	1503	1603	1703	1803
Pool Bridge Corner	0809	1009	1109	1209	1309	1409	1509	1609	1709	1809
Weeton Station	0813	1013	1113	1213	1313	1413	1513	1613	1713	1813
Pannal Spacey Houses	0819	1019	1119	1219	1319	1419	1519	1619	1719	1819
Harrogate Bus Station ☞	0833	1033	1133	1233	1333	1433	1533	1633	1733	1833

Code: ☞ Adjoining or near Railway Station

Saturday

	X52	X53	X52	X53	X52	X53	X52	X53	X52	X53
Harrogate Bus Station ☞	0845	0945	1045	1145	1245	1345	1445	1545	1645	1745
Pannal Spacey Houses	0853	0953	1053	1153	1253	1353	1453	1553	1653	1753
Weeton Station	0858	0958	1058	1158	1258	1358	1458	1558	1658	1758
Pool Bridge Corner	0904	1004	1104	1204	1304	1404	1504	1604	1704	1804
Otley Bus Station	0915	1015	1115	1215	1315	1415	1515	1615	1715	1815
Whitecross Roundabout		1025		1225		1425		1625		
Guseley Morrison's		1030		1230		1430		1630		
Burley Station Road	0922		1122		1322		1522		1722	
Ilkley Bus Station ☞	0935		1135		1335		1535		1735	

Code: ☞ Adjoining or near Railway Station

	X53	X52	X53	X52	X53	X52	X53	X52	X53	X52
Guseley Morrisons	0742		1042		1242		1442		1642	
Whitecross Roundabout	0744		1044		1244		1444		1644	
Ilkley Bus Station ☞		0942		1142		1342		1542		1742
Burley in Wharfedale Ilkley Rd Roundabout		0954		1154		1354		1554		1754
Otley Bus Stn	0803	1003	1103	1203	1303	1403	1503	1603	1703	1803
Pool Bridge Corner	0809	1009	1109	1209	1309	1409	1509	1609	1709	1809
Weeton Station	0813	1013	1113	1213	1313	1413	1513	1613	1713	1813
Pannal Spacey Houses	0819	1019	1119	1219	1319	1419	1519	1619	1719	1819
Harrogate Bus Station ☞	0833	1033	1133	1233	1333	1433	1533	1633	1733	1833

Code: ☞ Adjoining or near Railway Station

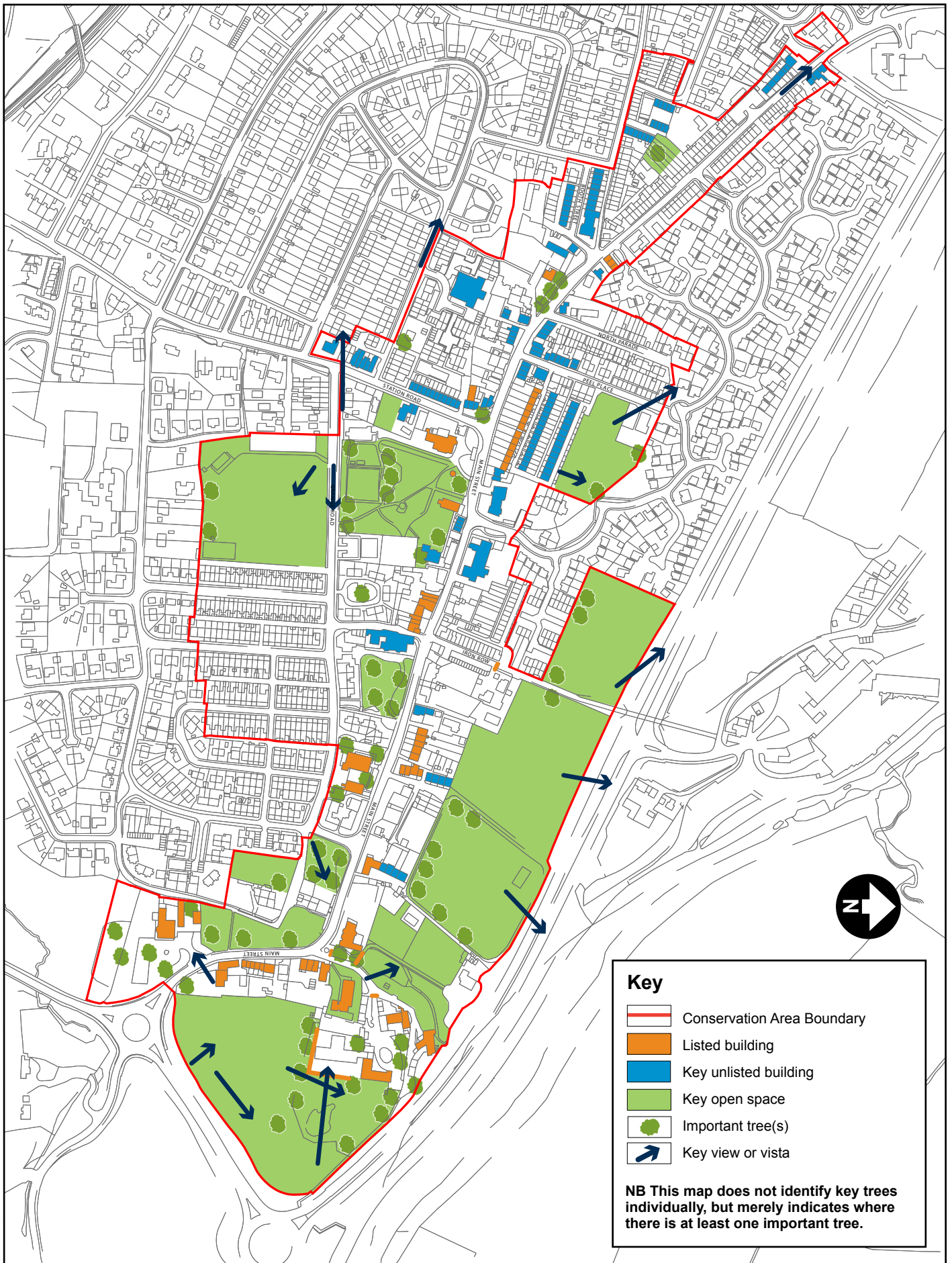
Sunday

No Service

Appendix 4 Conservation Area and Listed Buildings

Burley-in-Wharfedale Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



Appendix 5 Table A1: Local Centre Comparison

Table A1: Local Centre Comparison

Settlement	Population (Census 2011)	Households (Mosaic 2013)	2013 SHLAA Capacity	Employment	No. of Retail Outlets	Quantum of Retail Floorspace (sqm)	No. of Primary Schools	No. of Secondary Schools	GP Surgeries	Dentists	Opticians	Pharmacies	Post Offices	Libraries	Community Centres & Halls	Railway Station	High Freq bus route	Utilities and Telcoms Capacity
Local Growth Centres (Core Strategy Publication Draft, February 2014)																		
Queensbury	8,848	3,854	1,561	Handful of small employers	64	8,208	4	1	2	2	1	2	1	1	1	No	Yes	Yes
Silsden	7,638	3,553	1,809	Several business, largest being Habasit Rossi Ltd employing 170 people	77	6,930	2	0	1	1	0	1	1	1	1	Yes - shared with Steeton	Yes	Yes
Steeton With Eastburn	4,167	1,820	885	6 businesses, the largest being CineticLandis Grinding Ltd, employing 254 people	9	972	2	0	1	0	0	1	2	0	0	Yes - shared with Silsden	Yes	Yes
Thornton	5,822	2,546	864	Dispersed industrial areas located primarily along Thornton Road	44	3,339	1	0	1	1	0	1	1	1	0	No	Yes	Yes
Local Service Centres (Core Strategy Publication Draft, February 2014)																		
Burley in Wharfedale	6,247	2,613	1,094	2 employers, employing <85 people. Further employment uses exist at Burley House, off Main Street.	37*	4515*	2	0	1	1	0	1	1	1	2*	Yes	No	Yes
Menston	4,369	1,965	1,159	Limited employment opportunities, a handful of small employers	14	1,227	1	0	1	2	0	2	1	1	1	Yes	No	Yes
Addingham	3,172	1,546	1,153	No significant employers	23	1,595	1	0	1	0	0	1	1	1	1	No	No	Yes
Baildon	16,292	7,281	884	A number of large companies employing between 34 and 350 people	65	6,319	3	0	2	1	1	2	2	1	1	Yes	No/Partial	Yes
Cottingley	4,767	2,229	681	Ramada Jarvis Hotel and Yorkshire Clinic just outside the boundary, Cottingley Business Park and several small employers	13	949	1	0	1	1	0	1	1	0	2	No	Yes	Yes
Cullingworth	2,596	1,170	241	Small number of employers, largest being HCF Poultry Ltd, employs 100 people	12	799	1	1	1	0	0	1	1	0	0	No	No	Yes
Denholme	2,715	1,231	848	One business in Denholme employs 66 people, CR Taylor Timber	13	1,287	1	0	1	0	0	1	1	1	1	No	No	Yes
East Morton	1,309	544	301	Very few businesses or significant employers	1	-	1	0	0	0	0	0	0	0	1	No	No	Yes
Harden	1,600	701	86	None within the settlement, several close to the boundary, largest being Harden Beck Mill, employs over 70 people.	9	697	1	0	0	0	0	1	1	0	1	No	No	Yes
Haworth	5,826	2,969	696	There are six employers in the area, each employing no more than 50 staff	94	7,510	2	0	1	0	1	1	3	0	0	No (not mainline)	No	Yes
Oakworth	3,804	1,567	496	Limited employment opportunities within the village	8	812	1	0	0	0	0	1	2	0	1	No (not mainline)	Yes	Yes
Oxenhope	1,872	832	51	Limited employment opportunities within the village, only two businesses employing more than ten people.	1	-	1	0	0	0	0	0	1	0	0	No (not mainline)	No	Yes
Wilsden	3,924	1,646	936	Handful of small businesses which account for its small employment base	15	3,305	1	0	1	1	1	1	1	1	1	No	No	Yes















Figures on population, households and utilities taken from Bradford Growth Assessments
 Figures on retail provision taken from 2013 Retail & Leisure Study (Update) and in the case of East Morton and Oxenhope, from the Bradford Settlement Study (Update 2013)
 All other figures are taken from Bradford Settlement Study Update (2013)

*Revised figures to include the opening of St Mary's Parish Centre and the new Co-op store



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