

Bradford Local Plan

Core Strategy Examination

Further Statement Matter 3:

Policy SC5 Settlement Hierarchy

**Further statement Spatial Housing Options
Tested**

Date: 5 March 2015

Venue: Victoria Hall, Saltaire

Spatial Housing Options Tested

- 1.1 Through the preparation of the Core Strategy a range of reasonable alternatives have been tested prior to arriving at the most appropriate scale and distribution. The early stage informal consultation was undertaken in conformity with the Regional Spatial Strategy (PS/B001bxxii) prior to its revocation.
- 1.2 The Further Issues and Options Consultation (SS064) undertaken in 2008 tested four options for the scale and distribution of the then Regional Spatial Strategy housing requirement of 50,000 dwellings. This tested four scenarios with different emphasis and also different settlement hierarchies. These were at a high level to test the options for broad distribution appropriate and proportionate to a core strategy.
- 1.3 The four options are set out in Appendix 1.
- 1.4 Following further work and review of the response to the consultation to the Further Issues and Options the Council published the Further Engagement Draft (SS069) for consultation which included a refined variation which took elements from the four options previously tested but also was produced in line with the RSS housing requirement. Appendix 2 sets out this spatial distribution for housing.
- 1.5 The final distribution contained in the Publication Draft is also set out in Appendix 2 by way of comparison as well as the 2011 Census based population proportionate.

APPENDIX 1 – Further Issues and Options Spatial Option (January 2008)

Further Issues and Options (January 2008)

Spatial Option	Bradford Sub Regional City	Principal Towns	Local Service Centres
Option 1 – RSS Settlement Hierarchy	65% (32,500) Bradford/Shiplay/Baildon south of Otley Road	30% (15,000) Ilkley, Keighley	5% - (2500) Addingham, Baildon, Bingley, Burley in Wharfedale, Cottingley, Cullingworth, Denholme, East Morton, Harden, Haworth, Menston, Oakworth, Oxenhope, Queensbury, Steeton with Eastburn, Silsden, Thornton, Wilsden
Option 2 - Continuation of the RUDP strategy	50% (25,000) Bradford/Shiplay/Baildon south of Otley Road	30% (15,000) Ilkley, Keighley, Bingley	20% (10,000) Addingham, Baildon*, Burley in Wharfedale*, Cottingley, Cullingworth, Denholme*, East Morton, Harden, Haworth, Menston*, Oakworth, Oxenhope, Queensbury*, Steeton with Eastburn*, Silsden*, Thornton, Wilsden
Option 3 – Focussed Growth around the Sub Regional City	70% (35,000) Bradford/Shiplay/Baildon south of Otley Road; with 27,500 focussed in 4 specific growth points at Esholt, East of Holmewood, City Centre, Shiplay/Canal Road Corridor	20% (10,000) Ilkley, Keighley	10% - (5000) Addingham, Baildon, Bingley, Burley in Wharfedale, Cottingley, Cullingworth, Denholme, East Morton, Harden, Haworth, Menston, Oakworth, Oxenhope, Queensbury, Steeton with Eastburn, Silsden, Thornton, Wilsden
Option 4 – Dispersed Growth points linked to sustainable transport corridors	65% (32,500) Bradford/Shiplay/Baildon south of Otley Road; with 25,000 focussed in 4 specific growth points at Esholt, East of Holmewood, City Centre, Shiplay/Canal Road Corridor	10% (5,000) Ilkley, Keighley,	20% (10,000) in Local Growth Centres of Bingley, Burley in Wharfedale, Menston, Steeton with Eastburn, Silsden, Queensbury, Thornton. 5% - (2500) in Local Centres of Addingham, Baildon, Cottingley, Cullingworth, Denholme, East Morton, Harden, Haworth, Oakworth, Oxenhope, Wilsden

**APPENDIX 2 – Housing Distribution options tested at Further Engagement
Draft and Publication Draft**

Options Tested At Core Strategy Publication and Further Engagement Drafts

	CSPD		2011 Census Based Pop Proportionate		CSFED		Diff CSPD vs CSFED
	No	%	No	Diff	No	%	
Total - Regional City	28,650	68.1	28,324	326	28,000	61.5	650
City Centre	3,500	8.3	293	3,207	3,500	7.7	0
Canal Rd	3,200	7.6	115	3,085	3,000	6.6	200
NE	4,700	11.2	7,436	-2,736	5,000	11.0	-300
SE	6,000	14.3	4,878	1,122	6,000	13.2	0
SW	5,500	13.1	7,894	-2,394	4,500	9.9	1,000
NW	4,500	10.7	6,222	-1,722	4,000	8.8	500
Shipley	1,250	3.0	1,485	-235	2,000	4.4	-750
Total - Principal Towns	6,700	15.9	6,730	-30	0	0.0	6,700
Ilkley	800	1.9	1,194	-394	1,300	2.9	-500
Keighley	4,500	10.7	4,066	434	5,000	11.0	-500
Bingley	1,400	3.3	1,470	-70	1,600	3.5	-200
Total - Local Growth Centres	3400	8.1	2,196		6100	13.4	-2700
Burley In Wharfedale	N/A	N/A	N/A	N/A	500	1.1	N/A
Menston	N/A	N/A	N/A	N/A	900	2.0	N/A
Queensbury	1000	2.4	734	266	1500	3.3	-500
Silsden	1000	2.4	633	367	1700	3.7	-700
Steeton	700	1.7	346	354	800	1.8	-100
Thornton	700	1.7	483	217	700	1.5	0
Total - Local Service Centres	3,350	8.0	5,768	-2,418	3,500	7.7	-150
Addingham	200	0.5	263	-63	400	0.9	-200
Baildon	450	1.1	1,351	-901	550	1.2	-100
Burley In Wharfedale	200	0.5	518	-318	N/A	N/A	-300
Cottingley	200	0.5	395	-195	300	0.7	-100
Cullingworth	350	0.8	215	135	200	0.4	150
Denholme	350	0.8	225	125	450	1.0	-100
East Morton	100	0.2	109	-9	150	0.3	-50
Harden	100	0.2	133	-33	150	0.3	-50
Haworth	500	1.2	483	17	600	1.3	-100
Menston	400	1.0	362	38	N/A	N/A	-500
Oakworth	200	0.5	734	-534	250	0.5	-50
Oxenhope	100	0.2	633	-533	150	0.3	-50
Wilsden	200	0.5	346	-146	300	0.7	-100

This table sets out the two sets of proposed housing targets for the 27 settlements and sub areas which were formally consulted upon and subject to sustainability appraisal and consultation at Further Engagement Draft and Publication Draft Stages. At the Further Engagement Draft stage the options were severely constrained by the overall scale of identified land supply. The development of the Publication Draft stage was benchmarked and considered against the Population Proportionate target.

Note : between CSFED and CSPD the settlement hierarchy was amended to place Burley In Wharfedale and Menston in the fourth tier.