

Bradford Local Plan

Core Strategy Examination

Further Statement Relating to Homework Item 7:

Clarification of the Haworth SHLAA Sites To Which Historic England Raised Concerns

May 2016

1. Introduction

- 1.1. Historic England made representations at Publication Draft stage objecting to the proposed housing target for Haworth which at the time was 500 dwellings. They stated that they had concerns over a number of sites which could harm the setting of the village and its conservation area.
- 1.2. Barton Wilmore, on behalf of Harworth Estates have objected to the resulting main modification MM88 which proposes a reduction in the housing apportionment for Haworth to 400 units.
- 1.3. At the Examination hearing held on the 18th May 2016 there was some confusion over which sites were the ones to which Historic England had concerns based on the sites mentioned in the Council's statement (PS/L004)) and e-mail correspondence between the Council and Historic England. At the hearings the Council confirmed that despite the e-mail chain mentioning that Historic England would supply further comments in relation to the statement and case being put forward by Barton Wilmore, no further such comments had been received.

2. Clarification

- 2.1. The Council can clarify that Historic England confirmed that their concerns related to 5 Haworth sites as follows:

From SHLAA 2:

1. HA/011 – Sun Street (38 dwellings)
2. HA/014 – Weavers Hill (112 dwellings)
3. HA/010 – Ivy Bank Lane (66 dwellings)
4. HA/009 - Bridgehouse Mills (60 dwellings)

And 1 additional new site to SHLAA 3:

5. HA/022 – West Lane (26 dwellings)

- 2.2. In its statement the Council should have made it clearer where its conclusion that a total of 159 units might need to be discounted from the assumed total SHLAA 3 Haworth capacity came from and it apologies and can as requested rectify this. It stems from a discounting of sites 1 and 2 and a partial discounting of site 5 i.e. SHLAA site HA/022.
- 2.3. Having taken the advice of its own Conservation Team, officers determined that sites 1 and 2 could indeed lead to adverse effects and should be discounted. However site 3 now has planning permission and site 4 is the subject of a planning application. With regard to site 4 the Council's Conservation Team consider that the site may have development potential subject to careful design. It determined therefore that sites 3 and 4 should not be discounted.

- 2.4. With regards to HA/022 the Council's Conservation Team consider careful design and reserving part of the site for landscaping may be required and as a result the Council has assumed a discount of 9 units or 1/3 of its SHLAA 3 stated capacity of 26 units.
- 2.5. The total assumed possible loss of housing land capacity at Haworth due to conservation and heritage concerns can therefore be confirmed to be 159 units as stated in PS/L004