

Local Development Framework for Bradford

Landscape Character

Supplementary Planning Document

Volume 9: Wilsden

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City of Bradford MDC

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FOREWORD

This is Volume 9 of the Landscape Character Supplementary Planning Document (SPD) and outlines the Landscape Character Assessment of Wilsden.

This document provides a detailed description and analysis of the landscape of Wilsden along with a succinct set of policy guidelines for each landscape type. A map of the character area can be found on Page 15.

Bradford Council will expect developers who wish to submit a planning application for a development within a landscape character area, to take account of this SPD.

To achieve maximum benefit for all its users, this SPD contains two additional components, which comprise of a non-technical ***User Guide*** and ***Landscape Character Design Guidance***. Each of these components are intended to help the user within the planning process and ultimately achieve good, sympathetic design proposals which both protect and enhance the character and appearance of the District's natural landscapes.

The **User Guide** can be found overleaf; and the **Design Guidance** can be found in Appendix 1 of this document.

Landscape Character SPD - USER GUIDE

The Landscape Character Supplementary Planning Document (SPD) supplements policies NE3 and NE3A of the Replacement Unitary Development Plan. Whilst this is not a statutory document, it is a material consideration and will be assessed against any proposal.

The objectives of the SPD are to protect and enhance the character, appearance and features which are important to the landscape and encourage an integrated approach to development which includes consideration for landscape issues. It also provides advice for developers in the submission of planning applications, and also helps in the determination of these applications.

The SPD comprises of 11 documents, these are:

Introduction and Methodology

Volume 1: Airedale

Volume 2: Esholt

Volume 3: Pennine Upland

Volume 4: Rombalds Ridge

Volume 5: South Bradford

Volume 6: Thornton & Queensbury

Volume 7: Tong Valley

Volume 8: Wharfedale

Volume 9: Wilsden

Volume 10: Worth and North Beck Valleys

The Introduction and Methodology document provides the context for the SPD and outlines the purpose, background, planning policy context, and the landscapes of the Bradford District. Each Landscape Character Area Volume (1-10) set out the Landscape Character Assessment for each Landscape Character Area (Eg Tong, Esholt).

Landscape Character Assessment	Each Volume is a written and visual assessment of the Landscape Character Area which describes, analyses and evaluates the landscape.
Landscape Character Area	A geographic area with a consistent character and identity.
Landscape Character Type	An smaller area within a Landscape Character Area which characterises a particular type of landscape (e.g: Floodplain, wooded valleys etc)

HOW TO USE THE SPD:

- 1 Identify if the site is in a Landscape Character Area (from Appendix 4: Introduction and Methodology), if so which one?
- 2 Select the relevant Volume and read sections 1 to 5 to get an understanding of the characteristics of the area.
- 3 Identify the Landscape Character Type(s) to which the site falls within (from the enclosed Map) and refer to the relevant section within the volume.
- 4 Take account of the Policy Guidelines at the end of the Landscape Character Type(s) section.
- 5 Ensure that any proposal has taken into account the criteria set out within the Design Guidance (within the Appendix of each document) and can demonstrate these within the proposal.

WILSDEN

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WILSDEN

1.0 GENERAL DESCRIPTION

- 1.1 The Wilsden character area is a sheltered, settled landscape dominated by the three principle settlements of Harden, Wilsden and Cullingworth which nestle in the concave landform of sheltered hollows and dips. Farmsteads are scattered throughout the landscape but are often large, and extended with modern farm buildings. It is a well wooded area with significant, sometimes dominant, mixed plantations interspersed with actively farmed pastures, surrounded predominately by stone walls. Parkland also contributes significantly to the landscape and there are small outcrops of gritstone moorland around Harden Moor.
- 1.2 It is a relatively low-lying plateau of land set above the Aire Valley, which drops away to the north east, and it forms an important rural fringe area between Bradford and Keighley. Wilsden character area includes two small fingers of countryside which extend eastwards into the urban area between Shipley and Heaton, and Heaton and Allerton.
- 1.3 The Aire Valley forms the character area boundary to the north and east, and the Worth Valley forms the boundary to the west. The boundary with the Pennine Upland character area to the south west is narrow, running along Halifax Road between Flappit Spring and Manywells Height where the land slopes gently down towards Cullingworth in contrast to the upland moorland plateau of Black Moor to the west. The boundary with the Thornton/Queensbury character area to the south is less distinct, where the landform changes gradually from a gently hollowed topography to a gently rounded plateau at the top end of Wilsden.
- 1.4 The Wilsden character area is made up from a mixture of seven landscape types, with mixed upland pasture forming the dominant element within the landscape, dissected by large and significant tracts of wooded incline and wooded valley landscape types. Parkland also covers a large proportion of the character area; with gritstone moorland, upland pasture and enclosed pasture also occurring in isolated pockets. In addition there are three settlements within this character area.

1.5 KEY LANDSCAPE ELEMENTS

- Rolling, concave plateau landform.
- Improved grasslands, extensively farmed and managed.
- Strong field pattern with stone wall boundaries.
- Parkland golf courses.
- Significant woodland cover including mixed plantations.
- Three principle settlements of Harden, Cullingworth and Wilsden.

2.0 NATURAL LANDSCAPE

2.1 LANDFORM

- The Wilsden area is characterised by a gently rolling, open elongated bowl-shaped valley sloping in a north easterly direction towards the Aire Valley.
- This main valley has been deeply incised by Harden Beck; some of its tributaries also form narrow wooded valleys.
- Other smaller valleys, such as Chellow Dean and Noon Nick/Nailor Rough have been formed by glacial action.
- Higher ground wraps around the main valley rising generally towards Harden Moor in the north west and towards Thornton in the south.
- Wilsden lies along a north-south valley between two higher spurs of land; Northcliffe and Heaton Woods lie in higher land to the east, separated from Wilsden by the Cottingley Beck valley.

2.2 GEOLOGY

- The area is heavily influenced by glacial erosion, with overflow channels occurring at Harden Beck, Cottingley Beck and Noon Nick/Nailor Rough where the Cullingworth-Cottingley Lake drained into the Bradford Lake during the last Ice Age. These Channels are unique to the Bradford area in West Yorkshire.
- The Millstone Grit Yeadonian sandstone outcrops at Harden Moor and Cottingley; bands of siltstone/mudstone occur in the Harden Beck valley, with Kinderscoutian-Marsdenian sandstone on higher ground around Cullingworth.
- The superficial deposits predominantly consist of glacial till with pebbles, cobbles and boulders.

2.3 SOILS

- The area generally consists of sandy clay soils, shallow over large areas.
- Occasional alluvial deposits occur along Harden Beck.

2.4 BIODIVERSITY

The Wilsden Character Area has a variety of habitats, such as substantial areas of woodland, quality moorland and wetlands, as well as a few interesting grasslands, but does not have any sites of national or international ecological value.

The sites of most significance for nature conservation include: -

- Coppice Bog/Pond SEGI and St. Ives – council owned country park near Bingley. Coppice Pond/Bog contains a good range of aquatic species, including the regionally rare shoreweed (*Littorella Uniflora*) and important and diverse mire communities with an excellent example of bog asphodel valley mire. The St Ives Estate is also a large recreational resource with heathland and large areas of deciduous and plantation woodland supporting many species of wildlife.
- Goitstock Wood SEGI – an extensive woodland site, centered on Harden Beck. Well structured woodland and well developed bryophyte flora; contains the county's largest population of climbing corydalis (*Ceratocarpus Claviculata*), a species of scattered occurrence. The grassland communities are good examples of diverse hay meadows.
- Harden Moor – large area of heather moorland near Bingley and St Ives Estate. Common Land and well used by the public.

BIODIVERSITY				
HABITAT		GENERAL SUMMARY		
Woodlands		<p>Large mixed plantations in St Ives and Cottingley Woods, dominated by conifers. In contrast, small wooded valleys of deciduous species in Goitstock Woods and semi natural Deepcliffe Wood. Occasional small woods/shelter belts on higher ground. Chellow Dean and Northcliffe/Heaton Woods contain more mixed ornamental planting including beech.</p> <p><i>* (AW) denotes that a site is also classed as an Ancient Woodland.</i> <i>* (pt AW) denotes that part of the site is Ancient Woodland.</i></p>		
Hedgerows		There are some hedgerows within the area, but they do not contribute significantly to the landscape character.		
Grasslands		Large golf courses at St Ives, Chellow and Heaton form large grassland areas. Most grasslands in Wilsden are improved for agricultural purposes and of limited ecological value. Damp meadows at Hazel Beck and two fields included in Goitstock Woods SEGI are grasslands of note ^{1*}		
Moorland		Harden Moor has good quality heather cover with varied invertebrate interest; large areas of heathland occur within the St Ives Estate. Both sites are council owned and have good public access.		
Wetlands		Harden Beck is known for freshwater crayfish and is therefore relatively clean; Coppice Bog/Pond SEGI in St Ives Estate is a natural mire and artificial pond with a good range of aquatic species, some of which are regionally rare.		
SPA	SSSI	AREA	SEGI	AREA
None	None		Chellow Dean Reservoir	400 lin.m
			Coppice Bog/Pond	7.2ha
			Goitstock Wood (AW)	46.4ha
			Goitstock Waterfall (RIGS)	

¹ Bradford Grassland Survey

THIRD TIER SITES		
<u>Moorland</u> Harden Moor Black Moor (pt)	<u>Woodlands</u> Chellow Dean Woods (AW) Cottingley Woods/Black Hills (pt AW) Deepcliffe Wood (AW) Heaton Woods/ Northcliffe & Old Woods (AW) Hewenden Wood Hollin plantation (AW) Renolds Woods Stoney Ridge Plantation	<u>Amenity</u> St Ives Estate (pt AW) <u>Wildlife Corridors</u> Thornton-Cullingworth Disused Railway <u>Others</u> Caperley Beck
<u>Wetlands</u> Hazel Beck Miles Rough Milking Hole Beck/ Hewenden Res.		
WILDLIFE		
<p>Freshwater crayfish, which are becoming a threatened species, are known in Harden Beck and Coppice Bog/Pond which also has a good amphibian interest, including palmate newts. The pond supports a good range of fish, including three and five spined stickleback and is regularly fished by a local club. The wetlands also attract a variety of wildfowl including winter visitors teal (<i>Anas Crecca</i>), goldeneye (<i>Bucephalus Clangula</i>) and pochard (<i>Aythya Ferina</i>), as well as great crested and little grebes.</p> <p>Roe and fallow deer are associated with St Ives Estate, especially the large moorland areas where a wide range of other wildlife is well represented. Barn owls have been recorded but there are no recent records.</p> <p>A wide variety of bee, butterfly and other insect species are associated with heathland of Harden Moor, but this area is limited for birdlife, possibly due to the disturbance from informal recreation. Heron are common throughout the area, with a known heronry near Harden, only one of two in West Yorkshire.</p> <p>Chellow Dean is also important for populations of all three native woodpeckers, as well as a variety of fish including roach, perch, bream, carp, eels and pike.</p>		

3.0 CULTURAL LANDSCAPE

3.1 HISTORY, ARCHAEOLOGY AND CULTURAL ASSOCIATIONS

- Harden Moor has three stone cairns that are scheduled monuments; one is a small ring cairn – a prehistoric ritual monument of 13m diameter and two smaller round cairns, which were burial mounds from the Bronze Age.
- St Ives Estate – formerly known as Harden Grange, was substantially built and landscaped during the mid 1800's, with much of the design work in the gardens carried out by the first and second wives of Squire Ferrand. His mother-in-law, Lady Blantyre used to visit St Ives often and there is a plaque on a rock to commemorate where she used to sit and admire the views. Another member of the family, William Busfield Ferrand, was a politician and friend of Disraeli (who came to stay at the mansion and made a speech at Druid's Alter).
- Civil War – there is no documentary evidence about a battle on Harden Moor, but General Fairfax made a camp above St Ives in 1642 and used the hall as his headquarters. The Fairfax Entrenchment was probably erected to protect his camp from troops from Skipton.
- Woodland along Cottingley Beck, adjacent to Cottingley Moor Road is associated with the true story about two young girls, earlier this century, who convinced the world they photographed fairies at the bottom of the garden. The hoax was not discovered until many years later. The "Cottingley Fairies" were recently the subject of a motion picture called "Fairytale".
- Conservation areas have been designated at Wilsden, Cullingworth, Hainworth and Ryecroft:-
 - Wilsden grew up around the woollen manufacturing industry prior to 1845, giving rise to several mills and associated mill workers cottages.
 - Cullingworth, until the early 1800s, consisted of a village street made up of eight farms and a few cottages; the increased importance of the textile industry changed the agricultural emphasis of the village. However the early settlement is relatively intact, although interspersed with more modern development.

- Ryecroft is focused around a late 17th century farm, which has developed over two centuries to become a hamlet just outside Harden. The Conservation Area includes related field boundaries to ensure the retention of the rural setting.
- Hainworth is a small settlement centred around a former large manor. The earliest buildings date from 1624 although the majority are 18th Century farms and cottages. It is significant in that apart from minimal alterations and modernisation, it remains very much as it was in the mid 19th Century.

LISTED BUILDINGS, CONSERVATION AREAS AND ARCHAEOLOGY		
Historical	World Heritage Site	Saltaire World Heritage Site Buffer Zone covers part of this Character Type, in particular part of the 'Enclosed Pasture' Character Type
	Listed Buildings	<p>There are approximately 86 Listed Buildings within the Wilsden Character Area.</p> <p>The following list are Grade I or Grade II* listed buildings and/or structures which are of exceptional historical importance within the landscape:</p> <ul style="list-style-type: none"> - Barn to east of New Close farm, Glenview Road, Shipley (Grade II*) - 1, 2, 3 Royds Hall Farm, Shay Lane, Bradford (Grade II*) - Harden Hall, Wilsden Road, Harden (Grade II*)
	Conservation Areas	Cullingworth Hainworth Ryecroft Wilsden <p>The Design and Conservation Team have prepared up-to-date Conservation Area Assessments/Appraisals for each of the areas listed above. These documents should be taken into consideration as part of any proposal.</p>
	Ancient/Scheduled Monuments	1 No. 3 Stone Cairns Harden Moor
	Historic Parks & Gardens	None
	Battlefield	None
	Other Associations	None

3.2 SETTLEMENT PATTERNS

- The three traditional settlements of Harden, Wilsden and Cullingworth nestle in the tributary valleys of Harden Beck and are all surrounded by higher land. They have similar cores and have all grown up around crossroads, although Wilsden and Cullingworth have developed into linear settlements.
- St Ives Estate, in particular, and Harden Grange are former manorial residences set within their own grounds.
- Occasional small groups of house/hamlets have developed along roads at Ryecroft and Harecroft which are linked to Harden and Wilsden respectively.
- Scattered farmsteads occur throughout the rest of the area, many dating from the 17th century and are mostly traditional gritstone buildings.

3.3 TRANSPORT INFRASTRUCTURE

- The character area contains a very busy network of roads, consisting mainly of b-roads and minor roads, which do not necessarily relate to the landform and cut across the contours.
- The area is exceptionally well covered by public footpaths, bridleways and tracks, giving good access throughout.
- Part of Thornton-Cullingworth disused railway line extends into the area, pointing to the industrial links of the past.

3.4 RECREATION/TOURISM

- St Ives Estate is the main recreational “honey-pot” in the area, offering a variety of woodland and moorland walks, fishing, golf and archery.
- There are about four golf courses – Shipley, Northcliffe, Chellow and St Ives – and a driving range within this area.

- There is a well-used and extensive footpath and bridleway network across moorland and farmland.
- Riding schools throughout the area on the urban fringe farmland provide an additional source of income to marginal farms.
- Fishing is a popular activity at Coppice Pond in St Ives Estate and also at Chellow Dean and Hewenden Reservoirs; good quality trout fishing is available in Harden Beck.
- Model air planes are flown on old land adjacent to Harden Moor, orienteering, motor cycle trial events in old quarry area, horse riders and walking/rambling are all popular pursuits.

4.0 ANALYSIS

4.1 Sensitivity

- **Strength of character**

Moderate

Parts of the character area such as the upland pastures to the north and west of Harden around Hewenden Reservoir have a relatively strong character. However, across the whole character area, pylons and other urban influences have significantly weakened the character.

- **Historic continuity**

Medium

Traditional farms are now diversifying to accommodate a wider range of land uses. Suburban estate developments on the edge of the settlements, volume of traffic, and extensive networks of electricity pylons have brought significant changes to this landscape.

- **Remoteness**

Settled

There is a very busy character to the area, with various urban elements in the landscape signalling the proximity of the large settlements of Keighley and Bradford.

- **Significance of new development**

Medium

Twentieth century estates development features significantly within particular views of the area but overall it can not yet be said to be a dominant element in the landscape. Incidences of newer, suburban style detached dwellings such as Lee Lane, Cottingley and new developments such as Cuckoo Nest, near Harden are beginning to weaken the overall rural character of the area.

- **Pressures on the integrity of the unit**

Immediate

There is a real danger of the three villages joining up through development, particularly Harden and Wilsden. Further development along routes through the countryside would cause fragmentation of this unit of landscape by creating urbanised traffic corridors of developed land bearing little relation to the particular character of the individual villages.

4.2 Important Features

Landmarks

- The viaduct near the bottom of Hewendon Reservoir forms a dramatic focal point in views of this area. It is prominent in views from the Bradford to Haworth Road which drops steeply into the Harden Beck Valley while the adjacent viaduct runs overhead.

Skylines

- Cottingley Woods form an important skyline in views from Airedale. They are a dominant element in the landscape and being positioned on the brow of the hillside, and as substantial wood inclines, they make an important contribution to the character of Airedale as well as that of Wilsden.

Key Views and Vistas

- The panoramic view from Harden Moor looking east and south encapsulates the character of the Wilsden area, showing the wooded valleys running up to the three villages.
- The view south east and south west from the parkland around the Bingley to Harden Road shows the wooded incline leading into the wooded valley which runs across the mixed upland pasture.
- The view from Ryecroft Road near Catstones Hill south-west towards the mixed upland pasture of Lees Moor portrays the dominance of the field pattern in the landscape where the patchwork of stone walls stands out on the gently sloping terrain.
- [The Saltaire Environmental Capacity Study and the Saltaire Conservation Area Assessment both identify key views and vistas into and out of the World Heritage Site. Any development proposal shall take these into account and ensure that they are preserved.](#)

Memorable Places

- The St Ives Estate has its own distinctive parkland character with many interesting local features including woodland walks around Coppice Pond and Lady Blantyre's Rock.

- Deepcliffe Wood is a remnant of ancient woodland. The track from Moor Edge winds along the stream side and up through the woodland passing many interesting old oak specimens, and then opening out to reveal the treeless vistas of Harden Moor.
- Harden village centre is memorable because of the pastures that come right into the heart of the village retaining the traditional balanced relationship between the farmland and the settlement.
- Grassy banks and woodland walks along Milking Hole Beck north of Denholme lead down to the Hewenden Reservoir and give the landscape a natural countryside character despite being close to a settlement and a busy road.

4.3 **Detractors**

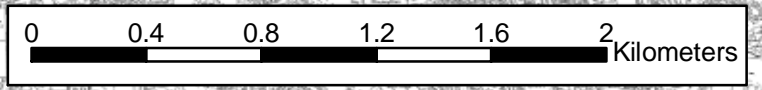
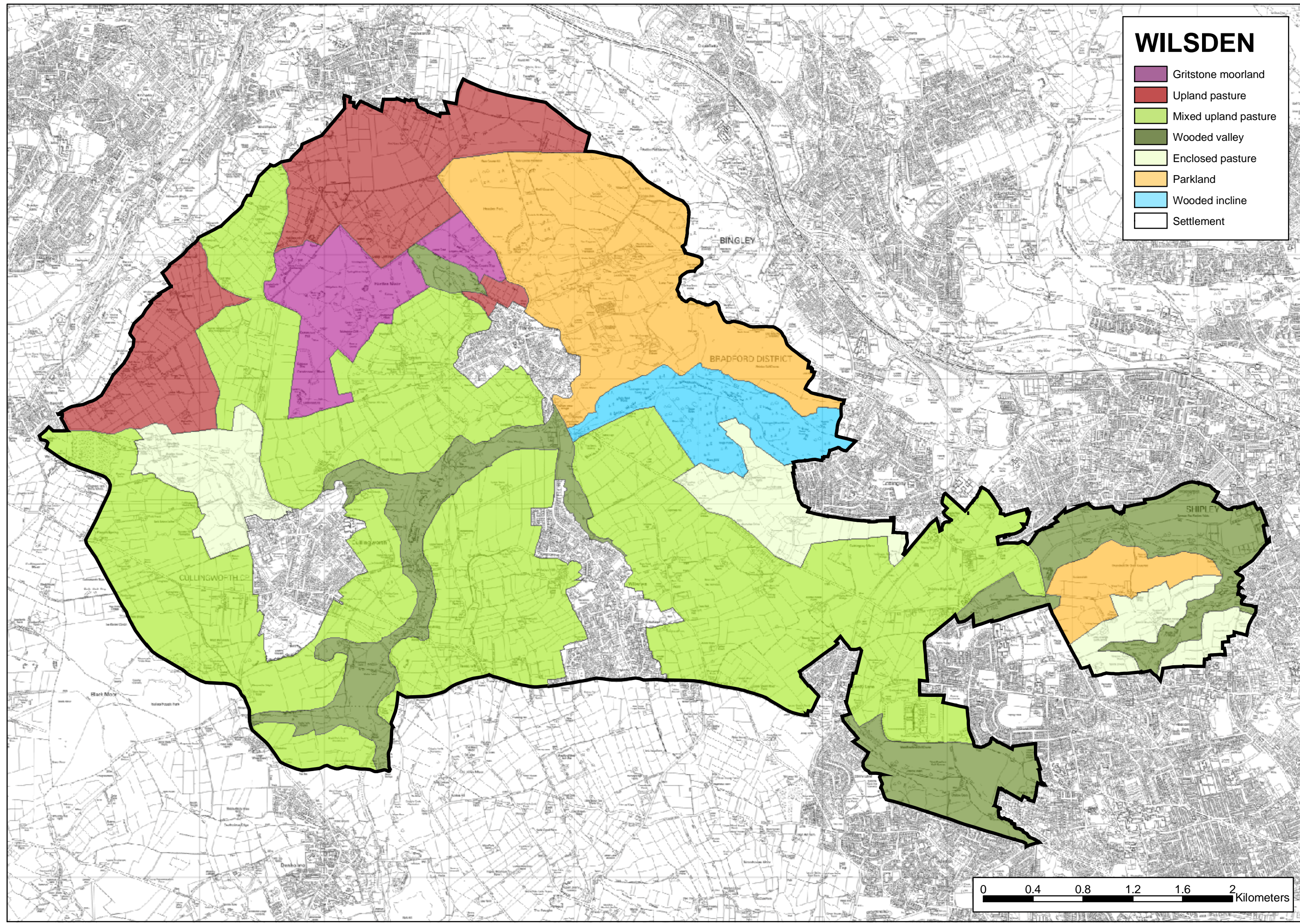
- Pylons are detractors in all landscape character areas, but Wilsden has been particularly strongly affected by them. They are dominant vertical elements in a landscape where vertical elements are not a significant part of the unique character of the area.
- The current working quarry on Harden Moor is an eyesore from the immediate vicinity along Ryecroft Road, as in the quarry at Manywells, Cullingworth.
- Row of modern detached houses along Lee Lane near Cottingley Moor not in keeping with the traditional stone character of the area.
- Suburban style housing in non-traditional materials on edges of Cullingworth and Wilsden in particular.

5.0 GENERAL CONCLUSIONS

- With moderate strength of character, medium historic continuity, a settled character, medium significance of new development, and immediate pressures on the integrity of the unit; the Wilsden area has moderate sensitivity, with a particular pressure of settlements merging.
- It is a very mixed character area with the higher ground being more sensitive than the lower valleys due to its prominence in views from routes through the area, and due to the open character of the landscape types there.
- By summarising the landscape character strategy for the seven landscape types in Wilsden, it can be seen that in general the character strategy in Wilsden is to conserve the character with potential to enhance it in some areas.
- The Wilsden area is already perceived as a busy and quite crowded landscape with most lanes having a heavy traffic flow. It does not have the capacity to accommodate vast amounts of new development, mainly due to the associated infrastructure, e.g. roads, lightning, kerbs and signs that further development would bring to the landscape – causing significant damage to the Wilsden character.
- There is also the issue of the settlement joining up, particularly Wilsden and Harden. Further development, in particular along the roads between them, will have a far more significantly detrimental effect on the character of the Wilsden area than development hidden from views off these roads. It is very important that the distinctiveness, and separate natures of these villages be retained and enhanced because the imminent alternative of three historic village centres within a suburban sprawl of large detached houses and road infrastructure would destroy the meaning, integrity and character of the three villages (Wilsden, Harden and Cullingworth), and in turn reduce the open countryside to a small pocket that fringes Bradford and Keighley. It is strongly recommended that Village Design Statements be produced for all three of these settlements in the short term to assess and conserve the special character of the villages in any new development that does take place.
- Should further development be required in this character area there are places where it could be relatively well accommodated and hidden. These are detailed in the landscape change sections of the landscape types.

WILSDEN

- Gritstone moorland
- Upland pasture
- Mixed upland pasture
- Wooded valley
- Enclosed pasture
- Parkland
- Wooded incline
- Settlement



6.0 WILSDEN: GRITSTONE MOORLAND



6.1 Description

- Wilsden gritstone moorland consists mainly of Harden Moor which is a relatively small area of low-lying moorland occurring on the plateau of high ground between Keighley and Harden. It is split in two by a small length of wooded valley at Deepcliffe Wood. Smaller areas of gritstone moorland adjoin Harden Moor, at Catstones Moor to the west, and in part of the St Ives Estate to the north-east.
- Most of the area consists of good quality low-lying moorland heath (some of the best quality in the district) which has been managed recently by burning and scrub control to improve its regeneration. Part of the area also consists of acid grassland and birch scrub giving a good quality mosaic of upland habitats.
- However, the area is blighted by the ongoing quarry activities alongside the Ryecroft Road, where the piles of newly quarried stone stand out physically against the

relatively flat landform and visibly against the muted colours of the moorland beyond. Older accumulations of excavated materials further along the road have successfully revegetated and include scrub and tree/shrub cover.

6.2 LANDSCAPE STRATEGY

6.2.1 **Analysis**

- **Strength of character**

Strong

This is a distinct landscape of high quality moorland which stands out against the pastures surrounding it. The historic remains and associations also give it a timeless character.

- **Condition**

Declining

The condition of the moorland itself is generally good, although it sometimes appears disturbed and slightly fragmented in the short term when the current quarrying activities are fresh and from the perceived poor restoration of former spoil heaps giving the landscape a degraded feel. Harden Moor also suffers from erosion from horses and walkers along the extensive network of footpaths which cross it. Some areas of Harden Moor and the moorland within St Ives are in danger of reverting to woodland through Scrub invasion.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

1.1.1 Policy Guidelines

Conserve and Restore

- Conserve the habitat of the heather moorland; improve the vegetation by regimes of heather burning and scrub control. A management strategy has been produced for Harden Moor to address issues such as vegetation management and access control.
- Enhance the recreational use of the area by improving the footpath and bridle networks for public access. However, consideration must be made to minimise disturbance to the wildlife such as nesting birds, by providing information access points.
- Enhance the current areas of active quarrying by tree planting to screen and mitigate the views from Ryecroft Road and planting to integrate the previously quarried areas into the moorland landscape.

1.2 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of character** **Strong**
(See Above)
- **Historic Continuity** **High**
The presence of prehistoric stone cairns on the moorland would suggest that this area had a very high historic continuity. Catstones Ring on Catstones Moor is possibly the site of a prehistoric settlement. Even the quarrying has been carried out on an irregular basis since the last century and the current workings are still relatively small scale.
- **Visual Prominence and Enclosure** **Prominent, exposed**
It is highly prominent as a skyline from views around the Wilsden area, and its distinct colours, textures and lack of field boundaries stand out against the surrounding pasture dominated landscape. As a raised treeless plateau, with no field boundaries it does have an exposed character, although the revegetated spoil heaps give a degree of enclosure in some areas.

1.2.1 Traditional Settlement Patterns

- There is no housing within this landscape type. There are some temporary structures associated with the quarrying of the land.

1.2.2 Policy Guidelines

- This landscape has a strong character, high historic continuity, is prominent and exposed, it can therefore be seen to be a very sensitive landscape. The moorland is of relatively high quality and the fact that there is no existing settlement or historic pattern of development here would indicate that any development here would be detrimental to the landscape character.
- The infrastructure associated with quarrying (access roads, spoil mounds, heavy traffic, mud and dust) is contributing to the declining condition of the area and any future large-scale continuation of these activities should be strongly resisted.
- Recreational development, in accordance with the written Management Plan, would be appropriate.

7.0 WILSDEN: UPLAND PASTURE



7.1 DESCRIPTION

- There are two areas of upland pasture in the Wilsden character area, both on the high ridge of land which separates Keighley from the Wilsden settlements. Closely linked to settlements at Moor Edge, Harden and Long Lee near Keighley, they also give extensive views of built-up areas. They appear as remnants of upland pasture and are therefore more isolated than the extensive moorland fringe upland pastures of Rombalds Ridges and the Pennine Upland character areas. In addition, several lines of pylons, which run across the area, add to their “urbanisation”.
- However, there is relatively little tree cover and a strong pattern of drystone wall field boundaries which justifies their landscape type. A low density of traditional farmsteads are also scattered throughout the landscape.

7.2 LANDSCAPE STRATEGY

7.2.1 **Analysis**

• **Strength of character** **Moderate**

This is a landscape with a simple, smooth character of open, gently sloping pastures with grid-like patterns of dry stone walls which is weakened by the presence of vertical elements such as pylons and telegraph poles stretching out across the fields.

• **Condition** **Declining**

Some stone walls are in disrepair and there are large gaps in field boundaries. Some of the pastures are becoming marginal through under grazing and moorland rushes are starting to encroach, giving a degraded appearance to the landscape. Conditions varies from farm to farm.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

7.2.2 Policy Guidelines

Conserve and Enhance

- Conserve the overall rural character of the landscape; resist urbanising influences such as street lighting, pylons, telegraph poles and signage.
- Conserve the strong field pattern and pasture dominated landscape throughout by discouraging extensions to farm buildings in non-traditional materials or new access roads which would be highly visible.
- Conserve the open, treeless character of the landscape. However, the landscape setting of some of the farmsteads could be strengthened by planting small shelterbelts of sycamore and ash, especially where modern farm buildings have weakened the traditional character.
- Enhance the characteristic field pattern by maintaining and repair of drystone walls; restore stone walls where gaps occur and replace boundaries with stone where appropriate.
- Enhance the ecological value of the pastures by improving species diversity, encouraging appropriate grazing regimes and ecologically sensitive management.

7.3 POTENTIAL FOR DEVELOPMENT

7.3.1 Sensitivity Analysis

- **Strength of Character** **Moderate**
(See above)
- **Historic Continuity** **High**
Traditional, relatively unspoilt upland pasture. Pylons will have been one of the few changes to take place here over the past centuries.
- **Visual Prominence and Enclosure** **Prominent, Open**
These areas are on the upper slopes of a ridge that forms the skyline visible from many views around the Wilsden character area and they are, therefore, very prominent. Their

position in the landform, and the general lack of tree cover means the landscape has an open character.

7.3.2 Traditional Settlement Pattern

- Low density traditional Pennine gritstone farmsteads in the upland pastures adjacent to Long Lee. No settlement within the upland pastures at Moor Edge, Harden although there is a traditional stone terraced housing within the adjacent settlement.

7.3.3 Policy Guidelines

- With a moderately strong character, high historic continuity, and being a prominent and open landscape these areas are sensitive to development. There is also an unbroken historic precedent for development to be restricted to the number of farmsteads able to be supported by the land. Therefore it can be concluded that further development in the landscape is not appropriate.
- There may be opportunities for allowing new, sensitively designed farm buildings to consolidate existing farmsteads in accordance with their traditional layout, especially to replace current farm buildings that are out of keeping with the local character. There is a trend for the expansion of farmsteads leading to large modern farm buildings/slurry stores which dominate the farmsteads, and through built in traditional materials, have a scale and design that are out of character with the rest of the farm buildings. Large 'specimen' size sycamores are often associated with isolated farm buildings and are an important landscape component. Thinning of smaller self-set groups with the replanting of oaks would be appropriate.
- The settlement of Thwaites, (part of the Keighley area) occurs to the west of the upland pastures on the slopes of the Aire Valley. The twentieth century suburban style developments are very prominent in a large number of long distance views around the Bradford District, and are detrimental to the character of the area. Expansion of this settlement in the upland pastures of Wilsden would have a significant negative impact on the character of the area. Expansion of this settlement in the upland pastures of Wilsden would have a significant negative impact on the character of the area because of the prominence and openness of the land.

8.0 WILSDEN: MIXED UPLAND PASTURE



8.1 DESCRIPTION

- Although the Wilsden character area contains seven of the nine landscape types found in the Bradford District; the landscape type occupying the largest area is the mixed upland pasture. It is continuous with the larger areas of mixed upland pasture to the south, adjoining the Thornton/Queensbury area and in the Pennine Uplands, fringing in either side of the wooded valleys, and encircling the settlements.
- The mixed upland pasture either side of Wilsden is dominated by lines of pylons with street lighting along the roads, and kerbs along many of the road edges. By contrast, the mixed upland pasture to the north and south of Cullingworth has far fewer pylons, street lights and kerbs, and hence the landscape has a smoother, more open and remote character.

8.2 LANDSCAPE STRATEGY

8.2.1 **Analysis**

• **Strength of Character**

Moderate

The strength of the drystone wall field pattern is weakened by the presence of pylons and electricity sub-stations, especially to the east and west of Wilsden; as well as street lighting, roads and associated traffic which all fragment the character of the mixed upland pasture.

• **Condition**

Declining

The drystone walls are often in poor repair with frequent gaps. Many of the pastures also appear marginal, under grazed with rushes beginning to encroach, although these are often more ecologically diverse than improved pastures. The pastures near Cullingworth, however, are in a better condition, although this varies from farm to farm.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

8.2.2 Policy Guidelines

Conserve and Enhance

- Conserve the pasture dominated landscape throughout; discourage further development such as housing or the erection of modern farm buildings in non-traditional materials, especially away from the traditional farm layout.
- Conserve the rural character of the landscape; resist urbanising influences such as street lighting, pylons and telegraph poles.
- Enhance the strong field pattern through the repair of drystone walls; restore stone walls where gaps occur and replace boundaries with stone walls where appropriate.
- Enhance the ecological value of the pastures by encouraging appropriate grazing, species diversity and ecological sensitive management.
- Enhance the setting of farmsteads within the landscape by encouraging the planting of traditional "South Pennine" shelterbelts of sycamore and ash trees around the edges.

8.3 POTENTIAL FOR DEVELOPMENT

8.3.1 Sensitivity

- **Strength of Character** **Moderate**
(See above)
- **Historic Continuity** **Medium**
The pasture landscape still dominates the character of the area but twentieth century changes such as pylons, new development, and traffic has significantly changed it.
- **Visual Prominence and Enclosure** **Prominent, Open**
Around Wilsden the mixed upland pasture occurs on a plateau which means it is prominent in views across the landscape. Around Cullingworth it is on lower lying slopes meaning it is prominent in views from the surrounding roads on higher ground.

The mixed upland pasture does not have any sense of enclosure, it is an open landscape with few trees.

8.3.2 Traditional Settlement Pattern

- Settlement within the Wilsden character area generally consists of scattered farmsteads, along with the occasional hamlet such as Ryecroft, which has developed from a C17th farmstead, or rows of stone terraced properties, such as New Brighton near Cottingley, which are often isolated from but close to the edge of urban areas.

8.3.3 Policy Guidelines

- Although the Wilsden mixed upland pasture has moderate strength of character, this pasture dominated landscape is sensitive because of its prominence and openness. In summary, development here could have a greater impact on the character of the area than development in other less prominent and more enclosed landscape types within the Wilsden area.
- There is an existing pattern of occasional rows and groups of houses isolated from the settlements, but if more such developments were built it would visually fragment the landscape and damage the character by introducing more urban elements into it.
- If further development is required in the mixed upland pasture, it would be most appropriately accommodated through expansion of the existing settlements. Some small-scale development around the edges of Cullingworth and the south side of Wilsden could improve the relationship of these settlements to the surrounding landscape. New sensitively designed appropriate housing following detailed planning briefs for particular sites, and incorporating significant landscaping could be planned to create enhanced village edges.

9.0 WILSDEN: WOODED INCLINE



9.1 DESCRIPTION

- There is only one area of wooded incline in this character area. It is located to the west of Cottingley and is close to other areas of wooded incline on the site of the Aire Valley. It is prominent in views from the St Ives Estate, forming a bold green skyline round the parkland landscapes.
- It is primarily a band of conifer planting running along the steep upper parts of the incline, and continuing over the break of slope at Park Rocks.
- The landscape just contains woodland, tracks, and forest rides.

9.2 LANDSCAPE STRATEGY

9.2.1 **Analysis**

- Strength of Character** **Strong**

The woodland is a very bold, large scale, unifying feature in the landscape with no sub-division. It is an enclosing feature which limits and defines views.
- Condition** **Good**

The woodland is managed and not degraded or fragmented.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

9.2.2 **Policy Guidelines**

Conserve

- Conserve the woodlands and ensure management programmes are in place. Management plans should be drawn up which recognise the visual importance of the woodland within the landscape.
- Consider opportunities for extending the woodlands with deciduous tree planting to soften edges of conifer plantations. See Section 10.0 - Wilsden Enclosed Pasture.
- Conserve field boundaries of the pasture fields present.

- Strengthen and enhance the recreational opportunities available within the woodlands.

9.3 POTENTIAL FOR DEVELOPMENT

9.3.1 **Sensitivity Analysis**

- **Strength of Character** **Strong**
(See above)
- **Historic Continuity** **High**
Although the plantation woodlands are changing all the time in the course of management, felling and replanting; the area of land itself has had a long history of woodland, and changes are occurring at a steady intermittent pace.
- **Visual Prominence and enclosure** **Prominent, Very enclosed**
This landscape is on one slope of a fairly open valley and occupying a large length of skyline in views of the area. Continuous woodland canopy occupies more than 75% of the area which gives the landscape a very enclosed character.

9.3.2 **Traditional Settlement Pattern**

- No development, just wooded slopes.

9.3.3 **Policy Guidelines**

- With its strong character, high historic continuity and being prominent and very enclosed, the wooded incline can be seen to be sensitive to change. However, due to the very enclosed nature of these landscapes it may be possible to accommodate some development. However there is no historic precedent of settlement within the wooded incline due to the steep slopes, and so this landscape is not the most appropriate one for housing.
- Should further development be required, Cottingley could expand into this incline on a small scale in the form of terraces of development which are hidden within the woodland structure, and therefore not visible in views of the wooded valley side.
- However, these comments should be considered along with the recommendations contained within the Wilsden Enclosed Pasture in Section 10.0 of this assessment.

10.0 WILSDEN: ENCLOSED PASTURE



10.1 DESCRIPTION

- There are three small areas of enclosed pasture within the Wilsden character area. Two of them are associated with wooded valleys, and the other area, above Cottingley reflects some of the character of the neighbouring character area of Airedale.
- The enclosed pasture to the west of Cullingworth has a broken network of tree groups associated with the shallow, open slopes of a stream valley, and the line of a disused railway.
- The enclosed pasture at Heaton Royds flanks the upper, flatter, slopes of an incised wooded valley just outside the Bradford urban area. A similar landscape, but on a smaller scale, exists at the nearby Chellow Dean.

10.2 LANDSCAPE STRATEGY

10.2.1 Analysis

- Strength of Character** **Moderate**

Small woods and groups of trees provide a structure to the landscape, but the areas are not particularly distinct from the surrounding countryside.
- Condition** **Declining**

All the areas have a lush, slightly overgrown feel to them. They are attractive in character but some fields are not regularly used for grazing, and some walls are in need of repair.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

10.2.2 Policy Guidelines

Conserve and Enhance

- Conserve the network of small woods, tree groups, hedges and individual trees that give the enclosure to these areas.
- Conserve the structure of pockets of open land enclosed by networks of woodlands and trees.
- Enhance pasture land through return of regular sheep grazing or considering alternative land uses for marginal pasture land in poor condition – potentially new woodlands, other wildlife habitats. As these three small areas of enclosed pasture do not form a major part of the Wilsden character, and are associated with either wooded valleys or wooded inclines, it may be desirable to plant up parts of these areas with native broad-leaved woodlands.
- Enhance the recreational opportunities available by creation of green routeways through woodlands or along disused railway lines.
- [Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.](#)

10.3 POTENTIAL FOR DEVELOPMENT

10.3.1 Sensitivity Analysis

- **Strength of character** **Moderate**
(See Above)
- **Historical Continuity** **Medium**
Some changes in the landscape have often resulted in tree growth, for example the cessation of hedgerow management, and the disuse of the railway corridor.
- **Visual Prominence and Enclosure** **Visible, enclosed**
The area to the west of Cullingworth is visible in some views but not prominent due to its relatively low-lying position. The area south of Cottingley is more prominent,

featuring views from Lee Lane, and from the other side of Airedale. Heaton Royds enclosed pasture is not prominent, but is visible from the adjacent urban areas.

All the areas are relatively enclosed due to their significant tree cover.

9.2.1 Traditional Settlement Pattern

- Scattered farmsteads

10.3.3 Policy Guidelines

- It can be seen that with moderate strength of character, medium historic continuity, and a visible and enclosed nature; these areas are only moderately sensitive to development relative to other parts of the Wilsden character area. With significant tree cover, and not a prominent position in the landscape the visual impacts of development here would be less than in most other parts of the character area, and they could potentially accommodate some future development if it were required.
- The historic precedent for the form of development here is scattered farmsteads, and other forms of development would look out of character with this landscape unless they were a logical, and carefully designed, expansion of adjacent settlements, the area to the west of Cottingley and the area to the west of Cullingworth.
- Because of the particular character of this enclosed pasture there is the potential to both enhance the character of the landscape, and satisfactorily accommodate further development, through the provision of new woodlands.
- As stated above in the landscape character strategy, new woodlands could be created on some of the marginal pasture in poor condition to link up with existing woodlands in the adjacent wooded valleys and wooded inclines to enhance the character of the area. This would then strengthen the existing network of woodlands and tree groups to provide a suitable framework for possible settlement expansion to the west of Cottingley and to the west of Cullingworth.
- Village Design Statements would be one way to secure appropriate, small scale traditional village housing, which does not repeat the bland, suburban “standard” estate development that has damaged the character of the Wilsden area in the past.

The extended woodland network would provide an effective screen, structure, and visual and recreational amenity or the new development.

- The third area of enclosed pasture – around Heaton Royds, is adjacent to the Bradford urban area. Together with the wooded valley and the parkland landscape types it fingers into the suburban development forming a valuable “green wedge” or small “island” of landscape which has almost been enveloped by the Bradford urban area. This area is of significant amenity value to local people, and the whole area is heavily used for recreation.
- While the land south of the wooded valley may be an obvious place to extend the Bradford urban area into, this pocket of landscape is sensitive because of the important role it plays in providing visual and recreational amenity very close to high numbers of people. Therefore further development here is not considered to be desirable in landscape terms.

11.0 WILSDEN: PARKLAND



11.1 DESCRIPTION

- The parkland in Wilsden occurs in two areas; St Ives Estate and the adjoining land to the south of Harden Road which constitutes the Shipley Golf Course; and Northcliffe Golf Course to the south west of Shipley, along with the area of glacial overflow channels within Stoney Ridge Plantation. There are three golf courses within the landscape type, all of which consist of large blocks of woodland enclosing large open grassland areas, containing individual and small groups of mature parkland trees. Some of the woodland contains coniferous tree species and more ornamental planting. Boundaries consist mainly of stone walls but post and wire fencing and occasional hedges are a feature within Shipley Golf Course.

11.2 LANDSCAPE STRATEGY

11.2.1 Analysis

- Strength of Character** **Strong**

The scale of the open areas and enclosures given by the substantial blocks of woodland and mature parkland trees give this landscape a definite character.
- Condition** **Good**

Estate management regimes for the golf courses and local authority management of the recreational areas of St Ives Estate has secured a good quality landscape.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

11.2.2 Policy Guideline

Conserve and Enhance

- Conserve the well-wooded, enclosure character of the landscape; encourage tree planting and management to ensure the longevity and replacement of the mature parkland trees and the woodland blocks. This is a well balanced landscape which already contains large areas of woodland enclosing equally large areas of

grassland/parkland trees; there is little scope or necessity for additional tree planting to enhance the landscape character.

- Conserve the wetland habitats within the St Ives Estate primarily for their wildlife value, but also for their landscape and recreational attributes. Harden Beck should also be conserved as an ecological valuable and relatively unpolluted watercourse.
- Enhance and strengthen the existing hedgerows where these occur as field boundaries.
- Enhance grassland areas adjacent to the golf fairways and which do not form active parts of the golf courses for their species diversity and contribution to wildlife.
- Restore stone walls where necessary, especially where these encompass the original areas of parkland.

11.3 POTENTIAL FOR DEVELOPMENT

11.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
(See above)
- **Historic Continuity** **Medium**
St Ives Estate and Harden Grange have been in existence since being built and landscaped during the 1800's and have remained relatively unchanged since. The other areas were probably landscaped at a similar time and also remain undeveloped, though sometimes modified for their current recreational uses.
- **Visual Prominence and Enclosure** **Visible, enclosed**
A lot of the parkland is on low-lying ground which is visible in views from the surrounding countryside, but not prominent.

The large blocks of woodland are dominant features in the landscape and along with the parkland trees contribute to the enclosed, intimate character of the landscape. However, there are also extensive views of the district afforded from within parts of St Ives Estate and Northcliffe Golf Course.

11.3.2 Traditional Settlement Patterns

- The Character of parkland generally excludes settlement apart from large, individual country houses within their landscaped parkland setting, although estate buildings such as lodges, agricultural cottages, farms or barns are associated with the country houses within St Ives Estate and Harden Grange. The settlement within the Northcliffe Golf Course parkland consists of occasional traditional farmsteads, archive maps of the 1850's show several larger residences such as Park House, North Hall, and Plantation Hall in the vicinity, one of which may have been the manorial residence associated with this parkland in the past. However, none of these houses exist today and there is no other information available to substantiate this connection.

11.3.3 Policy Guidelines

- With its strong character, medium historic continuity, visible and enclosed character, this landscape can be seen to be only moderately sensitive to development relative to other parts of the District. In one sense the low-lying, tree covered, landscape is relatively able to absorb some development without a high impact in views of the landscape from the surrounding countryside. However the landscape clearly has a specific historical basis as a "country house estate" landscape giving it a sensitivity on a historical, cultural, and recreational basis which is likely to restrict its consideration for future development.
- Wilsden parkland is identified by its country houses absorbed within a parkland setting, enclosed by dense woodland. This is a well balanced landscape where the landscape setting of its buildings is integral to the character of the area. The fragmented nature and associated infrastructure of housing development could not be appropriately absorbed within this landscape, as can be seen at Cuckoo Nest near Harden where the small modern, non-traditional housing estate is at odds with the parkland which surrounds it.
- There may be some potential for a high quality, robust, single structure of appropriate proportions to be absorbed within a suitably wooded setting within the parkland to the south of Shipley Golf Course where it could be framed by Cottingley Woods on the wooded incline beyond, so long as the infrastructure (access roads, signage, lighting etc.) is minimal and sympathetic to the landscape setting.

- Other parts of the Wilsden Parkland have an elevated landform and are too prominent to be able to easily absorb additional development.

12.0 WILSDEN: WOODED VALLEYS



12.1 DESCRIPTION

- The Wilsden character area contains three areas of wooded valleys. The main one is the Harden Beck valley which sub-divides into the valleys of its tributaries and extends into the settlements. The other two: Chellow Dean and Heaton Royds, are smaller lengths of wooded valley which finger in between estate developments of the Bradford urban core.
- While the Harden Beck wooded valley rests in the bottom of a gently sloping bowl feature in the landform, the other two have flat to shallow sloping upper sides, and a narrow, V-shaped, incised valley below which is heavily wooded.
- In general the wooded valleys are viewed in the landscape as bold, dark green blocks of trees which run along the stream valleys. The land cover is predominantly

broadleaved trees, but Chellow Dean includes some adjacent fields, and Harden Beck includes Hewenden Reservoir within the wooded valley landscape type.

12.2 LANDSCAPE STRATEGY

12.2.1 Analysis

- **Strength of Character** **Strong**

The bold pattern of woodland picking out the changes in the landform gives a strong structure to the landscape.

- **Condition** **Good**

In general the land has a good condition though some walls are in need of repair, and some fields are of marginal agricultural quality.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	Conserve and Restore
	Poor	CREATION	Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

12.2.2 Policy Guidelines

Conserve

- Conserve the tree cover of the wooded valleys, and encourage woodland management. There is the potential to expand the woodlands into the adjacent enclosed pastures to increase the woodland cover of Bradford and provide further wildlife habitats.
- Conserve the non-developed, natural, character of the valleys.
- There are possibilities for enhancing the recreational potential of the valleys through securing access to the woodlands and sign posting footpaths.

12.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
(See above)
- **Historic Continuity** **High**
As the land is difficult to develop, the woods have remained very similar for many centuries. There are few threats to the wooded valleys, and the main changes have been the development of reservoirs and sewage works.
- **Visual Prominence and Enclosure** **Visible, very enclosed**
The wooded valleys are visible in particular views, but because of their low-lying position in the landform they are generally quite hidden.

Due to the landform and the heavy tree cover, these landscapes have a very enclosed character.

12.3.2 Traditional Settlement Pattern

- No housing, just utility infrastructure such as sewage works and reservoirs.

12.3.3 Policy Guidelines

- Though the strong character, high historic continuity, and visibility point towards the landscape being sensitive to development, the wooded valleys are very enclosed and so reduce the impacts that development within it has on the wider landscape.
- However the historic pattern of development has precluded housing in these landscapes because of the difficulties of developing steeply sloping wooded land. So although the landscape could effectively “hide” some development, development is not appropriate to the character of the wooded valleys.
- Extensions to existing industry or utility infrastructure would be appropriate, as well as small scale recreational developments. Another issue worth considering is that due to the vertical elements, and enclosure that woodland provides it is the ideal location for runs of pylons. If opportunities for relocating pylons arise, then running them along side the wooded valleys may be a way greatly reducing their impact on the landscapes of Bradford.
- Development in the wooded valley between Harden and Wilsden should be strongly resisted, because development here would contribute to the amalgamation of the settlements which would substantially damage the character of the whole Wilsden character area.

APPENDIX 1:

**LANDSCAPE CHARACTER
SUPPLEMENTARY PLANNING DOCUMENT**

LANDSCAPE CHARACTER DESIGN GUIDANCE

OCTOBER 2008

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1.0 INTRODUCTION

1.1 The Aim of the Design Guidance

Whilst the Landscape Character Supplementary Planning Document aims to preserve and enhance the character of defined areas in Volumes 1 to 10 that accompany this document, it is important to note that appropriate development may occur within these areas. The adoption of a systematic approach to development as outlined in this guidance will help encourage good design and integration of development into the landscape, thereby maintaining and enhancing its character and value for the benefit of future generations.

These guidance notes set out the approach that will be taken by Bradford Council with regard to the implementation of Policies NE3 and NE3A of the adopted Replacement Unitary Development Plan for the Bradford District. These notes are intended as guidance for developers; they do not replace any other planning obligations that may relate to a site. Where an Environmental Assessment is required, for example, the contents of this guidance will form part of the scoping exercise.

1.2 The Landscape Context

Landscape results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) – interact together and are perceived by us.

All landscapes, whether in urban or rural locations, have interest, meaning and value to those who live and work within them or visit them. They have locally distinctive character that sets them apart from the rest. Landscapes also have, to varying degrees, value for wildlife and the diversity of vegetation which is a significant factor in determining that value. This draft SPD provides a comprehensive overview of all aspects of the landscape that characterises each of the 10 Landscape Character Areas and should be referred to as part of this process.

The Council recognises that the inherent characteristics of a landscape are vital factors in giving it local distinctiveness, and that in order to maintain this distinctiveness these characteristics must be retained and enhanced wherever possible.

1.3 The Role of Developers in the Landscape Process

In order to achieve successful integration of development into the landscape and restoration, retention and enhancement of local landscape character the Council expects developers to follow a systematic approach as outlined on the following pages. The objective is to ensure that the aims of development are consistent with the principles of sustainability, landscape enhancement and nature conservation. Proper consideration of landscape issues should not be seen as a financial burden but as a positive benefit in terms of its value to a development.

The size of a proposed development and/or the relative sensitivity of the site will dictate the extent of details expected to be provided. The Council will seek to advise developers of its expectations within the early stages, through pre-application advice and discussions. Notwithstanding this, the principles contained within these guidance notes should still be relevant to anyone involved in the development process whether on a large or small scale, and will be applicable to all development.

There are three main sections to this guidance note which must be taken into consideration as part of any proposal. These are:

- Preliminary Work
- Design Principals
- Landscape Management and Maintenance

1.0 PRELIMINARY WORK

2.1 Site Survey and Appraisal

At the stage of pre-application discussion, applying for outline or full planning permission, or when undertaking a feasibility study on which the Council's views are sought, the applicant or developer will be expected to carry out and submit an accurate site survey and comprehensive site appraisal to include:

Context	A description and analysis of the surrounding areas, including hard and soft landscapes, buildings etc. and an indication of important links and inter-relationships, described in the character assessments.
Levels/contours	A diagram illustrating the levels and contours of the site.
Landform	A statement of the slopes, orientation of the site etc.
Existing features	A statement of existing trees, hedgerows, other significant areas of vegetation, water, ditches, boundary treatments, significant structures, areas of hard surfaces etc.
Visual Qualities	<p>- A statement and/or photographs to illustrate the views in/out of the site, quality of view/s, general character, local distinctiveness, any dominant features etc.</p> <p>- A zone of visual influence may be required for prominent development proposals in the landscape</p>
Designations	<p>An identification and assessment of any local designations which are applicable to the site, to include:</p> <ul style="list-style-type: none"> ▪ Special Protection Area (SPA) ▪ Special Areas of Conservation (SAC) ▪ Sites of Special Scientific Interest (SSSI) ▪ Site of Ecological and Geological Importance (SEGI) ▪ Regionally Important Geological Sites (RIGS) ▪ Local Nature Reserves (LNR) ▪ Bradford Wildlife Area (BWA) ▪ Sites of Nature Conservation Importance ▪ Tree Preservation Orders (TPO's) ▪ Saltaire World Heritage Site (and buffer zone) ▪ Listed Buildings ▪ Conservation Areas ▪ Scheduled Ancient Monuments ▪ Historic Parks and Gardens

	<ul style="list-style-type: none"> ▪ Archaeological sites ▪ Battlefield Sites ▪ Registered Cemeteries ▪ Rights of Way
Setting	- A statement of the impact on the setting of any designations as listed above.

2.2 Outline Landscape Plan

2.2.1 The site survey and appraisal leads to the next element of the feasibility or application stage when the developer will be expected to draw up and submit an outline landscape plan for the development site, to form the basis of a detailed scheme to be submitted at a later stage. This is to ensure that landscape matters are being considered at the outset as an integral part of the development.

2.2.2 The outline plan should contain general information on the landscape approach to the site, including:-

General Information & Landscape Approach	1) How the proposal will not adversely affect local character and distinctiveness of the Landscape Character Area.
	2) The treatment of site boundaries
	3) The retention of existing landscape features
	4) Intended access points and circulation routes
	5) The main 'structural' planting and significant areas of hard landscaping to be incorporated within the development
	6) Details of any existing trees or other landscape features which it is proposed to remove or retain including protection measures.

2.2.3 Conditions which are imposed on the subsequent granting of planning permission will be related to the outline landscape plan which is submitted. However, it is expected that this plan should not over-constrain the submission of subsequent details, but rather establish the broad principles of the landscape design approach.

2.0 LANDSCAPE DESIGN

3.1 Landscape Design Principles

3.1 Before development commences on site, the developer will be required to submit, and have approved by the Council, a detailed landscape design for the site. This should be based on the survey and appraisal and be consistent with the overall context described in the Outline Landscape Plan, unless convincing arguments can be put to the contrary.

3.2 The detailed layout should address the following issues:

Landscape Design Principals	1) The layout and design should be appropriate to the area and establish a built environment of quality and variety, which integrates retaining local distinctiveness of the built form within the landscape.
	2) Consideration should be given to the use and form of space when planning the site
	3) The layout should maintain and enhance the diversity and character of the established vegetation on the site and utilises it where appropriate for shelter and passive enjoyment and habitat creation. <i>Reference should be made to the Postcode Plant Database:</i> http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/
	4) Where appropriate the layout should provide an integrated, attractive and safe environment for pedestrians, cyclists and those with disabilities
	5) Consideration should be given to 'designing out crime' – e.g. by not creating screening which could conceal anti-social or criminal activity, or by using thorny 'deterrent' shrubs to prevent access onto the site.
	6) Where appropriate (i.e. mainly for housing developments) there may be a requirement to provide recreational open space within the layout and consideration should be given to integrating any such provision into the development
	7) Consideration should be given to the maintenance of hard and soft landscaping in the future
	8) The surface water drainage system should minimise run-off and utilise natural and sustainable drainage systems where appropriate. The use of innovative green technology such as green roofs needs to be considered.

3.2 Landscape Design Details

1.1.1 The detailed landscape design should **include**:

Landscape Planting Plan	1) Botanical names, including genus, species and varieties of all proposed trees, shrubs and herbaceous plants
	2) Planting sizes of all proposed plants
	3) The proposed positions and spacing of plants
	4) The species mix percentages for grass seeds
	5) Accurately plotted positions of trees, shrubs, other vegetation and features to be retained and precise details of their means of protection during the construction period
	6) The position of existing trees and other significant landscape features which is proposed to remove
	7) All maps and plans should have on them a north point and appropriate scaling
	8) Weed control measures including maintaining areas prior to planting, herbicide treatment, mulch specification and depth.
	9) Topsoil specification, depths for all the above, grade of topsoil in accordance with the current B.S 3882 and proposed additives / ameliorants.
	10) Slope stabilisation methods
	11) Management plans including objectives and aftercare maintenance proposals
Treatment of Existing Trees	12) Tree retention and felling plan; all to be cross referenced to a tree condition survey in accordance with the current B.S. 5837
	13) Protective fencing during construction (type and positioning)
	14) Tree surgery proposals, cross referenced to trees on a plan and any tree survey details
Hard Landscape Plan	15) Paint or wood stain colours should be included for all appropriate materials
	16) Surfacing materials and kerbs / edge restraints, with existing and proposed levels
	17) Boundary treatment, including walls and fences, retailing walls, internal plot fences
	18) Utility routes, including draining, depth, special measures and any easements
	19) Special constructions, e.g. tree pit surrounds, planters, steps, ramps, retaining structures, public art
	20) Lighting and Street furniture, including protection against vehicle impact, e.g. bollards, tree guards, temporary / permanent fencing, low walls etc.
	21) Location and design of refuse and sub-station storage screens and enclosures.

APPENDIX 1

3.2.2 The detailed landscape design should **take account** of:

Landscape Design Details	1) The use of species, materials and street furniture which reflect local character
	2) The use of recycled materials and materials from sustainable sources
	3) The incorporation of existing plants and other features
	4) The use of plants to create screening and microclimatic conditions through shade, shelter etc
	5) The use of plants and public art to create local focal points
	6) A selection of plant species to provide year-round interest
	7) A selection of plants to encourage wildlife where appropriate
	8) The suitability of plants for the location (e.g. their ultimate size and habit, tolerance of soil conditions and shade, root spread, long-term ease of management etc
	9) A specification and depth of topsoil for different types of planting
	10) The use of larger tree stock to resist vandalism
	11) Future maintenance needs of, and access to, hard and soft landscaped areas for e.g. litter clearance
	12) Landform, and the treatment and use of sloping ground, taking account of the needs of people with impaired mobility
	13) Drainage and the need to conserve drain water
	14) Means of defining boundaries
	15) The creation of an overall character and unifying landscape structure for the development
	16) The integration of the development into the surrounding landscape (e.g. the transition from residential to agricultural use).

3.0 LANDSCAPE MANAGEMENT AND MAINTENANCE

4.1 Maintenance Considerations

The success of any landscape scheme will, to a significant extent, be determined by the standard of maintenance undertaken following implementation of the scheme. Consideration must therefore be given to how the works are to be maintained in the future to ensure that the original design is effectively turned into an attractive landscape.

For hard landscaped areas, the maintenance programme should incorporate actions to keep all materials and street furniture in a good, safe and attractive condition. Consideration should be given to keeping areas free of litter and other debris. Methods of keeping paving free from chewing gum and walls free from graffiti should also be considered.

For soft landscaped areas, consideration should be given to watering in the early stages where necessary. Excessive weed growth can inhibit the development of young plants and measures must be considered whereby weeds are suppressed by the use of mulching techniques. These can include the use of mulch mats around individual plants, textile membranes over planting beds or shredded bark or other suitable loose material to a depth of at least 50mm. The use of chemical herbicides should be kept to a minimum to ensure that accidental damage to plants does not occur through inappropriate application.

1.1 Maintenance Responsibilities

All landscape schemes will require an on-going commitment to management. Planning conditions may impose a limited period of maintenance or replacement of failed plants to ensure initial establishment is in place from the start.

Responsibility for future maintenance should be clarified at the earliest opportunity, with parties aware of their maintenance obligations. Where public areas are created, consideration should be given to how these will be maintained in the future. If the Council is to be asked to take ownership of such areas for future management, this should be made clear within the early stage in the development process and transfer of land will only be agreed in accordance with current Council policies. This may involve agreements under the Town and Country Planning Act and the payment of a commuted sum by the developer.

The recycling of green waste is encouraged on site (and off site) to encourage the use of composting or composting of green waste off site, rather than it being mixed with general waste.

1.2 Management Plans

For larger schemes it may be appropriate, or may be required as part of a condition of planning approval, that a management plan be prepared. Such a plan will contain details of how maintenance is to be carried out, who will be responsible for carrying it out and how frequently it will need to be carried out. A management plan is particularly relevant where the responsibility for maintenance will rest with a different party after works have been completed, and it is essential that the management plan is understood by the recipient prior to responsibility being handed over.

4.0 FURTHER ADVICE & CONTACTS

- 5.1 If you require further advice, information or clarity regarding any aspect of this document or the requirements as part of a planning application relating to the landscape, please direct your contact to the Landscape Design Unit who will be able to assist you.

5.2 COUNCIL CONTACTS:

Landscape Design Unit

The Landscape Design Unit have a wide range of specialist skills and experience of the following areas of professional practice: landscape and environmental design; environmental master planning; landscape planning; project management; communications.

Landscape Officer

Landscape Design Unit

8th Floor Jacobs Well

Manchester Road

Bradford BD1 5RW

Telephone: (01274) 433542

Fax: (01274) 734516

Email: john.hogg@bradford.gov.uk

5.3 OTHER USEFUL COUNCIL CONTACTS:

Local Development Framework

The Local Development Framework (LDF) Group produced the Replacement Unitary Development Plan (2005) and is currently in the process of producing the family of documents which will form the Bradford District Local Development Framework (LDF).

Telephone: (01274) 432499

Fax: (01274) 433767

Email: ldf.consultation@bradford.gov.uk

Development Services

Development Services processes planning applications and provides advice on planning matters. The Bradford District is divided into a number of area teams for development service purposes.

All of the different planning teams can be contacted by telephoning the following switchboard number: **(01274) 434605**, or by emailing any enquires to the addresses given below.

- **Bradford West:**

includes Heaton, Manningham, Thornton, Clayton, Queensbury, Great Horton and Buttershaw.

e-mail: planning.enquires@bradford.gov.uk

- **Bradford City Centre**

e-mail: planning.enquires@bradford.gov.uk

- **Bradford East:**

includes Thackley, Idle, Greengates, Eccleshill, Fagley, Bowling, Odsal, Low Moor and Wyke.

e-mail: planning.enquires@bradford.gov.uk

- **Shipley:**

includes Shipley, Bingley, Baildon, Idle, Thackley, Wrose, Harden, Denholme, Cullingworth and Wilsden.

e-mail: planning.Shipley@bradford.gov.uk

- **Keighley:**

includes the Worth Valley, Keighley, Riddlesden, Silsden and Steeton.

e-mail: planning.Keighley@bradford.gov.uk

- **Ilkley:** *includes Ilkley, Addingham, Burley-in-Wharfedale and Menston.*

e-mail: planning.ilkeley@bradford.gov.uk

Design and Conservation

The Design and Conservation Team advises on matters relating to urban design, listed buildings and conservation areas. To view a Conservation Area Assessment or find out if a building is listed, visit: www.bradford.gov.uk/Conservation for more information.

Telephone: (01274) 433952

e-mail: conservation@bradford.gov.uk

Building Control

Building Control can provide you with all you want to know about buildings, building work, safe environments and how to organise public events safely. The Building Control Service has two offices in the District:

Bradford Tel: (01274) 433807

Keighley Tel: (01535) 618010

Countryside and Rights of Way

Tel: (01274) 432666

e-mail: rightsofway@bradford.gov.uk

Waste and Minerals Planning and Trees

Minerals - Tel: (01274) 433770

email: minerals.planning@bradford.gov.uk

Trees - Tel: (01274) 434297

e-mail: trees@bradford.gov.uk

1.1 OTHER USEFUL CONTACTS**Arboricultural Association (Directory of Consultants & Contractors)**

The Arboricultural Association seeks to advance the science of arboriculture for the public benefit.

Ampfield House

Tel: 01794 368717

Romsey

Fax: 01794 368978

Hampshire

Web: www.trees.org.uk

S051 9PA

Email: admin@trees.org.uk**British Association of Landscape Industries (BALI)**

The British Association of Landscape Industries is the UK's representative trade association for firms undertaking landscaping, both interior and exterior, a wide range of associated suppliers to the industry. With a landscape contracting membership of over 700, BALI is continually raising standards throughout an industry that is all too often tarred with a 'cowboy' reputation.

Landscape House

Tel: 0870 770 4971

Stoneleigh Park

Fax: 0870 770 4972

Warwickshire

Web: www.bali.co.uk

CV8 2LG

Email: contact@bali.org.uk**Landscape Institute – (Directory of Landscape Architects)**

The Landscape Institute is the Royal Chartered body for landscape architects in the UK. There are over 5,000 members who work across a range of organisations such as local authorities, government agencies and private practice. They are involved in a broad range of tasks including masterplanning, environmental assessment, public consultation and design.

33 Great Portland Street

Tel: 020 7299 4500

London

Fax: 020 7299 4501

W1W 8QG

Web: <http://www.landscapeinstitute.org/>Email: mail@landscapeinstitute.org

Natural History Museum

The Natural History Museum promotes the discovery, understanding, enjoyment and responsible use of the natural world. The website provides a useful link to a Plant Postcode Database which generates lists of native plants and wildlife for any specified postal district in the UK. Visit this tool by using the following web link:

<http://www.nhm.ac.uk/nature-online/life/plants-fungi/postcode-plants/>

West Yorkshire Archaeology Advisory Service (WYAAS)

At the heart of the Advisory Service's work is the West Yorkshire Historic Environment Record. This Record is the basis for a wide range of Information on West Yorkshire's Heritage, developed by the Service's specialist staff for a variety of audiences, as well as being the basis for its Education Services. It is also the foundation for the Planning and Development Advice provided by the Service, the framework for which is set out in the Service's Policies and Strategies. The Advisory Service actively encourages voluntary-sector engagement, and provides Useful Contacts for those wishing to begin exploring West Yorkshire's past.

West Yorkshire Historic Environment Record

Tel: 01924 306797

Registry of Deeds

Fax: 01924 306810

Newstead Road

Web: www.arch.wyjs.org.uk

Wakefield WF1 2DE

Email: wyher@wyjs.org.uk

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Framework Group

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