APPENDIX 1

DRAFT

Bradford District Local Plan

Publication Draft

2025-2043

Regulation 19

15 October 2026

Bradford District Local Plan

Contents

Section 1: Consultation Introduction
Introduction and Consultation

Section 2: Plan Introduction
Plan Directions
District Portrait
Spatial Vision
Strategic Objectives

Section 3: Spatial Strategy and Strategic Policies
Introduction
Spatial Strategy
Policy SS1: Spatial Strategy
Policy SS2: Growth Requirements
Policy ST1: Delivering Sustainable Development
Policy ST2: Sustainable Movement and Connectivity
Policy ST3: Climate Resilience, Environmental Sustainability and Resource Use
Policy ST4: Creating Well Designed and Healthy Places
Policy ST5: Green Belt
Policy ST6: Strategic Green and Blue Infrastructure Network
Key Diagram

Section 4: Thematic Policies
Introduction
Planning for Homes
Policy HO1: Housing Delivery
Policy HO2: Housing Density
Policy HO3: Housing Mix
Policy HO4: Affordable Housing
Policy HO5: Self-Build and Custom Build Housing
Policy HO6: Supported and Specialist Accommodation
Policy HO7: Gypsy and Traveller and Travelling Showpersons Accommodation
Policy HO8: Housing Design Standards
Policy HO9: Empty Homes and Overcrowding
Policy HO10: Houses in Multiple Occupation

Planning for Prosperity (Economy, Retail/Town Centres, Transport & Connectivity)
Economy
Policy EC1: Employment Sites
Policy EC2: Employment Zones
Policy EC3: Employment Skills and Delivery
Policy EC4: Sustainable Tourism and the Visitor Economy

Retail & Town Centre
- Policy TC1: Hierarchy of Centres and Growth Needs
- Policy TC2: Development within Designated Centres
- Policy TC3: Out of Centre Development
- Policy TC4: Hot Food Takeaways and Fast Food Outlets

Transport & Connectivity
- Policy TR1: Safeguarding
- Policy TR2: Integrating Sustainable Transport and Development
- Policy TR3: Parking
- Policy TR4: Walking and Cycling
- Policy TR5: Freight and Logistics
- Policy TR6: Aircraft Safety

Planning for Places & Communities

Design and Place-making
- Policy DS1: Design Processes
- Policy DS2: Landscape Design
- Policy DS3: Urban Character and Form
- Policy DS4: Street Design

Supporting Sustainable Communities
- Policy SC1: Community Facilities and Infrastructure
- Policy SC2: Cemetery and Burial Provision
- Policy SC3: Education Infrastructure
- Policy SC4: Provision of Health Infrastructure
- Policy SC5: Sports and Recreation Provision
- Policy SC6: Digital and Telecommunications Connectivity

Climate & Resources
- Policy CR1: Air Quality
- Policy CR2: Environmental Protection
- Policy CR3: Renewable and Low Carbon Energy
- Policy CR4: Flood Risk and Water Management

Natural Environment
- Policy NE1: Green and Blue Infrastructure Standards
- Policy NE2: Open Space, Play, Sport and Recreation
- Policy NE3: Protecting the South Pennine Moors SPA/SAC
- Policy NE4: Biodiversity and Geodiversity
- Policy NE5: Biodiversity and Development (inc. Net Gain)
- Policy NE6: Trees, Woodlands and Hedgerows
- Policy NE7: Landscape Character and Sensitivity
- Policy NE8: Development in the Countryside
- Policy NE9: Development in the Green Belt

Historic Environment
- Policy HE1: Historic Environment

Minerals
- Policy MIN1: Planning for Minerals
- Policy MIN2: Minerals Supply and Landbanks
- Policy MIN3: Mineral Safeguarding
- Policy MIN4: Mineral Infrastructure Safeguarding (Strategic Policy)
- Policy MIN5: Minerals Allocations
- Policy MIN6: Minerals Areas of Search

Policy MIN7: Proposals for New or Extended Mineral Sites
Policy MIN8: Mineral Site Restoration, Aftercare and Afteruse
Policy MIN9: Oil and Gas (Hydrocarbon) Exploration and Production
Policy MIN10: Coal Extraction
Waste
Policy WAS1: Planning for Sustainable Waste Management (Strategic Policy)
Policy WAS2: Waste Management Allocations
Policy WAS3: Safeguarding Waste Management Facilities and Infrastructure
Policy WAS4 : Proposals for Waste Management Development
Policy WAS5: Waste Management Within Development

Section 5: Settlement Policies & Site Allocations
Introduction
Regional City
Policy BCC1: Bradford City Centre
Bradford City Centre: Site Allocations
Policy BNE1: Bradford North East
Bradford North East (inc. Canal Road Corridor): Site Allocations
Policy BNW1: Bradford North West
Bradford North West: Site Allocations
Policy BSE1: Bradford South East
Bradford South East: Site Allocations
Policy BSW1: Bradford South West
Bradford South West: Site Allocations
Policy SP1: Shipley
Shipley: Site Allocations
Airedale
Policy BA1: Baildon
Baildon (including Lower Baildon): Site Allocations
Policy BI1: Bingley
Bingley: Site Allocations
Policy CO1: Cottingley
Cottingley: Site Allocations
Policy EM1: East Morton
East Morton: Site Allocations
Policy KY1: Keighley
Keighley: Site Allocations
Policy SI1: Silsden
Silsden: Site Allocations
Policy SE1: Steeton with Eastburn
Steeton with Eastburn: Site Allocations

South Pennine Towns & Villages
Policy CU1: Cullingworth
Cullingworth: Site Allocations
Policy DH1: Denholme
Denholme: Site Allocations

Policy HR1: Harden
Harden: Site Allocations
Policy HA1: Haworth & Cross Roads
Haworth & Cross Roads: Site Allocations
Policy OA1: Oakworth
Oakworth: Site Allocations
Policy OX1: Oxenhope
Oxenhope: Site Allocations
Policy QB1: Queensbury
Queensbury: Site Allocations
Policy TH1: Thornton
Thornton: Site Allocations
Policy WI1: Wilsden
Wilsden: Site Allocations

Wharfedale

Policy AD1: Addingham
Addingham: Site Allocations
Policy BU1: Burley in Wharfedale
Burley in Wharfedale: Site Allocations
Policy IL1: Ilkley
Ilkley: Site Allocations
Policy ME1: Menston
Menston: Site Allocations

Section 6: Infrastructure & Delivery

Introduction
Policy ID1: Development Contributions
Policy ID2: Infrastructure Delivery

Section 7: Plan Implementation and Monitoring

Introduction
Monitoring Framework

Appendices

1. Glossary of Terms
2. Policy Matrix
3. Parking Standards
4. SPA/SAC Zone Maps
5. Mineral Safeguarding Areas
6. Airport Safeguarding Area
7. Waste Management Infrastructure
8. N/A
9. Biodiversity and Geodiversity Designations
10. Sustainability Check List
11. Open Space Standards
12. Household Waste Requirements
13. Housing Trajectory
14. Housing and Employment Site Allocations Released from the Green Belt
15. Strategic Green and Blue Infrastructure Network Map
16. Wildlife Habitat Network Map
17. South Pennine Moors SPA/SAC Mitigation Strategy contributions
18. Transport Improvement Schemes

Section 1: Consultation Introduction

1.1 Overview

Local Plan Progress

1.1.1 Welcome to the Bradford District Local Plan – Regulation 19 Consultation. Bradford is changing, transforming at scale and growing to meet our needs. The Local Plan sets out how the District will grow sustainably over the next 17-18 years, features new sites for housing and employment and a range of policies which will help guide development and the determination of planning applications. It also sets out information on a variety of other priorities including transport, open spaces, green infrastructure and places of ecological value across the District.

1.1.2 The key plan ambitions for the Bradford District are focused upon delivering sustainable development and unlocking urban growth and regeneration at scale while taking a balanced approach to growth across the District and a clear focus upon quality place-making and design.

1.1.3 The Council first consulted in 2019 on scoping and then detailed changes to the adopted Core Strategy, which was subsequently followed in February 2021 with consultation on an emerging fully integrated Local Plan (Regulation 18) in February 2021.

1.1.4 The focus for the Local Plan has been to combine and update aspects of the adopted Core Strategy, Area Action Plans for the City Centre and Shipley /Canal Road Corridor, and the Bradford Waste Management Development Plan Document into a single plan publication. A comprehensive Local Plan, including site allocations for housing and employment, but a simplified plan structure. The plan has also been developed and aligned with the new West Yorkshire Mass Transit: Spatial Development Framework (SDF) which sets out shared planning principles for shaping growth around future Mass Transit corridors, further information is set out in paragraphs 1.1.22 to 1.1.28.

1.1.5 Following the requirements of Regulation 18, Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council has now reached the pre-submission Regulation 19 Publication stage.

1.1.6 Since the conclusion of the consultation in 2021, significant work has been undertaken on the Local Plan. This included the review of representations, the continued development of evidence base and appraisal material, and further sites analysis and evaluation. Together, this work has supported plan

content and refined spatial strategy, strategic objectives and vision to ensure they are focused and deliverable.

1.1.7 At a detailed level, the Local Plan sets out a finalised set of policies, designations and site allocations which the Council deliver sustainable development for the lifetime of the plan (2025-2043). It presents a well-balanced strategy that supports urban brownfield regeneration, economic growth and jobs, while supporting the delivery of new homes to meet a diverse range of needs, placemaking and the protection of much valued natural assets and built heritage. Importantly it also aligns with proposals to support major infrastructure improvements and investment, underpinning urban renewal and improving the quality of places.

1.1.8 The format to the Local Plan follows a similar style and layout to the Regulation 18 document in 2021:

- **Section 2: Introduction - Plan Directions and Context** – including the wider context to the development of the plan and the District portrait.

- **Section 3: Plan Strategy – vision, strategic objectives and strategic policies** – overall vision for the District and linked set of strategic objectives together with the spatial growth strategy for the District and high-level strategic policies which set out the overall key land use planning directions with key diagram.

- **Section 4: Thematic Planning Policies** – policies covering housing, the economy, retail and town centres, transport and connectivity, design and place-making, infrastructure, climate and resources, natural and historic environments, minerals and waste, and implementation and delivery.

- **Section 5: Settlement Policies and Site Allocations** – policies for settlements, areas and site allocations for housing and employment.

- **Section 6: Plan Implementation and Monitoring** – plan delivery, indicators and monitoring framework.

1.1.9 Maps and diagrams are used throughout the document to help describe characteristics and features of the District, illustrate the vision and explain policy approaches. The key diagram shows the main spatial strategy and policy elements of the plan. The Policies Map is a key aspect of the Local Plan which includes the main plan allocations and designations and is available in an interactive format.

1.1.10 The Local Plan should be read as a whole - there are often connections across policy areas and in relation to site allocations.

Consultation and Representations

1.1.11 This is the Council's final version of the Local Plan for public consultation prior to submission for Public Examination by the Planning Inspectorate. At this pre-submission stage there is a specific period of no less than six weeks which allows for further public engagement. The overall approach to public consultation for this plan is set out in the Engagement Plan which accompanies the documents on the Council's website and complies with the Council's adopted *Statement of Community Involvement 2025-30) (SCI)*.

1.1.12 At this consultation stage representations (in support or object to) are focused upon whether the Local Plan is considered legally compliant and sound. For this consultation the Council is using the Planning Inspectorate's *Model Representation Form for Local Plans (2026)* which is embedded within the Local Plan consultation portal and available as part of plan consultation pack and on the Council's website.

1.1.13 The regulations require responses to be set out in a specific format and for set purposes during the specified consultation time-period. This is to inform the Planning Inspector whether you either support or object to a part of the Local Plan (paragraph / policy) or Policies Map and any supporting planning grounds. The Inspector will consider representations which are compliant with the regulations.

1.1.14 There is also the opportunity within the form to detail any modification(s) or changes that are considered necessary to make the Local Plan legally compliant and/or sound, with any succinct supporting evidence or information. Finally, the form includes a section on whether you consider it necessary to participate at examination hearing sessions and why.

1.1.15 **Box 1.1** below includes an outline of what is meant by legal compliance and whether a plan is 'sound' in light of legislation and the National Planning Policy Framework 'the Framework'. This is a legacy system Local Plan and will be examined against the December 2024 framework.

Box 1.1: Legal Compliance and Soundness

- Legal:
  Whether the Local Plan has been prepared in accordance with legal and procedural requirements, including the Local Development Scheme (LDS); Statement of Community Involvement (SCI); the Sustainability Appraisal (SA); Habitats Regulations Assessment (HRA), and should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

- Soundness:
  a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
  b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
  c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters, as evidenced by the statements of common ground; and
  d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant.

Please note - Whilst the **duty to cooperate** was abolished on 25 March 2026, Inspectors are still expected to examine plans in line with NPPF policies on maintaining effective cooperation between neighbouring authorities and statutory bodies.

1.1.16 A guidance note produced by the Planning Inspectorate to accompany the Model Representations Form is available on the Council's website.

1.1.17 The Council's strongly preferred method of submitting representations is through the dedicated consultation portal, which will assist with speeding up processing and reduce administrative costs. Other methods for submitting comments are also available on the Council's website and detailed in consultation packs at deposit locations across the District and through various other media and events.

1.1.18 As required by legislation, consultation responses will be made public as part of the Local Plan process, and the Council will keep your details on its consultation database for future contact. Representor details are protected under GDPR legislation, but names and any representations made will be publicly viewable. The Council will not accept and take into account as duly

made representations any anonymous comments. Representations will be filtered for any abusive or defamatory comments, and the Council may apply the use of secure AI software as detailed in the CBMDC Local Plan AI Statement (2026) to assist with summarisation and data processing.

Post Consultation and Timetable

1.1.19 After the consultation period has closed, the Council will undertake a twin-tracked work programme:

- A technical check and summarisation of representations prior to seeking approval from Full Council to submit the Local Plan and supporting evidence and other material to the Secretary of State for public examination.
- Completion of necessary detailed submission requirements in line with Inspectorate procedural guidelines.

Once submitted, the appointment of an independent Planning Inspector to examine the plan is likely to follow shortly thereafter.

1.1.20 The Planning Inspector(s) will set out further information about the Examination in Public, timetable and associated matters in conjunction with an appointed Programme Officer.

1.1.21 The Local Plan is scheduled to be submitted to the Secretary of State by 31st December 2026, with the examination and any consultation on modifications to be programmed through 2027. It is anticipated that a Final Report will be received from the Planning Inspectorate before the end of 2027. The Plan would then be formally Adopted by the Council as the up-to date Bradford District Local Plan and supersede the current portfolio of plan documents.

West Yorkshire Mass Transit: Spatial Development Framework joint Development Plan Document

1.1.22 The *West Yorkshire Mass Transit Spatial Development Framework* is a joint Development Plan Document that aims to make sure new homes, businesses, services and public spaces are built in the right places and in the right way, to maximise the benefits from Mass Transit.

1.1.23 The joint Development Plan Document has been prepared collectively by the five West Yorkshire Local Planning Authorities through a joint committee of elected members, supported by the West Yorkshire Combined Authority.

1.1.24 It will provide a West Yorkshire-wide strategic framework to support the delivery of all phases of West Yorkshire Mass Transit, and to ensure a joined-up approach to land use, growth, regeneration and transport decisions across the region. Once adopted by the five West Yorkshire local planning authorities, it will form part of their statutory development plans and will carry the same weight in planning decision making as Local Plans.

1.1.25 The Regulation 18 consultation ran from Thursday 29 January until Thursday 12 March 2026 to seek views on the scope and content of the draft joint Development Plan Document from the public, businesses, community groups, charitable organisations, statutory bodies and other stakeholders. Further details can be found here: www.yourvoice.westyorks-ca.gov.uk/sdfreg18

1.1.26 The Regulation 19 consultation ran from Tuesday 4 August until Sunday 27 September 2026 to seek views on the soundness and legal compliance of the draft joint Development Plan Document. Further details can be found here: www.yourvoice.westyorks-ca.gov.uk/sdfreg19

1.1.27 The joint Development Plan Document, supporting evidence and other material (including representations) will be submitted to the Secretary of State, an independent Planning Inspector(s) will then be appointed by the Planning Inspectorate to examine the plan.

1.1.28 The jDPD is scheduled to be submitted to the Secretary of State by 31st December 2026, with the examination and any consultation on modifications to be programmed through 2027. It is anticipated that a Final Report will be received from the Planning Inspectorate before the end of 2027. The jDPD would then be formally Adopted by the Council alongside the Bradford District Local Plan.

Section 2: Plan Introduction

2.1 Plan Directions

Delivering Sustainable Development

2.1.1 Planning involves making decisions about the future of our cities, towns, villages and countryside – where we work, live, and spend leisure time and how we are able to get to these destinations. It involves ensuring that services, utilities and infrastructure are available where they are needed and attempts to balance different needs and goals – supporting development, growth and regeneration but also protecting, conserving and enhancing our built and natural environment. We need to achieve a strategy for sustainable development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

2.1.2 Plan-making also involves the process of building evidence, combining research and analysis with engagement and consultation with all who have a stake in making our District a great place and in the process producing a framework of policies and proposals to guide future decisions on where development will take place and in what form. Plan-making also involves making clear decisions about a spatial strategy and locations for new homes, employment and other uses as well as areas and important assets we want to protect and enhance. Ultimately, plan making is aimed at creating sustainable and vibrant communities and places.

2.1.3 The Local Plan sets out how the Council will take a balanced approach to growth – protecting and retaining our natural and built assets but with a clear focus upon meeting our acute housing need for 33,669 new homes by 2043 and employment land need of 110.5ha over the plan period. This will be delivered via a mixture of brownfield urban regeneration, development within settlements and sensitive sustainable site developments on the edge of settlements.

2.1.4 Taking a brownfield first approach, the plan concentrates on maximising growth on non-greenfield sites while not leading to over development and the loss of facilities and important urban green and open spaces.

2.1.5 Councils are legally mandated to prepare a Local Plan that sets out the vision, spatial strategy and policies for the future development and use of land in their administrative areas.

2.1.6 The Local Plan forms part of the overall statutory development plan for the Bradford District alongside adopted Neighbourhood Development Plans. The importance and role of Neighbourhood Plans is recognised and relationships with sites and policy areas in the Local Plan is identified where relevant.

Unlocking Urban Growth and Regeneration

2.1.7 The Regional City of Bradford is at the cusp of transformational physical change with significant investment targeted for enhancing connectivity through public transport improvements including a new city centre railway station and mass transit network which has stimulated further rethinking about the role of the city centre and its huge potential for economic growth, new neighbourhoods, public realm and green space improvements, new services and facilities, and places to live. Building upon investment in housing and commercial space through City Village and One City Park and the physical redesign of the city core through Norfork Gardens and public space and active travel routes, physical transformation and the regeneration of the city centre are a central pillar in the Local Plan.

2.1.8 The Local Plan includes the extension of the city centre and nine city centre regeneration areas with a clear focus upon targeted economic growth and housing – 10,000 new homes within the plan period and an increase in resident population by over 20,000. This will entail radically diversifying our urban housing offer to deliver different types of homes – townhouses, terraces, duplex schemes, apartments and senior living.

2.1.9 The Southern Gateway Regeneration Area features one of the largest regeneration sites (126ha) in the country and presents a unique opportunity through a masterplan-led approach for investment and a step change in the scale and extent of physical change possibilities for a regional growth city.

2.1.10 The Local Plan remains committed to supporting the economic, physical and social regeneration of the wider Regional City of Bradford and its diverse neighbourhoods. These include Shipley and Canal Road Corridor; inner city areas of Manningham and Little Horton; North-East Bradford – Ravenscliffe and Thorpe Edge; East Bradford – Barkerend, Beech Grove, Bradford Moor, Thornbury, Woodhall and Laisterdyke; South-East Bradford – Bierley and Holme Wood; South-West Bradford – Buttershaw and Woodside and West Bradford – Allerton.

2.1.11 Shipley within the north of the Regional City has opportunities to carefully balance its gateway location to Saltaire and Airedale with further redevelopment potential within its defined Regeneration Area and town centre – better connecting its rail station and maximising opportunities for housing and economic growth in a well-connected strategic location.

2.1.12 The Holme Wood estate is an important Regeneration Area priority within Bradford South-East – there is a need to integrate new investment in housing to support, retain and improve local services, facilities and connect employment opportunities through a coordinated approach to estate renewal.

2.1.13 Within the Airedale corridor Keighley continues to be identified as a key growth location. The Local Plan proposes a wide portfolio of housing development opportunities and continues to support the town's economic ambitions. A further Regeneration Area has been identified for longer range housing and economic growth – focused on the transformation of the town centre and connected neighbourhoods.

2.1.14 The importance of the District's history, heritage and varied cultures plays a significant role in the plan recognising that the adaptive reuse of historic mill buildings can transform vacant and derelict sites into new neighbourhoods and communities through the lifetime of the plan.

2.1.15 Land is a finite resource, and the plan includes clear policy directions to ensure development density is appropriately scaled up in consideration of proximity to services, rail stations and public transport corridors while also being sensitive to existing environments and the need to provide quality design with supporting infrastructure.

A Balanced Approach to Growth

2.1.16 The Local Plan is District-wide in scope. It focuses upon coordinated and holistic spatial planning within all our sustainable settlements and applies a sensitive and measured approach to growth. The Plan recognises the District's unique natural and heritage features, the characteristics of its varied towns and villages, the rich landscapes, together with the diversity of its communities and local needs. This is reflected in the settlement hierarchy and settlement policies for each settlement.

2.1.17 To meet our housing and employment needs in full the Local Plan includes the release of Green Belt land around the edge of settlements in sustainable locations as set out in Section 5 of the plan and in alignment with the Framework and plan policy. The Local Plan also takes a fine-grained approach to the development of a masterplan-led Sustainable Urban Extension (SUE) to the east of Holme Wood.

2.1.18 The approach to providing new homes recognises the varied range of housing needs across the District – including a focus upon delivery, density, affordable housing, the mix and types of housing, specialist housing and accommodation, including Gypsy and Traveller needs, self-build, plus adaptability and design standards with a clear view on the future within a changing and also ageing society.

2.1.19 The Local Plan recognises the importance of meeting our economic needs through a range of employment allocations of different scales and types to attractive investment. The plan also supports indigenous business growth alongside the protection and intensification of Employment Zones across many parts of the District. Employment and economic growth can take many

forms, and the Local Plan provides flexibility and a positive policy environment to support our core economic sectors plus new and emerging growth areas, tourism and culture related enterprises - all underpinned by support for skills, education and learning providers ensuring economic growth is locally embedded.

2.1.20 The city centre, town centres and myriad of District and local centres continue to play an important but evolving role as the heart of many communities and the location for retail and town centre-type uses. The Local Plan continues to support this focus but recognises strategies need to be adaptable and flexible to maintain the vibrancy and viability of many centres. The over proliferation and clustering of some types of uses which can have a negative impact on health outcomes is also addressed in the plan through policy and assessment.

2.1.21 Transport and land use planning are highly inter-connected, and the plan includes a clear focus upon ensuring high density development is maximised near public transport hubs and sustainable transport corridors. The continued transformation of the District's transport infrastructure network is central to developing healthy places, reducing air pollution and ensuring people and business are better connected and able to access more sustainable transport modes including walking, cycling and public transport. New investment in rail and transit infrastructure is anchored within the plan as key infrastructure priorities.

2.1.22 With a changing climate having everyday impacts on the natural environment and local communities, it is essential that the Local Plan anchors a series of key policy directions on air quality environmental protection, renewable and low carbon energy and effective flood risk and water management. A greener Bradford is also good for business – supporting growth in new technologies and economic sectors.

2.1.23 The Local Infrastructure Plan (LIP) sits alongside the Local Plan and helps identify gaps in infrastructure provision such as schools, health, transport, sport facilities and critical utilities infrastructure to support housing and economic growth. The LIP is a live document and has informed key policies, information relating to settlements and site allocations. The plan focus is the delivery of the right infrastructure at the right time. Development proposals will, subject to viability, be expected to contribute towards the cost of providing infrastructure and of meeting social and environmental requirements to mitigate against impacts.

2.1.24 Effective minerals and waste planning is central to ensuring that Bradford plans for a sufficient and sustainable supply of minerals and while working with partners and neighbouring authorities integrates strategies for waste management in Bradford and a wider sub-regional and regional levels.

Quality of Place and Good Design

2.1.25 The Local Plan makes references to a series of long-term transformational development frameworks for the vision and strategic direction of parts of the Regional City, Bingley, Shipley and Keighley. This has helped inform a place-based approach to regeneration areas in a number of locations.

2.1.26 Taking direction from the *Homes and Neighbourhoods: A Guide to Designing in Bradford (SPD)* and work on design coding for the District[1], the Local Plan includes clear intent to raise the bar in design quality. This includes a developed approach to design processes and engagement, landscape design, understanding urban character and form, better street design and parking and embedding design code considerations within plan detail.

2.1.27 The District features an extraordinary and deeply varied natural environment with local wildlife, geological and nature reserve sites, SSSIs, a national nature reserve and the internationally important South Pennine Moors Special Protection Area and Special Area of Conservation. Understandably the natural environment is subject to significant policy protection within the plan, which also extends more generally into the importance of green and blue infrastructure planning.

2.1.28 Protecting our environmental resources and requiring new development to leave biodiversity in a measurably better state than beforehand will contribute towards mitigating impacts in some of our most valuable landscape and habitat areas and minimise impact on heritage assets.

2.1.29 The character and setting of settlements in the District have also been informed by the wider landscape, valley environments with rivers and watercourses and the historic pattern of development over many generations. Through taking a sequential approach to flood risk and balancing settlement character, form and heritage considerations, the Local Plan takes a sensitive approach to the extension of settlement boundaries.

Plan in Numbers

2.1.30 Box 2.1 provides some key headlines within this Local Plan.

Box 2.1 – Local Plan in Numbers

- **18-year plan with a minimum of 33,669 new homes from 2025-2043**
- **A target of 759 new affordable homes per annum.**
- **At least 110.5 ha of new employment land**

[1] Design Code Pathfinder

- **In the region of 30,000 jobs over the plan period.**
- **253 housing sites**
- **Green Belt accounts for circa 23,886ha of land in the District (65% of the District)**
- **Designation of over 1,600 open spaces (almost 2,800ha of land) plus protection of protection for 108 local wildlife sites, 16 local geological sites, 13 Local Nature Reserves (LNR), 4 SSSIs and 1 SPA/SAC and a new National Nature Reserve.**

Preparation of the Plan

2.1.31 Local Plan has been prepared in policy compliance with the Framework (2024) which should also be read in conjunction with the Government's planning policy for Traveller sites, and its planning policy for waste and national policy statements for major infrastructure.

2.1.32 The production of the plan has also involved a detailed review of representations and discussions with stakeholders / partners on plan content, plus an understanding of the wider plans, projects and priorities across the District and wider city region. It is also underpinned by a proportionate evidence base and various impact assessments to ensure that the plan delivers sustainable development and meets its other legal requirements in terms of habitat regulations.

2.1.33 The plan has been informed by informal engagement with statutory bodies and stakeholders in the development of supporting evidence and policy directions and it has also been subject to formal cooperation with neighbouring authorities and strategic bodies on cross-boundary and strategic planning issues.

National Planning Policy Framework

2.1.33 The Framework affirms the importance of the plan led system and enshrines it into the presumption in favour of sustainable development. Paragraph 11 of the Framework sets out that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.1.34 The Framework (paragraph 16) makes it clear that Local Plans should:

a) be prepared with the objective of contributing to the achievement of sustainable development;

b) be prepared positively, in a way that is aspirational but deliverable;

c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;

e) be accessible through the use of digital tools to assist public involvement and policy presentation; and

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

2.1.35 The Local Plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area.

2.1.36 Furthermore, strategic policies (NPPF Paragraph 20) should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

a) homes (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.1.37 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

2.1.38 The Framework (paragraph 22) makes clear that the Local Plan should cover and apply to a period of 15 years from the expected date of its adoption and in cases where large scale developments apply a vision that looks much further ahead (30 years). Local Plans should be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.

2.1.39 Local Plans are required to be based upon adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Framework sets out key evidence required to ensure compliance and soundness of a Local Plan.

Development of Plan Evidence

2.1.40 In line with Government requirements a range of technical evidence was produced and informed the chosen approach in the Regulation 18 Local Plan in 2021. These included:

- 5 Year Housing Land Supply Statement
- Bradford Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update (2021)
- Bradford Housing Need Addendum Report (2021)
- Bradford Updating the Demographics Evidence Report (2021)
- Flood Risk Technical Note (2021)
- Future Employment Analysis Paper (2021)
- Green Belt Review (various documents) (2021)
- Heritage Impact Assessment Report and Assessments
- Housing Growth – Policy SP8 – Technical Note
- Local Infrastructure Plan (2021)
- Local Insights Profile Reports (2021)
- Local Plan and CIL Viability Study (2020)
- Minerals Background Paper and Evidence Report
- Open Space Audit Report (2021)
- Open Space Needs and Demand Assessment (2020)
- Retail and Leisure Study (various documents) (2019)

- Site Assessment and Rejected Sites Background Paper
- Strategic Housing Market Assessment
- Strategic Land Assessment (SLA) (2021)

2.1.41 Several of these studies have subsequently been updated as required by national guidance and additional work undertaken to meet new requirements in the NPPF. Other evidence including major studies on transport assessment and modelling, flood risk, landscape character and sensitivity assessment, sport infrastructure, settlement planning and green and blue infrastructure planning have also been produced.

2.1.42 A number of other key strategies and evidence has also been developed at a strategic level which have also informed the Local Plan. These Include:

- West Yorkshire Local Growth Plan
- West Yorkshire Local Transport Plan
- Local Nature Recovery Strategy
- Local Area Energy Plans (LAEP)

Impact Assessments

2.1.43 An important legal element of plan-making is a requirement to undertake a Sustainability Appraisal (SA) of a Local Plan. The SA process is embedded throughout the plan-making stages and earlier versions of the Local Plan have been subject to SA work including a Sustainability Appraisal and Strategic Environmental Assessment at Regulation 18 which integrated Scoping Stage work. Representations at Regulation 18 have informed subsequent work on the Local Plan (Regulation 19) and supporting documents.

2.1.44 The SA sets out the range of positive and negative impacts across the policies. It also assesses the chosen option against reasonable alternatives. In line with equality duties under the Equality Act 2010 the Local Plan has been the subject of an integrated Equalities Impact Assessment (EIA) through the SA process. The assessment has reviewed the impact that the plan proposals might have on the protected characteristics groups and suggested mitigation measures where necessary. The Council has also produced a separate EqIA to accompany the plan.

2.1.45 While not a legal requirement, the Council recognises the role that planning and development can have on the health of communities. A Health Impact Assessment (HIA) has therefore also been integrated as part of the latest SA reporting. This has been informed by health professionals and has also informed the publication draft policies.

2.1.46 Under ‘the Habitats Regulations’, the Council is required to undertake an Assessment of the policies and proposals in the plan, to ensure that these would not lead to adverse effects on the ecological integrity of sensitive habitats including specifically internationally important habitats or species

within or close to the District, particularly in relation to the South Pennine Moors.

2.1.47 The HRA is the step-by-step process of ensuring that a plan will not adversely affect the ecological integrity of internationally important wildlife site. Within Bradford District these sites include Special Protection Areas (SPAs), which are classified for the international importance of their bird populations and Special Areas of Conservation (SACs), which are designated for habitats and species of international interest.

2.1.48 The HRA has been updated to reflect the quantum and distribution of growth (including sites) within the plan and its policies.

Local Strategies and Plans

2.1.49 The District has a wide number of local strategies and plans which have informed the approach set out in the Local Plan and support its delivery. These include:

- Our Council Plan (2025-2030)
- Bradford District Strategy (2021-2025)
- 'Bradford Built Different' 2035 Regeneration and Growth Plan
- Bradford Housing Strategy (2020-2030)
- Empty Homes Action Plan (2025-2030)
- Adult Social Care Market Position Statement 2025-2027
- Children and Young People's Strategy (2023-2025)
- Anti-Poverty Strategy (2022-2027)
- Cultural Strategy
- Digital Strategy
- Air Quality Action Plan (AQAP)
- Ward and Locality Plans
- City of Bradford, Keighley, Bingley and Shipley Development Frameworks
- City Centre Design Guide
- Southern Gateway Masterplan

Effective Co-operation

2.1.50 Effective strategic planning across local planning authority boundaries plays a vital and increasing role in how sustainable growth is delivered, addressing key spatial issues including meeting housing needs, delivering strategic infrastructure and building economic and climate resilience.

2.1.51 The Leeds City Region (LCR) has well established governance addressing strategic planning issues which includes senior officers from local authorities and other strategic bodies (e.g. Environment Agency and National Highways). Work on the Local Plan has progressed on the basis of the LCR statement of Common Ground. The Council has also produced an overview

of the strategic issues and picked up more detailed discussions with key adjoining Councils and also strategic bodies. This is captured within the supporting Statement of Cooperation.

2.2 District Portrait

Location and Character

2.2.1 Bradford is a large metropolitan District covering approximately 370km^2 (143mi^2) and forms one of the five Districts within the West Yorkshire conurbation. The District is located within the Leeds City Region. **Figure 2.1** below shows the location of the Bradford District in the context of neighbouring authorities.

Figure 2.1: Bradford District in Context

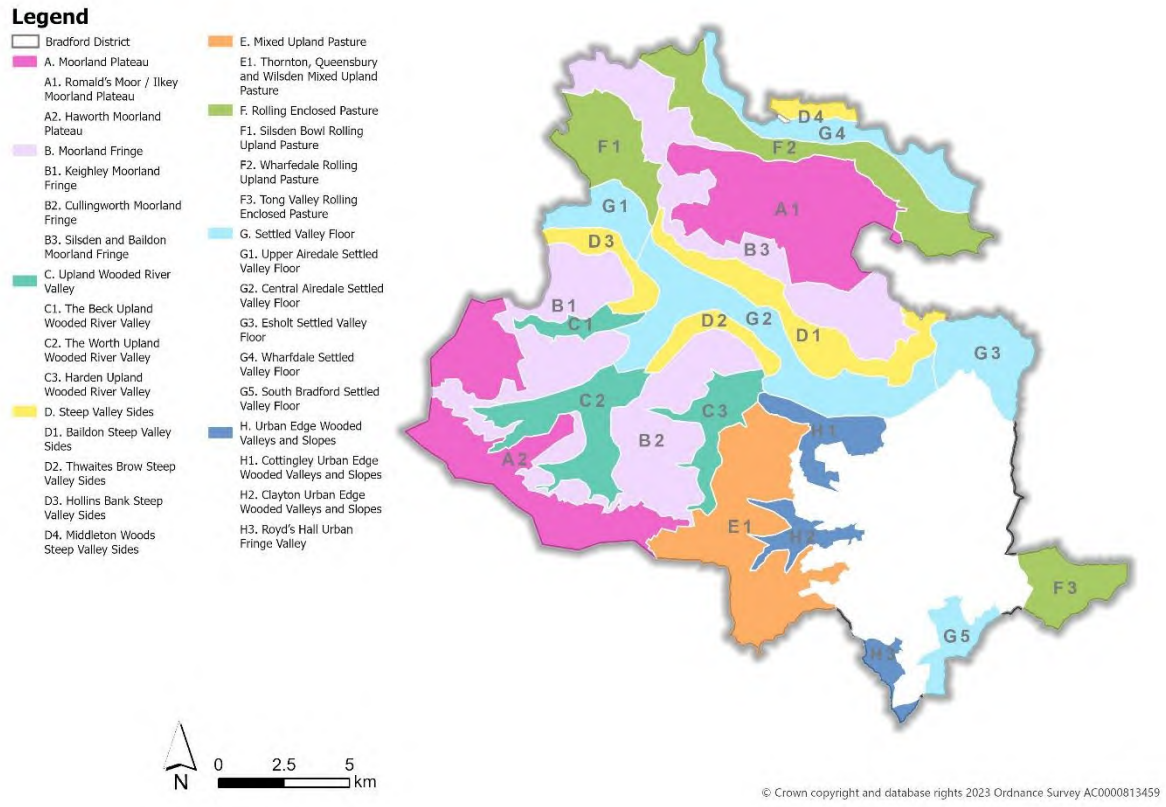
2.2.2 The District is characterised by a mixture of urban and rural areas with distinctive character and attractive landscapes. The topography of Bradford means most of the residential and industrial development is in the south of the District and along the valley bottoms of the Rivers Aire and Wharfe and their tributaries. Much of the population lives in the Regional City and primarily

within the towns of Keighley, Ilkley, Bingley, Baildon, Queensbury and Silsden together with the large and medium sized villages of Burley in Wharfedale, Menston, Steeton with Eastburn, Thornton, Cottingley, Haworth (& Cross Roads), Addingham, Cullingworth, Denholme, Oakworth and Wilsden. While the urban areas are quite densely developed, two-thirds of the District is rural with moorland and attractive valleys surrounding the urban areas.

2.2.3 One of the most striking features of the District is the quality of its landscape and countryside, particularly the proximity of the main urban areas to areas of high landscape value. The character of the District's landscape is very varied, ranging from the rugged open moorland of the South Pennine uplands to rolling farmland, and open river valleys to wooded hillsides.

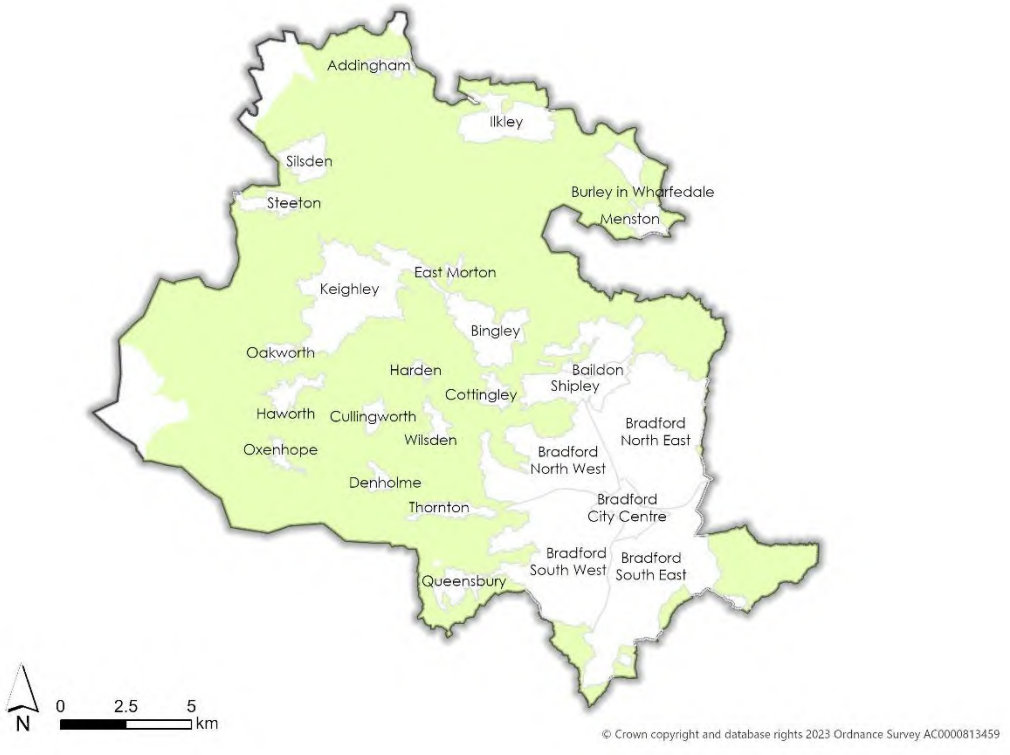
2.2.4 Bradford is comprised of eight landscape character types (LCTs): Moorland Plateau, Moorland Fringe, Upland Wooded River Valley, Steep Valley Sides, Mixed Upland Pasture, Rolling Enclosed Pasture, Settled Valley Floor and Urban Edge Wooded Valleys and Slopes. These are detailed below on **Figure 2.2**.

Figure 2.2: Landscape Character Types



2.2.5 The settlements within the District are tightly bound by Green Belt which totals 65% (23,880 hectares) of the Bradford District land mass. This is illustrated in **Figure 2.3** below.

Figure 2.3: Bradford District Green Belt



2.2.6 With its landscape structure, valleys and river corridors, Bradford District has a history of land and property being flooded through heavy downpours of rain and watercourses overflowing their banks. Potential sources of flooding within the District are main river flooding (i.e. the rivers Aire and Wharfe), localised incidents involving smaller becks and surface water drainage related problems.

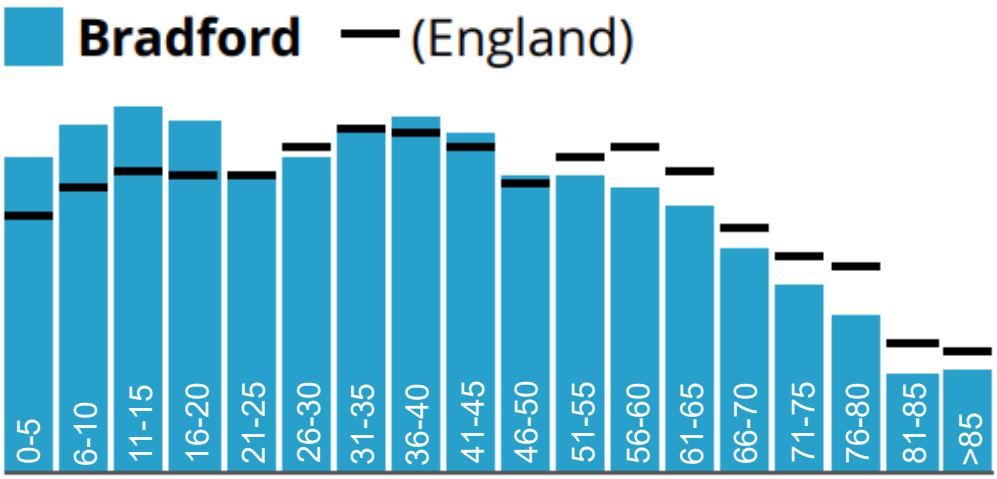
Population and Ethnicity

2.2.7 Bradford District is the fifth largest local authority area in England in terms of population after Birmingham, Leeds, Sheffield and Manchester. It has a population of 557,758, of which 50.9% are female and 49.1% are male (ONS,

2025).[2] An overview of the age demographics versus the England average, shown in **Figure 2.4**, highlights that Bradford District has a younger than average population.

2.2.8 The under-15 population forms 21.4% of the District's population, the fourth highest proportion in England. Since the last census in 2011, there has been an increase of nearly two percentage-points in the number of people aged 65 and over and a decrease in the percentage of young and working-age people.

Figure 2.4: Bradford Age Profile – ONS Census 2021 Data



% of all people, 5-year age bands

2.2.9 The ethnic composition of Bradford District overall is primarily made up of people who identify themselves as white, accounting for 61.1% of the local population. 32.1% of Bradford residents identified their ethnic group within the "Asian, Asian British or Asian Welsh" category. **Box 2.2** below indicates how Bradford has changed from the Census in 2011 to 2021 in terms of headline population changes from a selected range of data.

Box 2.2: Bradford Population Changes – Selected Data

- Between the last two censuses (held in 2011 and 2021), the population of Bradford increased by 4.6%, from around 522,500 in 2011 to around 546,400 in 2021.
- Between the last two censuses, the average (median) age of Bradford increased by two years, from 34 to 36 years of age.

[2] Unless otherwise stated, the statistics presented are deprived from ONS 2021 Census data.

- Bradford saw England's joint third-largest percentage-point rise in the proportion of lone-parent households (from 11.1% in 2011 to 13.1% in 2021).
- In 2021, 32.1% of Bradford residents identified their ethnic group within the "Asian, Asian British or Asian Welsh" category, up from 26.8% in 2011. The 5.3 percentage-point change was the largest increase among high-level ethnic groups in this area.

Index of Multiple Deprivation (IMD25)

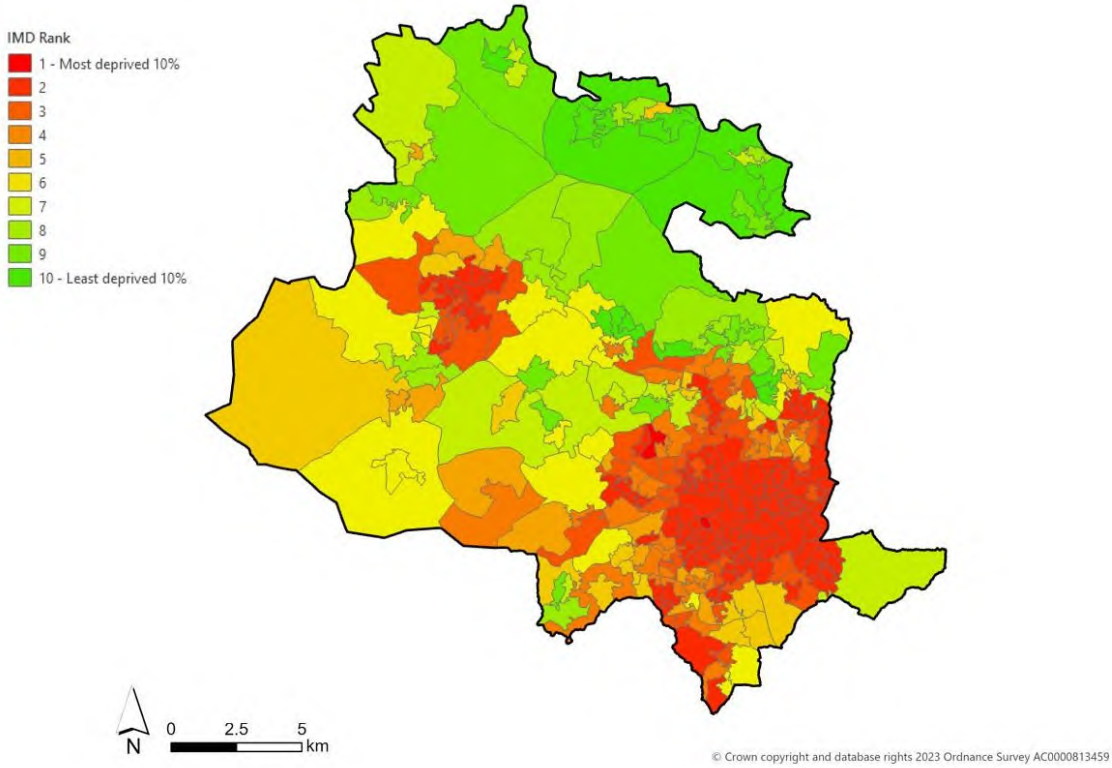
2.2.10 The IMD25 is an overall collated suite of deprivation information and uses 55 separate indicators organised across seven distinct indexes of deprivation (income, employment, education skills and training, health deprivation and disability, crime, barriers to housing and services and living environment) which are combined and weighted to produce the overall index.

2.2.11 Bradford District is ranked as the 12th most deprived out of 296 local authorities in England, its ranking worsening from 19th overall in 2015 and 13th in 2019. Using the Core20PLUS5 framework, which supports tacking health inequality and focuses upon the most deprived 20% of the national population by IMD25, this represents a disproportionately large share of the residents in Bradford with 46.9% of the population living in Core 20 postcodes.[3] Male and Female healthy life expectancy is marginally lower than figures for Yorkshire and the Humber.

2.2.12 The most deprived areas in the District are connected to the Regional City with a particular focus within inner-city areas and Keighley. In contrast, areas to the north of the District through Wharfedale and parts of Airedale rank among the least deprived areas in the country. Deprivation has been shown to have impacts that go beyond economic wellbeing, including negative impacts on health and demonstrate the challenges faced by the District which need to be taken into consideration as part of the Local Plan. **Figure 2.5** below illustrates IMD geography for Bradford showing rankings across the District.

[3] Health Equity – Bradford Teaching Hospitals NHS Foundation Trust

Figure 2.5: Bradford District IMD



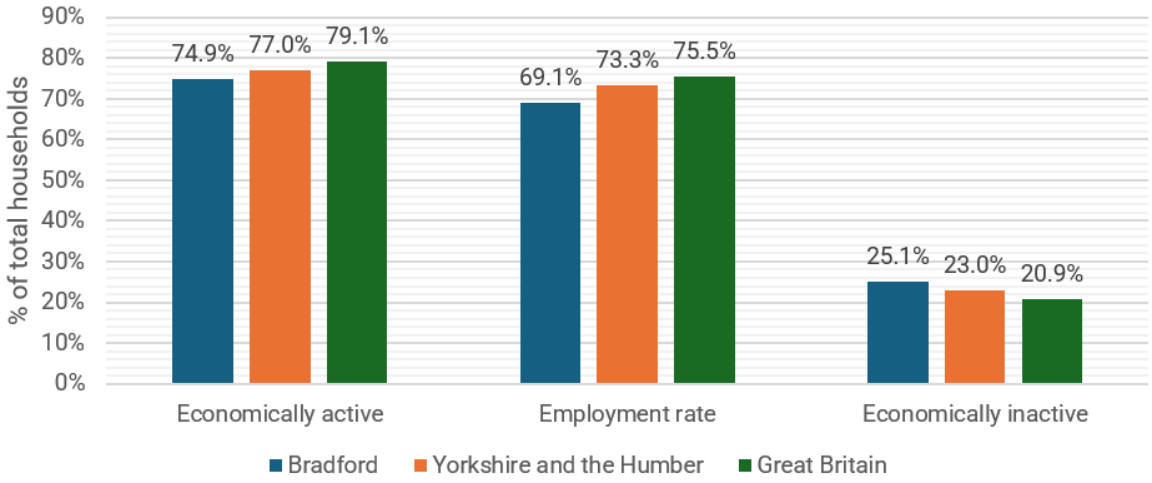
Economy and Employment

2.2.13 Bradford District has the eighth largest economy in England, valued at more than £8.7 billion. It also features one of the UK's youngest cities, with nearly one-third of its population under 25, it offers business access to a growing, diverse, and dynamic workforce. It is also home to over 18,500 active businesses, with sectoral strengths in Bradford is a hub for key sectors including manufacturing, digital technology, financial services, and health innovation.

2.2.14 In terms of economic activity, 74.9% of the Bradford population (aged 16-64) are economically active, of which 69.1% are in employment and 25.1% are economically inactive. In Great Britain the economically inactive rate sits at 20.9%, meaning Bradford is less economically active than the national average[4]. **Figure 2.6** below illustrates Bradford's economic activity status compared to regional and national averages.

[4] Bradford's employment, unemployment and economic inactivity - ONS

Figure 2.6: Employment, unemployment and economic inactivity in Bradford (Apr 2025 – March 2026) – ONS Annual Population Survey Data



2.2.15 According to ONS BRES data[5], the top five highest levels of employee jobs by industry are concentrated in:

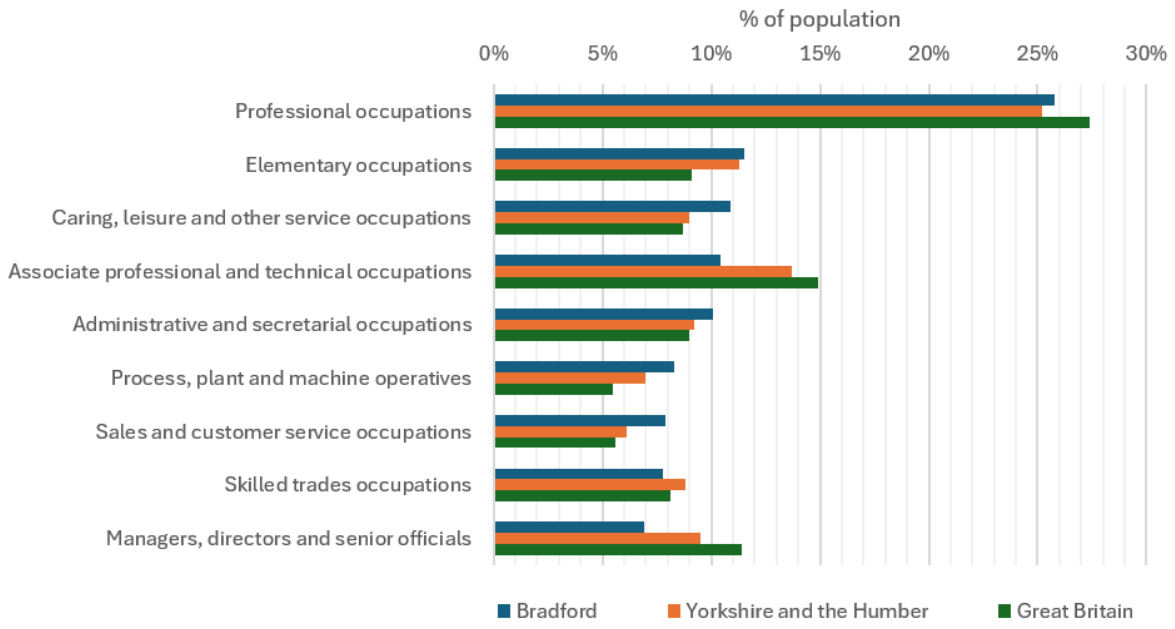
- Human health and social work activities (36,000),
- Wholesale and retail trade / repair of motor vehicles and motorcycles (33,000)
- Manufacturing (23,000)
- Education (21,000)
- Jointly – accommodation and food services / admin and support services (13,000 each)

2.2.16 ONS Annual Population Survey data on Employment by Occupation indicates that Professional Occupations (25.8%), Elementary Occupations (11.5%) and Caring, Leisure and Other services (10.9%) are the top three occupation classifications within Bradford District. The proportion of people in employment within Professional Occupations is on par with regional percentages but below that of Great Britain (27.4%). Elementary Occupations is again on par with regional figures but higher than the Great Britain figure (9.1%). The figures for Caring, Leisure and Other services is higher than regional and national figures at 9.0% and 8.7% respectively. Data on Employment by Occupation is detailed below in **Figure 2.7**.

[5] Bradford NOMIS profile – accessed 23/09/26

2.2.17 ONS reporting on Census 2021 outputs also indicates that Bradford saw Yorkshire and the Humber's largest percentage-point rise in the proportion of people who were economically inactive because they were looking after their family or home (from 6.1% in 2011 to 8.1% in 2021). Job density (in 2024) was recorded at 0.66 – significantly below regional (0.80) and Great Britain (0.85) figures. Job density represents the ratio of total jobs to population aged 16-64. The percentage of the population as a whole with RQF4 and above is lower than regional and national rates and the percentage of population with no qualifications is higher than regional and national comparators. Reflective of wider economic issues, resident wages are often lower than regional and national levels.

Figure 2.7: Employment by Occupation (Apr 2025 – March 2026) - ONS Annual Population Survey Data



2.2.18 A series of major companies have their headquarters in the District, including Morrisons, Yorkshire Building Society, Vanquis Banking Group, Hallmark Cards, Freeman Grattan Holdings and Seabrook Potato Crisps. The city centre is a key driver, accounting for 17% of all employment. Canal Road, Leeds Road and the M606 corridors are other major employment locations within the City of Bradford. Airedale provides another key location for employment and is a well-served transport corridor connecting the settlements of Keighley, Bingley and Shipley.

2.2.19 Population indicators from ONS however show that that community access to supermarkets (1.9), sports facilities (13.3) and museums (2.8) per 10,000 population is significantly below Yorkshire and the Humber figures of 2.6, 17.7 and 4.2 respectively.

Transport and Movement

2.2.20 Bradford District is strategically well located by road and rail, with direct rail links to Leeds, London and Manchester. However, it's overall transport connectivity as a city is hampered by longer than expected rail journey times within the Leeds City Region and to Manchester, and a low-quality rail interchange terminus station in the city centre and connecting bus station.

2.2.21 There are 16 railway stations within the District, and two railway lines which provide services to Leeds, Halifax and Manchester from Bradford Interchange and to Leeds, Ilkley and Skipton from Bradford Forster Square. There are also several direct services to and from London at both stations. Leeds Bradford Airport is located approximately 6 miles Northeast of the City Centre, just outside the District.

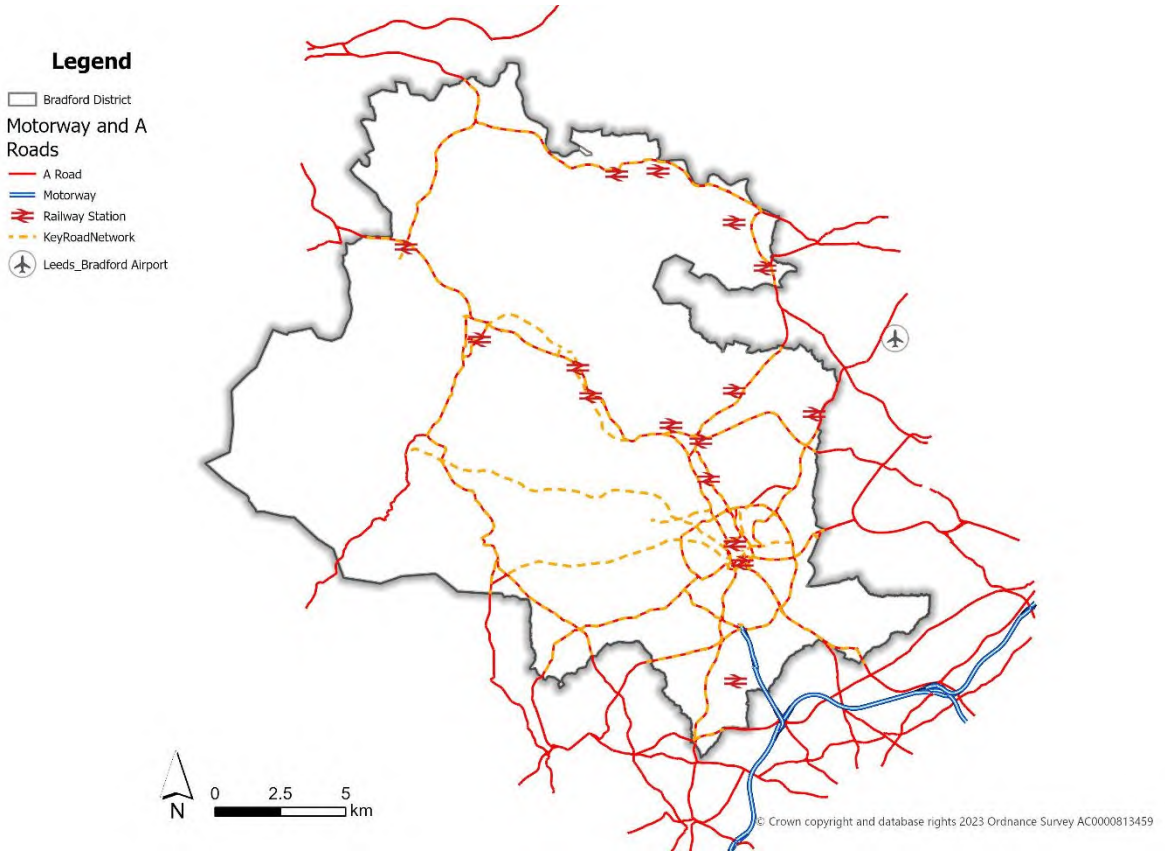
2.2.22 The District is connected to the south via the M606 to the M62 and wider Strategic Road Network (SRN).

2.2.23 Bradford District has a comprehensive network of rights of way, cycle lanes and paths and less formal routes for non-motorised travel. This includes routes used for everyday access to and from homes, schools and services. It also includes important recreational routes, which are a key amenity for leisure, and a draw for tourism.

2.2.24 Bus stations are located at Bradford Interchange, Keighley and Ilkley. In addition to bus stations and stops, there are numerous bus lanes, bus gates and bus-only streets across the District. These are aimed at ensuring the efficient operation of the area's bus network as part of wider circulation plans.

2.2.25 **Figure 2.8** below provides a strategic overview of the Bradford District Transport Network Map.

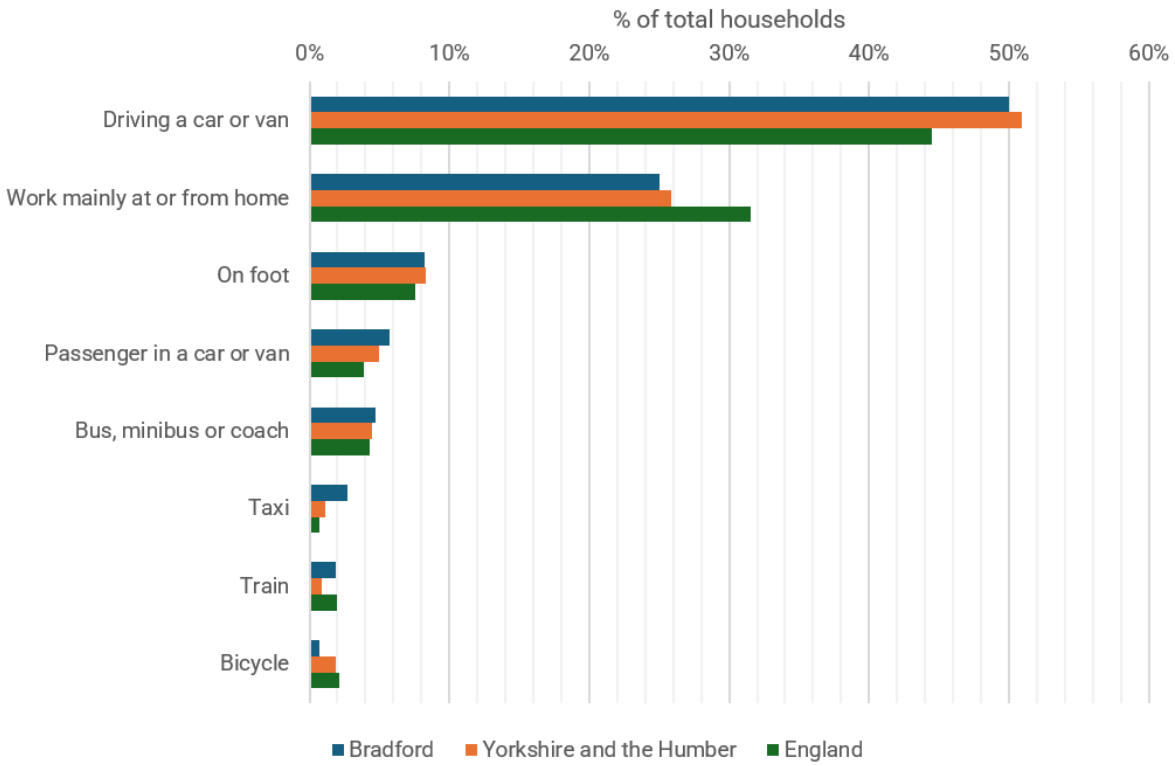
Figure 2.8: Bradford District Transport Network Map



2.2.26 Bradford has a lower level of households (7.1%) with two and three cars or vans than the England average (23%). It consequently has a slightly higher level of households with one car or van at 42.4% compared to an England average of 41.3% and higher level of households with no car or van at 27.6% compared to an England average of 23.5%.

2.2.27 The most popular method used to travel to work in Bradford is driving a car or van, at 49.6%, (slightly below regional figures) followed by work mainly at or from home at 25.1%, and on foot at 8.2%. The Census 2021 indicated that only 1.9% of Bradford residents travel work by train, but this is likely to be impacted by the survey period. **Figure 2.9** below shows in detail the methods used to travel to work in Bradford District compared to regional and national statistics.

Figure 2.9: Method Used to Travel to Work – ONS Census 2021 Data



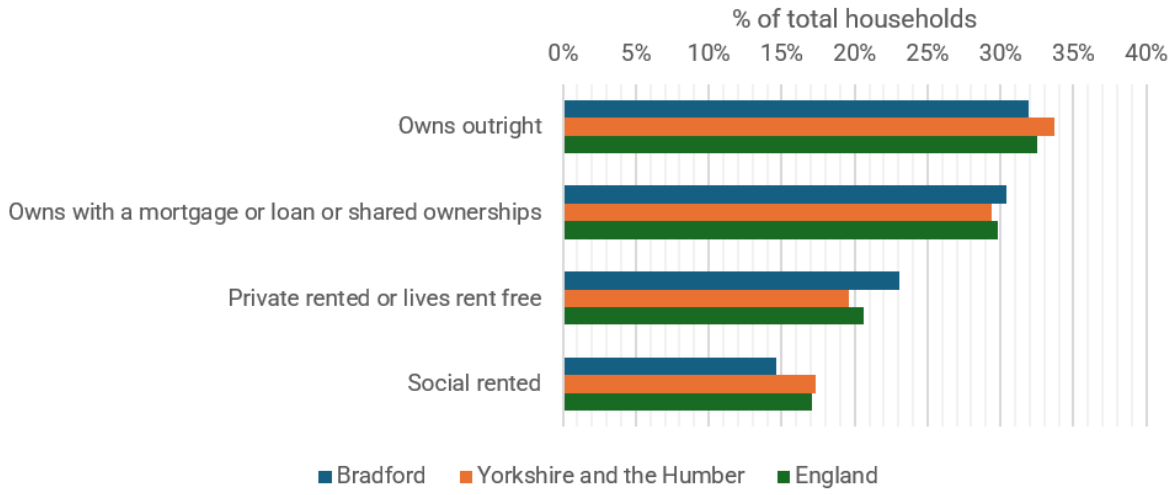
Dwellings and Households

2.2.28 In 2025 Bradford had 219,093 households on the basis of the ONS (2022 projection – for 2025) which is made up of 31.2% single person households, 33.9% of households with 1 or more dependent children and 35% of households with two or more adults. Household composition forecasts for the year 2043 are indicating an increase in one person households to 38.9%, a significant reduction in households with children to 19.4% and increase in households with two or more adults to 41.8%. The District has a population density of 1,491 people per km^2 – this is an increase of 63 people per km^2 since the 2011 Census and the highest rate in West Yorkshire.

2.2.29 Census 2021 data indicates lower levels of outright home ownership at 31.9%, compared to an England average of 32.5% and a Yorkshire and the Humber average of 33.7%. Notably, Bradford has a lower proportion of households that are in social rented accommodation at 14.6% of all households versus the England average of 17.1%. Between 2011 and 2021, Bradford saw Yorkshire and the Humber's largest percentage-point rise in the proportion of privately rented homes (from 18.1% in 2011 to 23.0% in 2021).

A more detailed look at tenure of households in Bradford is set out below in **Figure 2.10**.

Figure 2.10: Tenure of Households – ONS Census 2021 Data



2.2.30 Bradford has a mix of accommodation types, with a composition of 84.3% whole house or bungalow, 15.4% flat, maisonette or apartment, and 0.3% caravan or other mobile or temporary structure. Compared to the England rates, Bradford has a larger proportion of whole houses and bungalows and a smaller proportion of flats, maisonettes, or apartments.

2.2.31 According to the HM Land Registry, the average house price in Bradford District was £182,766 in July 2026. Average house prices have risen by £89,638 from January 2005 to July 2026. The ONS housing affordability ratio (residence-based) was 5.4 at April 2025, similar to Yorkshire and the Humber.

2.2.32 Average private rents have risen in Bradford. The average monthly private rent in Bradford was £750 in June 2026, a 4.4% rise from £718 in June 2025. Across Yorkshire and the Humber, the average monthly rent in 2026 was £862, up from £822 a year earlier. Across the UK, the average rent price in June 2026 was £1,388, which was marginally up from £1,344 in June 2025.

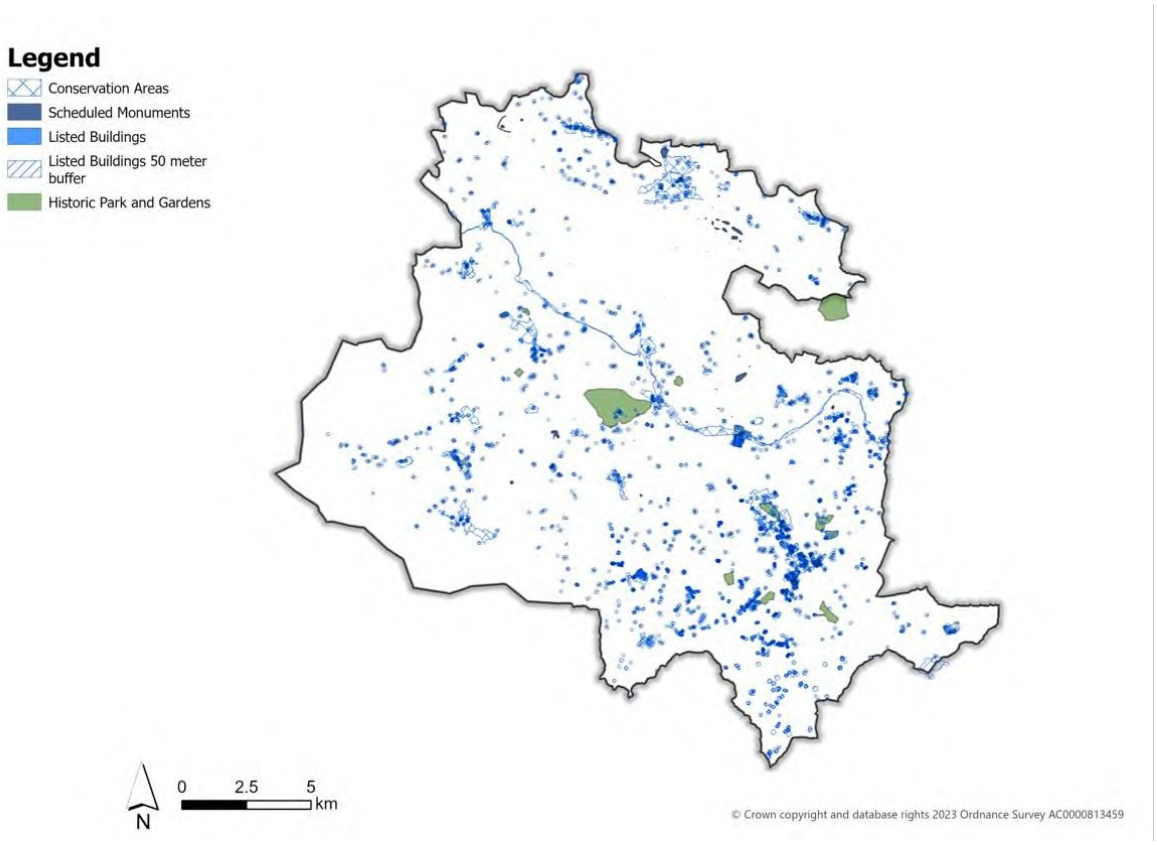
2.2.33 The shortage of affordable housing is a major issue for both urban and rural areas. Affordability issues in Wharfedale, Airedale, the Worth Valley and some outlying suburbs of Bradford where house prices are high. Affordability is also a critical issue in the inner city are where income levels are particularly low.

Historic Character

2.2.34 Bradford District contains a rich and diverse built heritage. It has the third highest number of designated assets in the region and one of only two World Heritage Sites in Yorkshire at Saltaire. There are over 2500 entries on the National Heritage List for Bradford District's ranging from 16th century farmsteads and parish churches to the terraces, houses and civic grandeur of Victorian expansion. The architectural and historic wealth of protected buildings and 60 designated Conservation Areas are highly valued for the essential contribution they make to local distinctiveness and environmental identity. The benefits of the built heritage to the economy and tourism have been demonstrated by successful regeneration projects.

2.2.35 Bradford also has a distinctive legacy of historic mill buildings and industrial architecture. However, a relatively large number of these buildings are either empty or underused. There are three Grade II* Mills on the Heritage at Risk register and these and other protected heritage assets present regeneration challenges which will require proactive and inventive solutions to ensure their assured future. **Figure 2.11** provides a high-level overview of the location of the District's many heritage assets.

Figure 2.11: Overview of Areas of Historic Significance

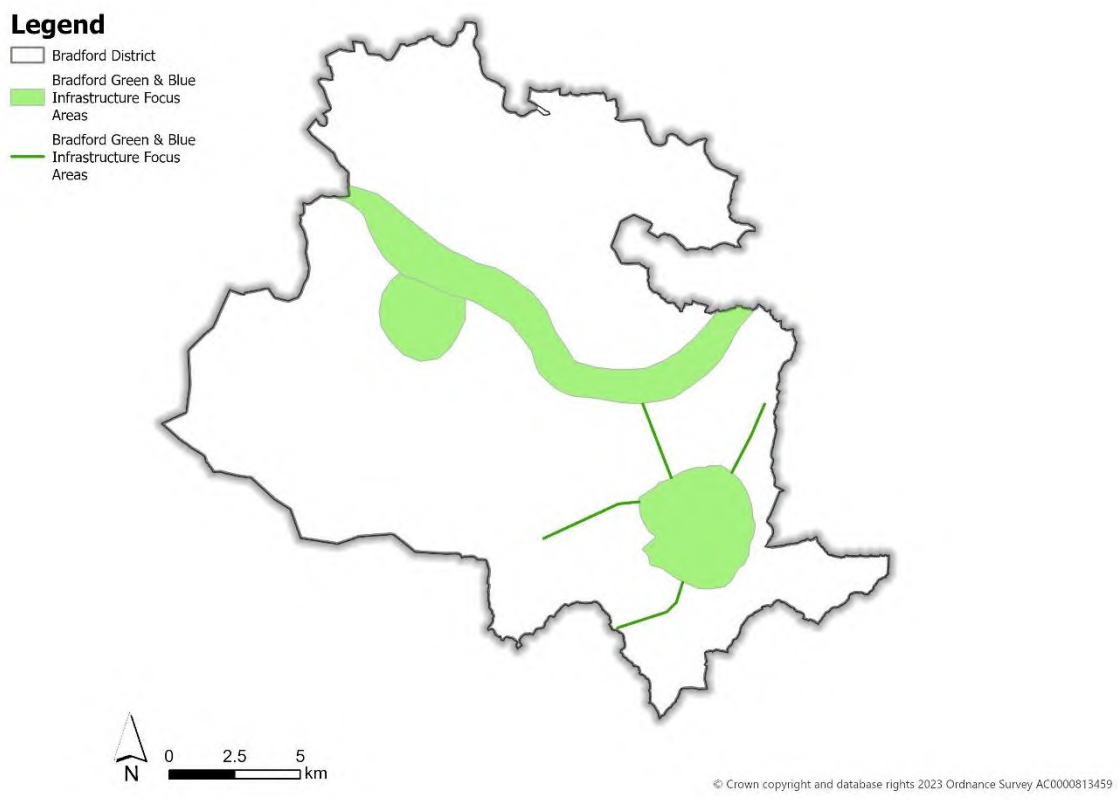


Natural and Environmental Assets

2.2.36 There are over 1,600 designated open space sites totalling almost 2,800ha of land (covering approximately 7.5% of the District) plus protection for 108 local wildlife sites, 16 local geological sites, 13 Local Nature Reserves (LNR), 4 SSSIs, 1 SPA/SAC and a new National Nature Reserve which spans 1,272ha across eight sites. There are significant areas of the Bradford District which provide a valuable recreational resource as well as having landscape and biodiversity benefits.

2.2.37 Bradford has a range of important corridors and spaces that contribute towards its Green and Blue Infrastructure (GBI) network throughout the District but also deficits in provision and priority locations for enhancement and further development. Key GBI improvement and focus areas and corridors include Bradford City Centre, Keighley, and Keighley-Bingley-Shipley Corridor, as detailed below on **Figure 2.12**.

Figure 2.12: Bradford GBI – Improvement Focus Areas



2.2.38 The spatial portrait has outlined some of the District's unique characteristics and contributes towards informing the Local Plan's Vision and Strategic Objectives, which set the strategic direction for the District's growth and development over the plan period.

2.3 Plan Strategy

Spatial Vision

2.3.1 The Local Plan sets out a positive vision for the future of the Bradford District which provides a framework for sites and policies within the plan period but also underpins the longer-range direction of transformation and growth across our neighbourhoods and communities.

Box 2.3 – Spatial Vision

By 2043 the Bradford District will be a much sought after and desirable location where people want to live and visit, do business, shop and spend their leisure and recreation time. It will be greener, lower carbon, better connected and with diverse safe neighbourhoods and inclusive communities contributing to the economic and cultural vibrancy of the district.

The Regional City of Bradford will be a central focus of regeneration, physical transformation, homes and jobs capitalising on new transport infrastructure to revitalise the reshaped and expanded City Centre and continue to attract new economic, educational and cultural investment. The large and medium towns of Keighley, Bingley, Baildon and Ilkley will be key areas of services and facilities outside of the City, with levels of housing delivery aimed at promoting sustainable growth whilst developing and retaining the individual character and environmental quality together with heritage assets of these distinctive towns.

Bradford's smaller towns and villages will continue to play a vital role as locations for local services and facilities, while contributing to appropriate levels of housing to meet needs.

Growth will be people-focused, ensuring a diverse range of housing and employment, opportunities for increased active travel and access to quality green spaces to support healthy communities. New development will be delivered in a way that mitigates against and adapts to the causes and impacts of climate change. It will have taken account of flood risk, be energy efficient and feature high-quality design with a focus upon place-making. Physical and social infrastructure will be delivered of the right scale and at the right time to support the effective integration of new development and communities.

The District's unique and distinctive landscapes, heritage, and biodiversity assets continue to play a vital role in making great places that encapsulates what makes Bradford District so special.

Strategic Objectives

2.3.2 The following 20 key strategic objectives articulate high level measurable goals which indicate how the vision for the Local Plan will be delivered. The objectives are specific, achievable, attainable and realistic in what they seek to achieve to fulfil the vision over the plan period. The Local Plan monitoring framework will measure whether the strategic objectives are being achieved.

Box 2.4 – The Spatial Vision for Bradford District will be achieved through the following strategic objectives:

Strategic Objective 1: Supporting Transformation and Regeneration in Bradford District through new homes

Housing delivery will be targeted in key areas of growth and regeneration, including the Regional City of Bradford and town of Keighley with housing growth also planned for the district's sustainable settlements, to ensure the benefits of sustainable growth are widespread.

Strategic Objective 2: Delivering the District's Development Needs

To ensure that the development requirements for the district including for housing and employment growth are met in full in sustainable locations that reduce the need to travel and are well served by active travel options and public transport and services.

Strategic Objective 3: Efficient use of land

The use of deliverable and developable previously developed land will be prioritised, together with ensuring that the most efficient use of land is made by achieving minimum housing density standards and maximising density levels within well-connected accessible locations.

Strategic Objective 4: Delivering Infrastructure for Growth

To support investment in and enhancement of essential physical, community, digital and green infrastructure in a timely and co-ordinated manner through appropriate funding and planning contributions to ensure that existing and future residents and visitors have access to high-quality facilities and services that meet their needs and support future growth and development.

Strategic Objective 5: Quality Design and Placemaking

To significantly improve the quality of development through good design which puts place first and is built through a collaborative process in understanding sustainability, site constraints and opportunities, context and local character, design quality, and appropriate application of design

tools to positively transform places, support regeneration and deliver new development which are well-connected attractive, safe and distinctive.

Strategic Objective 6: Access to Secure and Affordable Housing

Everyone in the district has access to decent, safe, secure housing, by supporting affordable housing that has a range and choice of high-quality, well-designed homes of all types and tenures, that also meets the diverse needs of all parts of the community including those with specialist requirements.

Strategic Objective 7: Supporting a Growing Economy

To continue to promote and support the conditions for a successful growing economy and unlock economic opportunities through a range of business locations, land and premises to facilitate employment and skills development, by fostering indigenous firms and attracting inward investment including within current and emerging priority knowledge based economic sectors in the district.

Strategic Objective 8: Vibrant City, Town and District Centres

To continue to support Bradford City Centre and the varied town, district and local centres across the district as vibrant, diverse and economically resilient places that are a key focus for a mix of commercial, retail, leisure, community, cultural and residential uses which are able to respond flexibly to investment and regeneration opportunities to promote long term vitality and viability.

Strategic Objective 9: Increasing Skill Levels

To continue to support the development of the skills, training and education base in the district to build capacity through the University of Bradford, the District's Further Education Colleges and schools to grow and develop by investing in their buildings and estates and also the creation of new opportunities for apprenticeships and business collaborations to ensure that residents and the local workforce can thrive in the future economy.

Strategic Objective 10: Delivering Improved Transport Connectivity and Sustainable Transport Networks

To deliver improved transport connectivity across the district including progressing a new through centre rail station in Bradford; West Yorkshire Mass Transit with reliable, high-capacity and high frequency services alongside a safe, efficient and sustainable existing sustainable transport network that prioritises public transport and increased opportunities for active travel including walking and cycling, plus uptake of low emission vehicles supporting air quality improvements, a reduction in congestion and low carbon growth.

Strategic Objective 11: Conserving and Enhancing the Historic Environment

To conserve and enhance the significance of the district's diverse historic and built heritage including nationally and internationally designated and non-designated heritage assets and their settings including the Outstanding Universal Value of the Saltaire World Heritage Site, as well as

our wide range of Conservation Areas, Listed Buildings, archaeological sites and historic parks and gardens while reinforcing and sustaining its local distinctiveness, culture and character.

Strategic Objective 12: Tackling the Impacts of Climate Change

To move to a net-zero district and tackle the impacts of climate change through mitigation and adaptation, in particular by reducing emissions, energy consumption, and flood risk, increasing energy efficiency, the use of renewable and low carbon energy, and securing gains for biodiversity while maximising co-benefits including social mobility, investment and job creation, skills development, household cost reductions, better health and more equitable and inclusive communities.

Strategic Objective 13: Enhancing the Green and Blue Infrastructure Network

To protect, enhance and increase the provision of green and blue infrastructure across the district through multi-functional, interconnected, attractive and accessible recreational networks, supporting opportunities for physical activity and social interaction through the provision of new or enhanced high-quality open spaces, green and blue infrastructure networks, sporting and recreation facilities and countryside access.

Strategic Objective 14: Protecting and Enhancing the Natural Environment

To protect and enhance the district's range of biodiversity and geodiversity assets from the internationally and nationally designated sites of the South Pennine Moors (and its upland fringe) to locally significant natural assets, together with the delivery of the Local Nature Recovery Strategy (LNRS) and biodiversity net-gain as well as through careful management of the area's landscapes, grasslands and heathlands, woodlands and water environments.

Strategic Objective 15: Safeguarding Our Natural Resources

To ensure the prudent and efficient use of the district's natural resources including its agricultural land, soils, minerals, woodland, water, whilst protecting and enhancing air, water and soil quality and minimising adverse impacts on communities and the environment.

Strategic Objective 16: Delivering Healthy Places and Communities

To promote health and wellbeing and reduce health inequalities by creating and delivering healthy places and communities across the district that increased access to nature and green spaces, sport and recreation facilities, heritage and cultural facilities, healthcare provision and enable access to healthy food choices and high-quality homes and jobs while also creating places that are safe, accessible and distinctive alongside encouraging and enabling local people to live healthy and active lifestyles.

Strategic Objective 17: Enhancing Environmental Quality

To enhance the District's environmental quality and safeguarding the health and wellbeing of its communities from hazardous sites and installations and by improving its air, water and soil quality, minimising and preventing pollution, reducing emissions levels and tackling the area's

legacy of contaminated land through its remediation, re-use and redevelopment to create opportunities and locations for sustainable growth.

Strategic Objective 18: Supporting Tourism and the Visitor Economy

To support the sustainable growth of Bradford District as a diverse tourism and visitor destination contributing to the local economy with its natural beauty, vibrant communities, varied built and cultural heritage, including historic settlements and two UNESCO designations – Bradford City of Film and World Heritage Site at Saltaire, alongside the legacy of numerous literary and artistic greats

Strategic Objective 19: Ensuring Minerals Supply

Ensure that the District, working with its neighbouring authorities, maintains a steady and adequate supply of mineral resources to meet development needs in line with the principles of sustainable development, whilst protecting the environment and communities and also safeguarding economically important mineral resources, minerals sites and minerals-related infrastructure from incompatible development.

Strategic Objective 20: Sustainable Waste Management

Manage the District's waste in a sustainable way by reducing the level of waste produced and supporting increased re-use and recycling with disposal as a last resort, in line with the Waste Hierarchy through an appropriate network of facilities, whilst protecting the environment, amenity and health of communities.

Section 3: Spatial Strategy and Strategic Policies

Section 3: Spatial Strategy and Strategic Policies

Introduction:

Strategies policies perform an important function in plan-making and set the overall pattern, scale and quality of development for the plan. It is important that the plan through strategic policies establishes the key strategic priorities building upon the vison and objectives for the area and a clear policy starting point for non-strategic policies.

The strategic policies in this section cover the overall spatial strategy and growth requirements for the local plan (SS1 and SS2). The section then details strategic policies to deliver sustainable development, movement and connectivity (ST1 and ST2), focusing then on climate resilience, environmental sustainability and resource use (ST3) whilst creating well designed and healthy places (ST4). The section concludes the strategic policies with Green Belt (ST5) and the Green and Blue Infrastructure network (ST6).

The strategic policies set out in this section should be read with the plan as a whole and in particular with section four (thematic policies) and where relevant the implementation, delivery and monitoring policies under section six.

The key diagram is set out at the end of section 3.

POLICY SS1: Spatial Strategy

Ambition

1. **To deliver sustainable development and change to meet the needs of local communities and businesses to 2043 through the delivery of the plan vision, strategic objectives, policies, site allocations and designations.**

2. **To support a balanced approach to growth which seeks to maximise urban regeneration opportunities but provides space for growth across the district's settlements while protecting and enhancing the built and natural environments.**

3. **To continue to build partnerships, stakeholder relationships and work with communities to support investment, housing and economic growth.**

Growth and Investment

4. **Planning decisions as well as plans, strategies, programmes and investment decisions will seek to transform the economic, environmental, physical and social conditions of the district through:**

Sustainable Urban Growth

a) **Prioritising housing growth within and on the edge of existing sustainable urban areas including the Regional City as set out through the settlement hierarchy in s.6 of this policy and distribution of growth detailed in Policy SS2, sustaining access to a wide range of services and facilities, with support for the retention and enhancement of physical, social and environmental infrastructure.**

b) **Maximising opportunities and densities for housing and employment growth near rail stations, transit and public transport corridors to enhance quality and efficiency and accessibility of sustainable transport infrastructure and active travel networks.**

c) **Supporting new sustainable transport infrastructure investment to assist with strengthening district connectivity and the transition towards a low carbon future.**

d) **Focusing medium and longer term transformational physical change, regeneration activities and housing and economic growth within the Broad Locations of Growth identified as Regeneration Areas of Bradford City Centre, Keighley, Shipley and Holme Wood.**

e) **Support a heritage-led approach to the sensitive reappropriation and reuse of historic mill sites and industrial architecture to act as a driver for housing, economic growth and regeneration of areas.**

f) Support the renewal of existing housing estates by identifying opportunities for physical and infrastructure improvements and housing investment.

<u>Unlocking Economic Growth</u>

g) Continue to support the development of the Regional City as a globally connected hub for economic innovation, skills and learning, digital connectivity and enterprise and build upon the economic strengths of the towns of Keighley, Ilkley, Bingley, Baildon, Queensbury and Silsden while strengthening the economic diversification of villages and rural areas in accordance with Policies TC1, TC2, EC4 and EN8.

h) Inclusive and sustainable growth of the Bradford district economy, including supporting key sectors including education, investment in Employment Zones, new growth opportunities and linking communities to economic benefits including jobs, skills and training.

i) Take advantage of existing economic, community and cultural strengths, tourism assets and locational advantage to further support the growth of arts, culture and visitor sector enterprises.

j) Support the retention, diversification and vitality of city, town centres, district and local centres as a location for everyday services and facilities while avoiding the proliferation and over concentration of uses which may have a negative health impact on local communities.

<u>Places, Community and Environment</u>

k) Sustain the diversity and unique characteristics of the district's varied towns and villages, their setting and quality of place through a cohesive approach to sustainable settlement planning.

l) Ensure that developments are of high quality and well designed and that they contribute to inclusive built and natural environments which protect and enhance local settings, and heritage and reinforce or create a sense of place, local character, community and distinctiveness, supported by high-quality infrastructure.

m) Support the delivery of healthy places, improving people's health and wellbeing and helping reduce health inequalities, by planning sustainable, resilient and well-connected places where people want to live and work.

n) Ensuring a move towards a greener economy and a resilient lower energy and low carbon future by minimising the district's exposure to environmental threats and mitigate impacts through adaptation and building resilience.

o) **Protect and enhance the district's environmental resources including areas of international and national importance, such as the South Pennine Moors, the character and qualities of the district's heritage, landscape and countryside, open spaces and green and blue infrastructure.**

p) **Avoid increasing flood risk, and manage land and river catchments for flood mitigation, renewable energy generation, biodiversity enhancement and increased tree cover.**

Land Use and Prioritisation

5. **Through site allocations and in compliance with relevant policies in the Local Plan and the Framework to meet housing and employment needs during the plan period, give priority to:**

   i) **firstly, the development of deliverable or developable Previously Developed Land and buildings within settlements, then**

   ii) **the development of deliverable or developable Greenfield sites within settlement boundaries, then**

   iii) **the development of sustainably located deliverable or developable previously developed land in the Green Belt, then**

   iv) **the release and development of sustainably located deliverable or developable Grey Belt land and then finally**

   v) **the release and development of sustainably located deliverable or developable Green Belt land.**

   vi) **Ensuring an efficient use of land through the application of density standards as set out within Policy HO2.**

Settlement Hierarchy

6. **The settlement hierarchy which established the role, function and levels of growth for settlements within the district is set out below:**

   a) **1st Tier - The Regional City of Bradford (with Shipley) as the most sustainable settlement will be the prime focus for housing, employment, retail, leisure, education, health and cultural activities and facilities in the district. To support this principal role and function, the Regional City will see the greatest proportion of housing development.**

b) **2nd Tier - The towns of Keighley, Ilkley, Bingley, Baildon, Queensbury and Silsden as sustainable settlements with higher levels of populations and access to excellent levels of services and facilities, including public transport will play a significant role in supporting their surrounding areas and will see generally a higher level of growth subject to settlement characteristics and environmental constraints.**

c) **3rd Tier – The large and medium villages of Burley in Wharfedale, Menston, Steeton with Eastburn, Thornton, Cottingley, Haworth (& Cross Roads), Addingham, Cullingworth, Denholme, Oakworth and Wilsden with access to good levels of services and facilities serving a largely local population will see a level of growth proportionate to their function, settlement characteristics and environmental constraints.**

d) **4th Tier – The small villages of East Morton, Harden and Oxenhope with more limited services and facilities will see the lowest levels of housing growth to help sustain local economies and provide local housing choice.**

e) **5th Tier – Washed over Green Belt settlements will not be subject to housing allocations and will be subject to Policies NE8 and NE9.**

f) **The proportion of housing development for settlements within each tier of the hierarchy is set out in Policy SS2 and within section 5 of the plan through settlement area policies and site allocations.**

Explanation

The spatial strategy sets out the key directions for the development of the district during the plan period and connects to other strategic policies and provides a framework to the plan structure alongside SS2 which details specific information on growth levels and targets.

Sustainable Urban Growth

There is a need over the plan period to capitalise on the existing strengths of the district and unlock potential to improve the quality of life, prosperity and health of current and future generations. Economic, social and environmental progress has been uneven across the district and there has been a failure to build upon the potential of the Regional City of Bradford and Keighley in particular.

The often degraded fabric of urban areas requires a comprehensive and clear strategy to ensure urban renewal and living appeals to a wide and diverse range of residents, not only in terms of urban housing types but also the quality of the wider environment and public realm- open spaces, services and facilities, places for recreation and leisure, safe and healthy streets which are well managed with a sense of place and quality.

But the city is once again building in confidence – a city on the rise - following its spotlight as a UK City of Culture with the opening of Bradford Live, continued success of the Alhambra Theatre, upgrade and investment to the National Science and Media museum and a new Brit-school inspired college. The development of Norfolk Gardens in the heart of the city centre, the opening of the new Darley Street indoor market and move from concept to delivery of the 1000 home city village scheme presents a positive vision for the city.

The spatial strategy continues to place regeneration at scale within the heart of the plan spatial strategy through focusing 70 percent of housing growth in and around the Regional City – creating a critical mass and new period of sustained housing and economic growth. This is aligned to ambitions to substantially improve the connectivity of the city and district overall through investment in new rail and transit infrastructure.

Building a clear housing delivery pipeline and stimulating further physical transformation and investment through a series of regeneration areas in the City Centre, Shipley, Holme Wood and Keighley create substantial opportunities for new housing and business development and features through Southern Gateway one of the largest physical regeneration projects in the country.

Looking wider with its Victorian stone architecture, former mills and industrial architecture presents a unique opportunity to place heritage-led regeneration at the heart of the district's transformation - building distinctive and diverse new neighbourhoods. This will undoubtedly require a critical mass of longer range vision, investment and conviction, but the benefits are potentially substantial.

Ensuring that transport planning and planning for new homes and communities go hand in hand the plan looks to maximise lower carbon growth opportunities along key public transport and active travel corridors. The plan takes advantage of proximity to transport hubs to increase housing density on brownfield regeneration sites within the city centre but also on the edge of the city, towns and other locations, subject to wider environmental and character constraints.

A creative approach to place planning reveals opportunities to change how we view urban housing – the range and types of housing to meet very diverse housing needs and improve the urban fabric of the district.

Despite the opportunities, Bradford has some of the highest deprivation levels in the country and there is an urgent need to continue to tackle day to day challenges of health inequalities, lower performing educations, skills, training and low income. The renewal of existing housing estates, such as Holme Wood provide scope to improve physical environments while creating healthier places and wider access to employment and improved services and facilities. But it is only the start.

<u>Unlocking Economic Growth</u>

The Council's adopted growth strategy *Built Different Bradford 2025-2035 Regeneration & Growth Plan* places a strong emphasis on the growth foundations of culture, transport, skills and regeneration to underpin a number of physical growth accelerators including Southern Gateway and transforming towns; major

infrastructure projects and City Village. There is a clear focus upon the links between physical transformation and economic prosperity, including linking people and skills development to the growth agenda.

As an engine for growth in West Yorkshire and one of the eight English 'Core Cities' Bradford faces significant challenges around its labour market structure, income levels and educational attainment. While the economy is characterised by relatively strong employment participation rates, its economic outputs and productivity are behind other core cities[1]. The economic activity rate in 2024/25 (71.4%) is below the national figure for the same period (78.8%) and while total employment has grown from 2011-24 by 5.5% (12,000 jobs) this is significantly below the growth rate for England as a whole over the same period (18.3%), with job density (0.66) is below the England rate (0.86).[2]

The *Insight Bradford Sector Study November 2025* identifies sector strengths and a series of specialisms which are considered important to the growth of the economy including opportunity sectors. The key findings from this study are detailed below in **Box SS1.1**.

Box SS1.1: Bradford District Economy – Existing Strengths and Opportunities to Grow

Existing strengths with opportunities to grow

- Bradford's **advanced manufacturing** and material sector is large and specialised. Employment in the sector has however been falling faster than national levels.
- **Food and drink** accounts for a significant number of jobs and there are slightly above average levels of employment specialism. The sector is also growing.

Opportunity Sectors

- **Digital and technologies** is a priority sector nationally and regionally and whilst the sector is not specialised relative to national levels it does underpin a number of other sectors. Sub-sector strengths – manufacturing, engineering, consultancy, RF clusters (space and satellite)
- **Culture and creativity** – sub sector strengths – publications, cultural education, recreation activities and museum activities.
- **Financial and business services** – crucial sector employing 1 in 10 workers – sub sector strengths in financial services, back-office operations, head office / management consultancy.

[1] Insight Bradford Core City Analysis and Benchmarking (November 2025)
[2] Edge Economics Employment Land Review Addendum 2026 Final

Other Important Sectors

- **Energy** – no overall strengths but focus upon investment in hydrogen, industrial decarbonisation and clean energy sector locally.
- **Life science (health)** – potential strength in manufacturing of medical and dental instruments.
- **Logistics and distribution** – scope to develop as a key logistics hub and supporting sub-sectors in food logistics and other supporting activities.
- **Transport** – hugely important local sector – support for move to new forms of transport including sustainable or innovative forms of transport.

Updates to the Employment Land Review, indicates a period of transition in national economic policy (reindustrialisation focus) and local economic strategy in supporting regeneration and new sector-led growth while balancing the retention and growth of traditional economic businesses. A hybrid economic scenario underpins the Local Plan which utilises economic forecasting and historic take-up to:

- Retain a baselined level of focus upon offices (13% of total 'b class' need) against a backdrop of city and urban transformation with a move to class A offices and supporting facilities to grow voluntary, professional and financial services alongside wider regeneration areas and projects.
- An uplift from baseline economic forecasts in Research and Development (R&D) to support new and emerging growth sectors and priorities (3.26% of b class need)
- An uplift from baseline forecasts in storage and distribution (40.27% of b use need) in recognition of logistics and distribution strengths.
- The application of a forecast forward historic take-up rate for industrial land (43.25%) which recognises the district's strengths in manufacturing, transport and other traditional employment sectors.

Within this diverse economic context, the spatial strategy seeks to:

- Allocate land to meet the needs of emerging economic sectors, support the expansion and growth of existing business and focus upon locational strengths in logistics and distribution through the allocation of new strategic and large-scale employment sites at Esholt, Nufarm and Holme Wood.
- The allocation of a range of smaller and medium sized sites in locations attractive to the market to support the retention and development of local businesses.
- Focus other economic growth within a series of re-profiled sustainably located Employment Zones as a focus for floorspace intensification, cost effective small business space and local business relocations.

The education sector has a critical role play in supporting regeneration but also tackling Bradford's transition from a lower income / lower skilled economy to one

which matches business requirements and high growth expectations. The plan focuses upon the relationship with further and higher education facilities within the Bradford City Centre and Keighley in particular – as hubs for regeneration and skills development. The Local Plan also looks to make the connections between physical change, building, physical development, skills gaps, business requirements and opportunities to support local communities to access the benefits of regeneration activity.

The Local Plan also takes a supportive policy framework to the development of tourism and visitor, arts and cultural sectors – supporting a wide range of enterprise and businesses across the district, including tourism hotspots in Saltaire, Wharedale, Airedale and the Pennine Towns and Villages. Bradford's visitor economy exceeded the £1bn mark in 2025 supported by City of Culture status with 12.13m visitors welcomed across the district and supporting almost 9,000 FTE jobs[3].

Often overlooked or underplayed due to the transition in purchasing patterns to online retail, the district's wholesale markets and huge and diverse range of centres – local, district, town and city, play an essential role in the heart of many communities and support local jobs. The spatial strategy continues to focus upon the importance of these locations to the economy and often changing, sometimes hybrid role in terms of delivering online derived services while continuing to deliver traditional functions and supporting Bradford's diverse communities.

Places, Community and Environment

The district is large and diverse and in terms of land area it is mainly 'rural' in character featuring a mix of towns and villages with their own character and setting within the wider West Yorkshire landscape. Approximately 66% of the district is rural in nature and home to 20% of the district's population. Maintaining the quality, defining features and a sensitive approach to the place-led growth of towns and villages is a fundamental pillar of the spatial strategy. This is supported through settlement policies which frame growth within the wider context of sustaining and improving local services, facilities, infrastructure and recognising key characteristics, constraints and sustainable growth opportunities.

It is important that we harness the strengths and resources of rural areas to the benefit of the district as a whole and to develop a viable future for rural communities. There is a need to ensure that the countryside is enhanced and sustains the natural, cultural and historic environment of the district. Haworth and Bronte Country to the west of the district are of significant cultural significance for example. Using appropriate materials and a good quality of design is important to safeguarding and enhancing local character.

Delivering growth in the district through the plan period can and should go hand in hand with quality design and place-making. The spatial strategy is concerned with raising the bar in design quality across all sites and the plan is supported by a progressive set of policies that build upon design guidance and integrate new

[3] STEAM 2025 report – UK tourism economic impact model.

standards for housing to ensure adaptability and accessibility within high-quality living environments.

The district offers a high-quality natural environment, including green flag award winning public parks and gardens and moorland countryside. The character and qualities of the countryside need to be protected and enhanced in their own right, as well as for the important species and habitats they include. Effective environmental stewardship is vital in ensuring that local people have access to local services this is important to the quality of life experienced by rural communities.

More efficient low carbon and active travel movement patterns will be required to support a competitive economy, healthier lifestyles and a quality environment. Many parts of the district continue to need to be restructured and the legacies left by past industrialisation addressed. The industrial age has provided a very rich and distinctive character and heritage to the district and had a marked effect on communities and the physical environment.

Pressures on our environmental assets and resources are likely to increase with the demands for growth. The district is particularly susceptible to a number of environmental threats such as flooding, atmospheric pollution and soil degradation, as well as the multi-faceted impacts of climate change. Positive, responsible environment management will be vital to safeguard and improve our environment, including air quality, and the well-being of people in the district.

Land Use and Prioritisation

With finite land and resources the spatial strategy looks to maximise opportunities to re-use existing land and resources to accommodate growth over the next 18-20 years. This also requires a clear view on how places can be connected and neighbourhoods reformed to support sustainable growth – not just the development of brownfield sites in separation to their wider context.

There is also a clear focus in the spatial strategy on ensuring the efficient use of land across all types of land and areas, requiring a net gain in biodiversity, appropriately increased levels of density in housing and ensuring that good design leads to quality layouts, streets, open spaces and a real sense of place. There needs to be a net benefit in place-making that significantly offsets the loss of land from other uses.

In assessing and allocating land for housing and employment, the spatial strategy seeks to exhaust the pool of sustainable previously developed sites and then move through a sequence of land types in order of preference before the supply of land meets its need requirements. Through this process there is a requirement for a detailed assessment of sites and their various constraints as set out in the site assessment methodology and an evaluation of place-making directions at a settlement or area scale to arrive at preferred site options.

Just over 63% of the housing site allocations in the Local Plan are on non-Green Belt locations, or about 12,000 units.[4] Just under 37% of the site allocations (or 7039 dwellings) are in locations which will be removed from the Green Belt to

[4] Before any approach to discounting is applied in Policy SS2.

accommodate growth. Due to the availability of land and the specific characteristics of settlements, the Regional City and Airedale settlements have the highest levels of non-Green Belt allocations at 70.18% and 76.32% respectively. The Pennine Towns and Villages are at about 27% non-Green Belt but the Wharfedale settlements drops to 3.42% due to very little opportunities for development on previously developed land. With the application of allowances for urban regeneration areas on top of allocations the percentage of housing growth classified as non-Green Belt increases to approaching 80% in the Regional City and Airedale areas.

Despite a very significant focus in the spatial strategy on urban regeneration and maximising previously developed land opportunities and other land within settlements where appropriate, it is clear from the work on site assessments and pool of sites that in order to meet housing (and employment need which has similar constraints over availability of suitable brownfield sites and land within settlements) that there is an exceptional circumstances case to release Green Belt land for growth of the scale set out, which is further detailed in SS2 and Green Belt policy ST5.

Settlement Hierarchy

The use and articulation of a settlement hierarchy in guiding and controlling the distribution of growth and development is a well-established planning tool with its roots in the RUDP and historically the Regional Spatial Strategy (RSS) and plays a major role in establishing a sustainable pattern of growth and development across the district. While broadly in line with the approach of the RSS, the Core Strategy made some adjustments to the overall settlement hierarchy approach to include Bingley as a Principal Town and introduced a tier of 'Local Growth Centres' between the Principal Towns and much smaller Local Service Centres following a detailed settlement study and the practicalities of the land supply situation at the time.

The settlement hierarchy has been further revisited in light of a review of population and services and facilities in an updated settlement study and under the spotlight of Green Belt assessments which requires more specific definition of the status of towns and villages in particular following changes to national policy and guidance on Green Belt and introduction of the concept of Grey Belt.

The settlement hierarchy therefore now has a specific classification of simply the regional city, towns (various sizes) and villages (various sizes) within defined population groupings, with assessment of services and facilities and an evaluation of their overall function and role. This has led to some adjustments to the classification of settlements between tiers but broadly overall the structure is similar to the settlement hierarchy applied over numerous previous plans.

The City of Bradford and the towns of Ilkley, Keighley, Bingley, Baildon, Queensbury and Silsden need to provide a strong focus for local communities, in terms of service provision and employment and housing opportunities. Other settlements have the potential to grow in a managed and sustainable way in particular the large and

medium villages which will help to promote greater self-sufficiency in rural areas. The settlement study provides details on:

- Population profiling
- Grouping of settlements by population profiling
- An assessment of services and facilities utilising evidence findings
- An evaluation of key constraints and opportunities at a settlement level
- Finalised classification of settlements with the hierarchy

Policy SS2 sets out further detail in the distribution of growth across the settlement hierarchy which has been informed by a review of population proportionality and reasonable alternatives.

Strategic Objectives	All Strategic Objectives
Key Policy Links	SS2, ST1, ST2, ST3, ST4, ST5, ST6
Evidence Base	

POLICY SS2: Growth Requirements

Meeting Housing Requirements

1. **Between the period 2025/26 and 2042/43 the Local Plan will seek to deliver a minimum total of 33,669 dwellings (net). The requirement for housing is set at a level which would represent a significant boost in housing delivery.**

2. **The Local Plan will deliver housing through the provisions set out in Policy HO1 and meet affordable housing and specialist housing and accommodation needs including Gypsy and Traveller and Travelling Showperson needs at detailed within Policies HO4, HO6 and HO7.**

3. **In addition to providing for the growth identified above the Council will continue to take a positive and flexible approach to additional growth opportunities including the delivery of transformational change in and around Broad Locations for Growth identified as Regeneration Areas (RA) and the reuse of previously developed land within settlement boundaries.**

Components of Housing Supply

4. **To meet housing requirements for the period 2025/25-2042/43 this will be made through the sources of supply outlined within Table SS2.1.**

Table SS2.1 Housing Supply

Sources of Supply	Housing Number	% of Land Supply
Under Construction and Planning Permissions		
Sites under construction and forecast to deliver within the plan period	**5,208**	
Sites with extant planning permission and forecast to deliver within the plan period – minus 10% for non-implementation	**1,631**	
Sub-total (A)	**6,839**	**20.31%**
Windfall Allowance		
Windfall (non-RA areas) – years 4-18 at a rate of 250 per annum	**3,750**	
Clearances - years 4-18 at a rate of 30 per annum	**-450**	
Sub-total (B)	**3,300**	**9.80%**

Site allocations and broad locations for growth (Regeneration area allowances)		
Site allocations	**19,040**	
Broad Locations of Growth (Regeneration Area Allowance)	**6,000**	
Allocation and Allowances Buffer (6%)	**-1502**	
Sub-Total (C)	**23,538**	**69.91%**
Combined Land Supply (A+B+C)	**33,677**	
Housing requirement	**33,669**	
Surplus	**+8**	

5. **To meet housing requirements the Plan allocates land for 12,001 dwellings on non-Green Belt land and a Major Developed Site (MDS1) in the Green Belt and releases Green Belt land for the allocation of 6,889 dwellings to accommodate new development as set out in the Settlement Policies and Policies Map.**

6. **The housing trajectory illustrating the expected rate of housing delivery over the plan period is set out in Appendix 13.**

Distribution of Housing Growth

7. **Housing growth will be planned, distributed and managed in accordance with the vision, objectives and spatial priorities and policies set out in the Plan, reflecting a balanced and sustainable growth strategy aligned to the available land supply, the Council's priority Regeneration Areas and the settlement hierarchy.**

8. **Table SS2.2 below details the non-discounted distribution of housing within the district across the plan period, which consists of sites under construction, extant planning permissions, site allocations and Regeneration Area Allowances. Windfall allowances outside of Regeneration Areas is not detailed within Table SS2.2.**

Table SS2.2: Distribution of Housing Growth (Non-discounted)

Settlement Hierarchy	Housing Distribution	% of Distribution
Regional City (Tier 1)		
Bradford City Centre (BCC)	**10,332**	
Bradford North-East (BNE)	**2,407**	
Bradford North-West (BNW)	**3,291**	
Bradford South-East (BSE)	**2,934**	
Bradford South-West	**2,897**	
Shipley	**1,229**	
Sub Total	**23,090**	**72.02%**

Towns (Tier 2)		
Keighley (large town)	**2,401**	
Ilkley (medium town)	**689**	
Bingley (medium town)	**817**	
Baildon (medium town)	**190**	
Queensbury (small town)	**838**	
Silsden (small town)	**651**	
Sub Total	**5,586**	**17.42%**
Villages (Tier 3)		
Burley in Wharfedale (large village)	**577**	
Menston (large village)	**188**	
Steeton with Eastburn (large village)	**234**	
Thornton (large village)	**621**	
Cottingley (large village)	**170**	
Haworth (& Cross Roads)	**252**	
Addingham (medium village)	**208**	
Cullingworth (medium village)	**147**	
Denholme (medium village)	**240**	
Oakworth (medium village)	**84**	
Wilsden (medium village)	**311**	
Sub-Total	**3,032**	**9.46%**
Villages (Tier 4)		
East Morton (small village)	**38**	
Harden (small village)	**47**	
Oxenhope (small village)	**65**	
Sub Total	**150**	**0.47%**
Outside of Settlements	**202**	**0.63%**
Grand Total	**32,060**	**100%**

Meeting Employment Land Requirements

9. **Between the period 2025/26 and 2042/43 the Local Plan will seek to deliver at least 110.5ha of employment land to meet needs.**

10. **The Local Plan will deliver employment land and floorspace through the provisions set out in Policies EC1 and EC2.**

Components of Employment Land Supply

11. **To meet employment land requirements this will be made through the sources of supply outlined within Table SS2.3.**

Table SS2.3 Employment Land Supply

Sources of Supply	Eg(i) (Offices) (ha)	Eg(ii) (R&D) (ha)	Eg(iii) (General Industrial / Residential Compatible) (ha)	B2 (ha) (General Industrial)	B8 (ha) (Storage & Distribution)	Total
Under Construction and Planning Permissions						
Sites under construction and forecast to deliver within the plan period	0.16	0.2	0.94	0.84	2.28	4.42
Sites with extant planning permission and forecast to deliver within the plan period	0.11	0.13	0.95	5.93	7.84	14.96
Sub-Total (A)	0.27	0.33	1.89	6.77	10.12	19.38
Site Allocations and Land Intensification						
Site Allocations (net)	9.67	7.05	7.46	30.88	27.19	82.25
Forecast Employment Zones Intensification Uplift	0.43	0	4.7		4.45	9.58
Sub-Total (B)	10.1	7.05	43.04		31.64	91.83
Combined Land Supply (A) + (B)	10.37	7.38	51.70		41.76	111.21
Employment Land Requirements	14.6	3.6	47.8		44.5	110.5
Supply v Need Balance	-4.23	+3.78	+3.9		-2.74	+0.71

12. **Opportunities to further increase floorspace to meet office (Eg(i)) needs will be supported within Regeneration Zones, Employment Zones and established employment areas.**

13. **Proposals for the development of storage and distribution (B8) to meet needs will be supported within Employment Zones and established employment areas.**

14. **To meet local employment requirements, the Plan releases two sites from the Green Belt in Bradford South-East which are identified on the Policies Map and details are provided in the Bradford South-East Settlement Policy and Site Allocations within Section 5 of the Plan, totalling 43.72ha. These are:**

    a. **E57: Land North of Westgate Hill and West of Tong Lane (9.06ha gross and 5.44ha net), and**
    b. **E157: Nufarm South (34.66ha gross[5] and 22.12ha net)**

15. **Land for employment uses is allocated at the Major Developed Site in the Green Belt as identified on the Policies Map and details as provided in the Bradford North-East Settlement Policy and Site Allocations within section 5 of the Plan, as:**

    a. **MDS2: Esholt Wastewater Treatment Works South (27ha gross / net)**

16. **To meet local employment needs, site allocations are identified on the Policies Map and within Section 5 of the plan to provide a mixed portfolio of new employment land supporting the economic expansion of local businesses, retention of local jobs, and attract new investment into the district, as detailed in Policy SS1 and EC1.**

Explanation

Housing Needs and Requirement

The Framework (2024) (Paragraph 62) states 'to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should be taken into account in establishing the amount of housing to be planned for'.

The Government Standard Method (SM) has been used to determine the minimum assessment of Local Housing Need (LHN) which is based upon a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures to determine the starting point for consideration of the minimum number of homes to be planned for over the plan period. It is an unconstrained assessment of housing need.

The SM figure changes annually as housing stock and affordability ratios vary and the Local Plan total local housing need includes two calculations of SM – one for the

[5] Site allocation area is 40.03ha which included non-Green Belt land)

first year of the plan (2025/26) – based upon the SM figure of 1,845 per annum and a second calculation figure (1,872 per annum) from 2026 onwards based upon updated MHCLG and ONS datasets. The combined minimum local housing need over the plan period is therefore: 1 year of 1,845 plus 17 years of 1,872, totalling 33,669. Specific technical information on the SM calculation is included within the SHMA 2026.

The SM figure is below the Core Strategy housing requirement of 2,476 dwellings per annum, but above the 1,704 dwellings per annum proposed in the emerging Regulation 18 Local Plan. They are both figures relating to different plan periods, different calculation methodologies and different land supply contexts.

The housing requirement for the Local Plan is set at the same level as the calculated Local Housing Need with no specific requests received by neighbouring authorities to help meet unmet housing needs. While the Local Plan has a strong investment focus the local infrastructure and economic growth ambitions are likely to lead to a jobs level (if following the 1,628 jobs per annum calculation as detailed in the Employment Land Review Addendum 2026) that supports a lower jobs-derived 'housing need' than SM.[6]

Meeting Various Housing Needs

The SHMA 2016 sets out a wide range of strategic themes, gaps and opportunities and includes a strong focus upon affordable housing and meeting the net shortfall of 759 affordable dwellings per annum and the importance of delivering a balanced range of homes to meet local needs including for larger households and to tackle overcrowding.

The SHMA also includes a clear native about widening the range and housing and specialist accommodation to support an ageing population profile through the plan period and meeting other specialist needs including for Gypsies and Travellers. The SHMA also needs to be read alongside the Local Supported Housing Strategy to address supply, quality, supported-living need and move-on pathways for young people, care leavers and people with complex needs.

Policy SS2 supports various detailed housing policies in the Plan on meeting a wide range of needs – including Policies HO4 (Affordable Housing), HO6 (Supported and Specialist Housing) and HO7 (Gypsy, Traveller and Travelling Showpersons Accommodation).

Components of Housing Supply

To meet the housing requirements across the plan period this is delivered through a range of different forms of housing supply with assumptions which are set out below detail.

Dwellings Under Construction (UC)

These are residential units which are identified as under construction at the start of the Local Plan base date (1st April 2025). This type of housing land supply is generally

[6] See CBMDC Housing Technical Paper 2026

more certain in terms of delivery and for the district as a whole totalled 5,208 units at the base date. This is a net figure which has removed losses such as demolitions.

Extant Planning Permissions (PP)

Are sites with planning permission which generally consist of full or detailed permissions of all sizes and small outline permissions with net yields of 1-4 dwellings. The delivery of sites with planning permission is less certain than developments under construction and can be impacted by non-implementation. From an empirical analysis of data on non-implementation rates detailed within the CBMDC Housing Technical Paper (2026) this equates to an average of about 10% across the district as a whole. The planning permissions at the base date consisted of 1,812 units against which a 10% non-implementation rate has been applied to calculate broadly the considered effective supply – which equates to 1,631 units.

Windfall Allowance and Clearances

A windfall allowance (for sites not specifically identified in the Plan) is included within the anticipated land supply calculation for areas outside of Regeneration Zones based upon historic windfall delivery rates and expected future trends. The basis for the per annum calculation rate is included within the Housing Technical Paper and is applied from Year 4 of the plan on the basis that at the start of the plan period most land supply is 'known' for a period time. The windfall allowance is also discounted in reflection of forecast clearances or residential demolitions during the plan period. This analysis is often trend based and has been historically associated with the loss of tower blocks and replacement with lower density housing resulting in a net loss. More detailed information is now available on potential demolitions, and this has informed the per annum estimates. Clearances are applied from the same year in the plan as the windfall allowance. The total windfall allowance net of clearances is 3,300 units.

Housing Allocations

These include sites which at the time of the base date did not have a planning status or had outline planning permission only and were able to deliver a site yield of 5 units or over (net).[7] Site allocations have been subject to a robust multi-layered assessment process starting with a review through the Strategic Land Assessment (SLA) followed by the application of a detailed Site Assessment Methodology integrating updated plan evidence and an evaluation of strategic settlement planning considerations. Site allocations are also supported where available by information on delivery through the collation of deliverability questionnaires and other market information. The allocations are broadly split into deliverable (years 1-5 of the plan) and developable (years 6 plus), and each site has been profiled in terms of delivery dates to inform the overall housing trajectory within Appendix 13 of the Plan.

The breakdown of housing allocations in the plan by yield and size is detailed within the supporting text to Policy HO1. It highlights the significant number of sites falling within a yield of 10-49 units (131 sites) and that this equates to over 50% of the total number of housing site allocations. Again over 50% of the sites within the plan are small in size (0.19-1ha) which totals about 138 allocations. This provides a strong

[7] There is one exception for a site above threshold but below 5 units.

basis for supporting smaller housebuilders and developers but the reliance on larger sites is more limited – often informed by the physical make-up of the district and topographical, landscape and environmental constraints.

Broad Locations for Growth / Regeneration Areas

In compliance with the Framework para 72b), the Local Plan identifies on the key diagram Broad Locations for Growth, set out as Regeneration Areas for parts of the Regional City (including City Centre) and Keighley for years 6 plus of the Plan. These locations are forecast to be subject to very significant physical change in some cases and enhancement in other parts to support growth through a coordinated approach to transport and investment funding during the Plan Period. **Table 1** below sets out the Broad Locations of Growth / Regeneration Areas

Table 1: Broad Locations of Growth / Regeneration Areas

Regeneration Areas	Size (ha) (approx)	Plan Period Uplift	Post Plan Period	% of total RA (within Plan Period)
City Centre				
Southern Gateway (RA9)	**126**	3000	2000	50.00%
Westgate (RA1)	**28.6**	500		8.33%
Thornton Road (RA3)	**25.5**	250		4.17%
Commercial and Leisure District (RA2)	**21.5**	150		2.50%
Manchester Road (RA5)	**25**	100		1.67%
Knowledge Quarter (RA4)	**25.3**	100		1.67%
Little Germany (RA6)	**9**	250		4.17%
Leeds Road (RA8)	**44**	250		4.17%
Forster Square (RA7)	**38**	650		10.83%
City Centre Totals	**342.9**	**5250**	**2000**	
Shipley (RA11)	**30.5**	250	250	4.17%
Keighley (RA10)	**57**	500	500	8.33%
Holme Wood (RA12)	**196**			0.00%
	283.5	**6000**	**750**	100.00%

In some cases, delivery outputs are forecast beyond the plan period for these areas including Southern Gateway, Shipley and Keighley. The anticipated land supply from Regeneration Areas (RAs) is derived from both historic trend data and forward trend analysis and detailed within the Housing Technical Paper. The individual components and definitions of the RAs is detailed within the settlement policies for Bradford City Centre, Bradford South-East (Holme Wood), Shipley (part of the Regional City) and Keighley.

The breakdown of sites under construction and with planning permission together with housing allocations and applied forecasts for anticipated supply within Regeneration Areas is detailed within the Housing Technical Paper and also links to the distribution of growth analysis for the Local Plan.

The site allocations and regeneration area components of the land supply include an applied 'allocations and allowances buffer' (6%), which effectively equates to the provision of land supply in excess of the minimum housing requirement in recognition of:

- Maximising housing choice.
- Ensuring that the 5-year housing land supply position can be maintained beyond plan adoption.
- Noting that some sites may slip in delivery beyond the plan period or be developed for alternative uses in areas of marginal / changing land use viability.
- Urban regeneration and progression of land scale PDL might need to be initially facilitated through public sector funding with changes in availability and priorities across the city region.

The combined land supply equates to circa 33,677 units and from this total the housing requirement of 33,669 is deducted leaving a small surplus.

Further Analysis of Land Supply

From a review of the sites and overall land supply it is recognised that there is a gap between the identified housing requirement and level of housing that can be accommodated within non-Green Belt locations. This gap is in the region of 7,000 dwellings and detailed below within **Table 2** which applies the land supply buffer.

Table 2: Land Supply – Overview

Components of Land Supply (Non-GB)	**Yields**
Sites Under Construction and with Planning Permission (discounted)	6,839 (A)
Windfall (net of completions)	3,300 (B)
Broad Locations of Growth (not discounted)	6,000 (C)
Stock of Non-Green Belt Allocations (not discounted)	12,001 (D)
Total Supply	28,140 (A+B+C+D)
Housing Requirement Plus Supply Buffer	33,669 + 1502 = 35,171
Gap	Circa 7031
Allocation Surplus	8 (outside settlements)
Total	7,039 (outside settlements)

Table 2 sets out the overall level of gap between the housing requirement and land supply within settlements but does not explain the process involved in arriving at this

position. Work on the land supply and overall site assessments has been subject to the following rigorous processes:

- The application of a brownfield and vacant land 'first' approach to the identification of land supply following the considerations set out in the site assessment methodology paper. Maximising the use of previously developed land also forms part of the overall spatial strategy for the Local Plan and a key focus for Regeneration Area activity and investment priorities. It's a central theme and focus for the Plan.

- Also applying a 'regeneration first' approach to challenging brownfield sites within the city centre which are central to unlock to support infrastructure and housing growth but require investment in remediation and flood risk mitigation and management alongside key transport infrastructure projects. The Local Plan does not shy away from the challenges of delivering complex large scale brownfield regeneration sites through a strong City Centre policy and plan ambition.

- A detailed review of site density calculations involving the following:

  a) An evaluation and updated range of density criteria in consideration of different locational characteristics from village and suburban locations, through to town, city edge and inner-city environments.
  b) Sites have been cross-referenced against the criteria and assumptions used within the DfT Connectivity Tool to recalculate site yields where this was feasible and there was scope to increase and modify density assumptions.
  c) Sense checking sites against the proximity to key public transport corridors and hubs including rail stations and bus routes and connections. The overall outcome of this approach informs Policy HO2, which ensures that site options within settlement boundaries which are well served by public transport are fully optimised.

- A further deep dive back into the land supply database to revisit marginally rejected and discounted PDL and other sites within settlement boundaries for additional allocation options complaint with site assessment criteria – in some cases this provided some site options which have been included at a later stage in the housing trajectory – classified as developable but not deliverable.

- One site is also identified as a Major Developed Site (MDS 1) in the Green Belt for 150 units.

The Sustainability Appraisal has also considered a series of spatial growth options including further urban intensification (brownfield and greenfield) within settlement boundaries and the findings from this analysis are summarised below in **Table 6**, but essentially these options negatively impact on the retention of services and facilities

within urban areas, impact on retaining quality design and places and reduce the range of land uses to support communities and sustainable development.

In light of the land supply gap, formal notification was given to neighbouring authorities through established and evidenced co-operation within the Leeds City Region as to whether any Councils could accommodate some or all of the Bradford's emerging identified need for development which could not be accommodated within settlement boundaries and non-Green Belt locations. No neighbouring authorities have been able to meet this need in part or in full.

The Council has exhausted options to meet its housing requirement within settlement boundaries and exceptional circumstances exist to justify the release of Green Belt land for housing development which totals within the region of 6,889 dwellings.

In compliance with the Framework para 148, where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider Grey Belt which is not previously developed, and then other Green Belt locations. However, when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should also determine whether a site's location is appropriate.

The Bradford District Green Belt Study (2026) provides a robust assessment of land parcels and wider Green Belt considerations, and this has been used to inform site prioritisation when evaluating Grey Belt and Green Belt allocations and changes to the Green Belt. The outcomes from this assessment are that 76% (5,318 units) of the housing yield in the Green Belt is located on land classified as Grey Belt and Grey Belt Provisional (subject to NPPF Footnote 7 considerations) with the remaining 24% (1,721) on Green Belt sites. Allocations on classified Green Belt land equate to about 5.11% of the overall total housing requirement (33,669).

Table 3 below provides a split of the allocation yields only by non-Green Belt and Green Belt and percentage by type across the plan areas. It is noticeable that both the Regional City and Airedale have a percentage of non-Green Belt sites over 70% which reflects the nature and characteristics of their urban areas. While the the South Pennine Towns and Villages and Wharfedale percentages indicate the limited number of sites within settlement boundaries.

Table 3: Split in non-Green Belt and Green Belt

	Non-GB	GB	Totals	% Splits (non-GB)	% Splits GB	Totals
Regional City	9280	3944	13224	70.18%	29.83%	100.00%
Airedale	2085	647	2732	76.32%	23.68%	100.00%
Wharfedale	24	678	702	3.42%	96.58%	100.00%

SPT&V	612	1620	2232	27.42%	72.58%	100.00%
	12001	**6889**	**18,890**			
Other (MDS1)	0	150	150	0.00%	100.00%	100.00%
	12001	7039	19040			

Housing Trajectory

The condensed housing trajectory for the Local Plan period is contained within Appendix 13 and is split into broadly the same components of land supply detailed above. It is presented in a per annum delivery forecast model and graph covering:

- Under construction and planning permissions (labelled small sites, U/C sites and Permissioned Sites)
- Site Allocations
- One Major Developed Site in the Green Belt
- Windfall less clearances
- Regeneration Areas (Allowances)

This forward trajectory has factored in delivery start dates based on date permission was granted, site specific infrastructure requirements and information provided by site promoters against the annual delivery rates used in site assessment work such as the Strategic Housing Land Assessment and 5-year Housing Land Supply Statement. It should be noted for Year 1 of the plan period (2025/26) records factual information on delivery.

The graph shows two lines to indicate the annual housing need targets. One is the Standard Method (SM) target (1872), and the other illustrates the same need boosted by the 20% buffer asset out in the 5-Year Housing Land Supply Statement. The graph indicates a clear current deficit in deliverable supply against the plan requirement but with a significant overall supply uplift from Year 6 (2030/31).

On Plan adoption it is likely that some of the site allocations will have come forward as planning permissions before the start of Year 6 of the Plan to meet the targets being considered or approved after the Plan base date and it should be noted that these begin to appear in the trajectory from as early as 2026/27. The Council is forecasting a positive 5-year housing land supply position on plan adoption, subject to application of buffers, and positive progression on land supply within the wider macro-economic climate.

Distribution of Housing Growth – Previous Directions and Outcomes

The Local Plan (Regulation 18) reviewed the Core Strategy distribution approach and reprised a broad approach to determining distribution of housing growth based upon as series of principles and policy directions[8]:

1. Ensure that housing growth is where possible concentrated on areas where the need is greatest i.e. where the population and household growth is focused and where there is a need to provide additional affordable housing.

2. The need for new homes is met in a sustainable way which supports the district's economy and reflects planned changes in infrastructure.

3. Distribution maximises the benefits of development (for example making good use of brownfield land and securing investment and improvement in key regeneration areas) and reflects the importance of different regeneration programmes.

4. Distribution minimises environmental impacts.

5. Housing distribution is deliverable and reflects the realities and constraints of land supply.

The headline distribution of growth figures (as a percentage of the district wide total) for the Regulation 18 stage of the Local Plan are note below:

- Regional City – 72.5%
- Principal Towns – 12.1%
- Local Growth Centres – 10.4%
- Local Service Centres – 5%

The principles and directions established at Regulation 18 are still reasonable and have been further tested as part of finalising the Local Plan. The grouping of settlements and their classifications within the settlement hierarchy have also been updated and simplified to reflect changing population variables, an update to services and facilities analysis and other sustainability criteria and to assist with completing further work on the Green Belt Study evidence.

<u>Further Testing the Approach to Distribution</u>

Following the original distribution methodology, the Council has revisited the base line, policy neutral distribution of the housing requirement. This can then be used to compare against and develop options which more fully reflect the realities of land supply and environmental constraints and the opportunities for regeneration and urban transformation and which in turn allow development pressures to be directed away from more sensitive locations. The updated population proportionate model

[8] Housing Growth Policy SP8 – Technical Paper

which profiles distribution based upon the population of grouped settlements is detailed below in **Table 4**.

Table 4: Baseline Analysis – Population Proportionate Model

Settlement Hierarchy (Grouped Settlements)	**Baseline Population Estimate**	**% of Total**	**Land Supply Outputs (excluding Windfalls) (32,060) – Profiled by Population %**
Regional City	365,208	67.98%	21,794 dwellings
Towns	117,732	21.92%	7,028 dwellings
Villages	54,260	10.10%	3,238 dwellings
Population Totals (within settlements only)	537,200	100%	32,060 dwellings

In common with earlier analysis this 'policy off' baseline position does not factor in:

- Regeneration and investment intent for the Regional City and Keighley (and towns more generally) – the most sustainable locations for housing growth, which have excellent services and facilities and transport infrastructure compared to lower tier settlements.
- The practicalities of land supply and the evaluation of site options.
- Strategic land constraints and opportunities as set out through the Bradford District Settlement Study (2026).

Following the evaluation of the updated land supply and strategic constraints for the revised plan period as emerging through the SLA 5 (2026) and Site Assessment and the further enhanced strategy focus upon maximising growth and regeneration opportunities linked to infrastructure investment in the Regional City and Keighley this has cumulated in a total land supply position of 32,060 units (excluding net Windfall).

The preferred option maintains a balanced approach to growth – maximising sustainable brownfield development options and regeneration potential while ensuring that the settlements across the district identified in the settlement hierarchy as sustainable locations for growth have a level of growth proportionate to their size, function, services and facilities and strategic constraints as set out in Policy SS1.

The distribution of this supply compared with the Regulation 18 percentage splits (roughly applied to the revised settlement hierarchy) is set out in **Table 5**.

Table 5: Comparing Distribution of Housing

Settlement Hierarchy (Grouped Settlements)	Regulation 18 re-apportioned	Dwelling Profiled Outputs	Preferred Option	Dwellings Outputs
Regional City	72.5%	23,244	72.02%	23,090
Towns	12.1%	3,879	17.42%	5,586
Villages	15.4%	4,937	9.93%	3,182
Outside of Settlements			0.63%	202
Total (within settlements only)	100%	32,060	100%	32,060

The revised settlement includes an increased number of classified towns (with a combined distribution of circa 1,672 units) and conversely a reduced number of villages. If applied this would rebalance the Regulation 18 apportionment and percentages.

In short, the outcome of the settlement distribution is very similar to the earlier plan position. This reflects a broadly common set of principles and priorities carried forward but it is applied to an updated range of supply over a different time period.

The Sustainability Appraisal explores a number of strategic growth options as Reasonable Alternatives to the preferred plan option (level of growth and spatial distribution), which are summarised in **Table 6**.

Table 6: Strategic Growth Options: Reasonable Alternatives

Reasonable Alternatives	Summary
RA1A: Urban Intensification through further development of Previously Developed Land	Option prioritises the redevelopment of previously developed (brownfield) land within existing urban areas.
RA1B: Urban Intensification through a mix of additional urban sites	This option also focuses on development within existing settlements but includes a wider range of sites, including undeveloped urban land.
RA2A: Urban Edge Expansion around the Regional City	Option focuses additional growth around the edge of the Bradford urban area on greenfield sites.
RA2B: Urban Edge Expansion across the District	This option spreads urban edge growth more widely across Bradford, the district's towns and larger settlements. It

	tests a more dispersed pattern of development.
RA2C: Urban edge expansion without reliance on Regeneration Areas	Option follows the same overall approach as RA2B but assumes less housing delivery reliance from regeneration areas. As a result, a greater proportion of growth would need to be accommodated on identified development sites around settlements.
RA3A: Grey-Belt Led Strategy	This option places greater emphasis on the use of identified Grey Belt land. Development would be focused on locations considered to make a more limited contribution to Green Belt purposes.
RA3A: Grey-Belt Led Strategy without the reliance on Regeneration Areas	This option follows the same broad approach as RA3A but assumes less housing delivery reliance from regeneration opportunities. A greater proportion of development would therefore be accommodated through the release of Grey Belt sites.

Meeting Employment Land Requirements

The Employment Growth Paper (EGP) (2024) and Employment Land Review (ELR) (2024) plus the Employment Land Review Addendum (ELRA) (2026) and other related technical economic papers including monitoring data provide the context and rationale for the calculations of the employment land requirements for the Local Plan. The plan adopts a hybrid approach utilising the latest available economic forecasts, historic employment land delivery data where relevant and the wider regeneration and economic policy context.

Economic Forecasting

In summary the ELRA utilised the latest release of the Regional Economic Model (REM) from February 2025 but consistent with the November 2024 UK macroeconomic forecast to provide a new baseline forecast of employment growth by economic sectors. Over the Plan period this was indicating an annual average forecast of 1,628 jobs compared with earlier REM forecasts (December 2022) of 1,111 per annum - reflective of the depressed economic forecasting period at the time. The new REM baseline of 1,628 is towards the upper end of higher growth scenarios reviewed in the 2024 studies (1,682) and therefore it was not considered reasonable to introduce another level of growth in excess of the new baseline.

While the revised REM baseline level is maintained (1,628 jobs per annum), the ELRA includes the development of an alternative adjusted scenario on sectoral job forecasts which included the following changes:

- Job uplifts:
  A) Information and communication and professional and other private services to align with the earlier 2024 higher growth (mid-point) scenario and reflecting in part the Council's economic growth plan priorities
  B) Transport and storage sector – reviewed as potentially below market trends.
  C) Manufacturing sector (reflecting national economic policy focus on reindustrialisation strategy)
- Jobs reductions:
  A) Public services – which was considered significantly above trend in the forecasts

When the adjusted alternative jobs forecast scenario is translated in gross land requirements for the plan period this equates to the following broad employment land needs:

- Offices (E(g)9i) - 14.6ha
- R&D (E(g)(ii) - 3.6ha
- Industrial (E(g)(iii) / B2 – 8.1ha
- Storage and Distribution – 44.5ha
  Total requirements = 70.8ha[9]

Historic Take-up

As part of the land need calculations a review of historic employment land take-up rates has been undertaken, tracking back the past 5 and 10 year periods and then an estimate of gross land requirements calculated looking forward. The more stable longer term (10 year) take-up rates revealed a forecast forward land requirement for Industrial (E(g) (iii) / B2 uses in the region of 47.8ha.

Table 7 below combines the offices, R&D and storage and distribution alternative scenario economic forecasts with the industrial historic take-up 'forecast forward' estimate to calculate the overall gross land requirements, which total 110.5ha. This is the employment land need for the Local Plan over its plan period. Further information on the technical calculations is included in the ELRA (2026) together with technical papers.

Table 7: Gross Land Requirements

[9] These results include a 20% margin allowance and adjustment for changing working practices.

Scenario	Gross land (Ha)				
	Office E(g)(i)	R&D E(g)(ii)	Industrial E(g)(iii)/B2	Storage or Distribution B8	Total
Hybrid Scenario	14.6	3.6	47.8	44.5	110.5

Components of Employment Land Supply

To meet employment land needs, the land supply is broken down into a series of components similar to housing supply and the data is extracted from the Council's employment land monitoring database to the base date of the Local Plan (1st April 2025). **Table 8** sets out the overall quantum of employment sites under construction and with extant planning permission by use class. The land supply from these types of supply totals about 19.38ha. The largest component of supply is from B8 (Storage and Distribution) at about 52%.

Table 8: Employment Sites Under Construction and Extant Planning Permissions (1st April 2025)

Under Construction and Planning Permissions						
Sources of Supply	**Eg(i) (Offices) (ha)**	**Eg(ii) (R&D) (ha)**	**Eg(iii) (General Industrial / Residential Compatible) (ha)**	**B2 (ha) (General Industrial)**	**B8 (ha) (Storage & Distribution)**	**Total**
Sites under construction and forecast to deliver within the plan period	**0.16**	**0.2**	**0.94**	**0.84**	**2.28**	**4.42**
Sites with extant planning permission and forecast to deliver within the plan period	**0.11**	**0.13**	**0.95**	**5.93**	**7.84**	**14.96**
Sub-Total (A)	**0.27**	**0.33**	**1.89**	**6.77**	**10.12**	**19.38**

The Council has adopted a rigorous approach to employment site assessment looking at a wide range of criteria in common with the housing site assessment and focused upon constraints within the broad groupings of the natural and historic environment, environmental protection and water, highways and transport and deliverability. From a working list of 159 employment site options this was filtered down to 19 preferred site allocations.

In general terms employment sites are limited by topography and often access constraints and the Plan has moved away from a sub-area allocation approach to a less restricted district-wide strategy recognising the wide variety of business needs across Bradford. There are limited practical employment site options at scale in the district and no significant alternative employment allocation strategies without undermining environmental and housing objectives.

The Plan includes a strong focus upon the role of Employment Zones within the district (Policy EC2) in supporting and retaining business development together with other traditional employment areas. Employment land monitoring has indicated a trend towards the intensification of employment space – in which businesses further develop floorspace or take advantage of land holdings to expand within existing employment areas and land.

The intensification of employment land plays an important but more modest role in meeting employment needs – forecast to be just under 10ha during the Plan period. **Table 9** below brings together an understanding of site yield from land intensification plus non-Green Belt employment land supply and a Major Developed Site (MDS2) in the Green Belt at Esholt which forms part of the former sewage treatment works. This combined land supply equates to 64.27ha.

Table 9: Combining Employment Land Supply

Site Allocations and Employment Land Intensification						
Sources of Supply	**Eg(i) (Offices) (ha)**	**Eg(ii) (R&D) (ha)**	**Eg(iii) (General Industrial / Residential Compatible) (ha)**	**B2 (ha) (General Industrial)**	**B8 (ha) (Storage & Distribution)**	**Total**
Sites Allocations (non-Green Belt)	**2.82**	**0.40**	**0.81**	**12.25**	**11.32**	**27.6**
MDS2	**3.59**	**4.84**	**4.84**	**8.29**	**5.53**	**27.09**

Forecast Employment Zones Intensification Uplift	**0.43**	**0**	**4.7**		**4.45**	**9.58**
Total	**6.84**	**5.24**	**30.89**		**21.3**	**64.27**

Combining the totals from Table 8 and 9 results in a total land supply of 83.65ha which is just under 27ha short of meeting employment land needs for the Plan period.

The Council has repeatedly reviewed its employment land supply options over many years, including through call for sites and land intensification in settlement areas and also approached neighbouring authorities to consider through strategic co-operation across the Leeds City Region whether its unmet employment land needs in part or full could be accommodated within reasonable proximity to Bradford. No authorities have been able to meet this request.

The Council therefore considers exceptional circumstances exist to release a limited amount of strategically well-located employment land on two sites within the Green Belt to meet local employment needs. These are:

- E57 - Land North of Westgate Hill and West of Tong Lane – gross site area of 9.06ha (Green Belt) but a net site area contribution to employment land of 5.44ha
- E157: Nufarm South – gross total site allocation of 40.03ha but a gross site area of 34.66ha (Green Belt) and a net site area contribution to employment land of 22.12ha.

Nufarm South is a strategic scale employment site and well positioned near M62. J.26 and E57 is located near existing employment and within close proximity to allocated new homes towards the east of Holme Wood. These sites make up the remaining components of the employment land supply which combined with the other sources total 111.21ha - just over the forecast employment need of 110.5ha. Employment site allocations are included within the relevant settlement areas, including Bradford South East for South for E57 and E157.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO3: Efficient use of land SO4: Delivering Infrastructure for Growth SO6: Access to Secure and Affordable Housing SO7: Supporting a Growing Economy SO9: Increasing Skill Levels

Key Policy Links	Local Plan Policies: SS1: Spatial Strategy ST1: Delivering Sustainable Development ST2: Sustainable Movement & Connectivity ST3: Climate Resilience, Environmental Sustainability & Resource Use ST4: Creating Well Designed and Healthy Places ST5: Green Belt ST6: Strategic Green and Blue Infrastructure Network HO1: Housing Delivery HO2: Housing Density HO3: Housing Mix HO4: Affordable Housing HO5: Self-Build and Custom Build Housing HO6: Supported and Specialist Accommodation HO7: Gypsy and Traveller and Travelling Showpersons Accommodation EC1: Employment Sites EC2: Employment Zones EC3: Employment Skills and Delivery NE9: Development in the Green Belt ID2: Infrastructure Delivery
Evidence Base	Strategic Housing Market Assessment (SHMA) Update (2026) Local Infrastructure Delivery Plan (2026) Cushman and Wakefield City Centre Housing Strategy (2026) Bradford District Local Plan Viability Report (2026) Local Supported Housing Strategy Employment Growth Paper (EGP) (2024) Employment Land Review (ELR) (2024) Employment Land Review Addendum (ELRA) (2026)

POLICY ST1: DELIVERING SUSTAINABLE DEVELOPMENT

1. The Council will through its plans, strategies, investment decisions and regeneration programmes support the delivery of achievement of the three sustainable development objectives. In particular:

a) **Proposals which support the economic strength of the district by allocating sufficient land for new employment uses, by pursuing regeneration programmes and investment in the Regional City and its major centres, and by securing new and transformational investment in its infrastructure;**
b) **Proposals which promote environmental improvements and/or objectives by the inclusion of a suite of policies designed to protect, conserve and enhance the natural and built assets of the District, develop healthy places and provide opportunities for recreation, by focusing development in its main urban areas and by investing in public transport infrastructure in the process, reducing the need to travel by car and reducing climate change emissions; and;**
c) **Proposals which meet the housing needs of the District's growing population, promote high-quality design, and develop healthy places with access to a network of green spaces which enhance the built environment, provide opportunities for sport and recreation and take action to tackle air quality problems**

2. The Council will work proactively with applicants to find development solutions which can improve the economic, social and environmental conditions of the Bradford District and ensure that that these proposals can be approved wherever possible.

3. Developments which maximise the redevelopment of previously developed land and buildings, reduce the need to travel or mitigate against further climate change will be supported, subject to compliance with other relevant policies in the plan.

Explanation

Introduction

The purpose of the planning system is to contribute to the achievement of sustainable development.

This involves ensuring that the pattern of development meets the needs of the area whilst achieving improvements to each of the three key objectives – economic, social and environmental.

The Presumption in Favour of Sustainable Development

The policies of the Local Plan provide a positive planning framework for guiding development and change. When considering development proposals, the Council will take a positive and proactive approach that reflects the presumption in favour of sustainable development in particular to developments which reuse previously developed land and or lie in areas with good public transport links/areas which are well served by local services to reduce the need to travel.

Supporting the Objectives of Sustainable Development

Sustainable development involves building a strong and competitive economy and supporting this through the identification of land for development together with supporting infrastructure. The District has many attributes – a rich array of historic buildings, a tradition in manufacturing and industrial innovation, a young and diverse population and strong performance in new business start-ups.

Securing new development, investment and regeneration will not only provide the jobs and prosperity which will support local people but will also help increase market confidence and improve viability. In doing so, the ability of the District to meet its needs within and on the edge of its urban areas in the most sustainable locations, through the recycling of brownfield site and development intensification, will grow through the plan period.

The spatial strategy which focuses the majority of development on its main urban areas including Regional City together with investment plans such as the delivery of rail station improvements and new mass transit infrastructure will help reduce the need to travel and achieve modal switch to public transport and significantly improve the connectivity of the district. When combined with policies to improve the location and quality, type and range of new homes, reducing flood risk and in adopting low carbon technologies, the district's ability to mitigate and adapt to climate change will be enhanced.

The policies of this Plan for the achievement of the environmental aspects of sustainable development include measures to retain and enhance natural assets improve biodiversity and further develop green and blue infrastructure networks which also link to Settlement and Site Policies within Section 5.

The social element of sustainable development involves supporting strong and vibrant communities through the provision of new homes, promoting high-quality design and places accessible to local services and facilities and green spaces. The Council places considerable importance on improving health and well-being and this is reflected in policies focused upon creating well designed and healthy places.

The Council has adopted an approach to identifying, comparing and selecting development sites for housing and economic development in this Plan which will support the three sustainable development objectives, in particular by allocating sites which will support regeneration and or the use of previously developed land and by ensuring that a sequential approach is taken which directs development away from areas of high flood risk.

Links

Strategic Objectives	SO1-SO18 inclusive

Key Policy Links	**Local Plan Policies**: SS1, SS2, ST2-ST6
Evidence Base	Various

Policy ST2: Sustainable Movement and Connectivity

Strategy for Transport

1. **The Council will support the transformation of the transport network to progressively encourage more people to travel by more sustainable modes including walking, cycling and public transport, and freight to be transported by sustainable means such as rail and low / zero carbon vehicles.**

Transport Schemes

2. **To achieve an effective transport network that facilitates sustainable movement, the Council will support a wide range of transport schemes as set out in the Local Infrastructure Plan and where possible, mapped out in Appendix 18.**

   Priority projects and initiatives include:

   - **Northern Powerhouse Rail – New City Centre Rail Station**
   - **Northern Powerhouse Rail – Enhanced Rail Connectivity**
   - **Bradford Forster Square Station Gateway Redevelopment**
   - **West Yorkshire Mass Transit**
   - **Zero Emission Buses**
   - **Thornton Road – Phase 3 Improvements**
   - **Wharfedale Greenway**
   - **A650 Connect: Wakefield Road/Tong Street**
   - **Kings Road Connect**
   - **Bradford to Shipley Route Improvement Scheme (BSRIS)**
   - **Corridor Improvement Programme (CIP) Programme – A6177 Toller Lane**

Transport Approach

3. **Alongside the delivery of transport infrastructure, the transport needs of the District will be met through:**

   Demand Reduction

a) **Maximising the efficient use of land by building to highest possible densities, especially near public transport hubs and sustainable transport corridors as set out in Policy HO2. Additionally, it will be important to promote a mix of uses to provide access to local services, thereby reducing the need to travel.**

b) **Support the delivery of coordinated freight consolidation services and enabling infrastructure. Additional detail is provided in Policy TR5.**

Modal Shift

c) **Acting to provide walking and cycling networks that are coherent, direct, safe, comfortable and attractive. This includes supporting the delivery of more sustainable streets, quiet lanes ways and the integration of green infrastructure. These changes will make it easier and more convenient to participate in active mode choices. Additional detail is provided in Policy DS4 and TR4.**

Future Mobility

d) **Supporting the delivery of infrastructure for sustainable vehicle technologies, such as on-street public EV charger points (as outlined in the Climate Change Action Plan (2025-28)), EV charge points for new homes (see Policy TR3: Parking) and any infrastructure that allows for the consolidation or decarbonisation of freight (see Policy TR5: Freight).**

e) **Delivering mobility hubs, facilitating interchange and greater interconnectivity between modes at locations which enable different public transport and active modes to complement each other in line with Policy I1 of the West Yorkshire Local Transport Plan (2025), and any subsequent updated policy.**

f) **Supporting the delivery of infrastructure to support electric vehicles, car clubs, other hire schemes and charging stations, to facilitate update of electrically assisted pedal cycles, electrically assisted scooters, and other light modes of transport classes as 'Micro Mobility'.**

Explanation

Strategy for Transport

The West Yorkshire Local Transport Plan (2025) and West Yorkshire Connectivity Infrastructure Plan (2021) set out a programme for how the District's transport network will be transformed from one of car dominance to a more equitable and environmental one that emphasises travel by walking, cycling and public transport, and freight to be transported by rail and low / zero carbon vehicles. The Council and its partners will

deliver a range of transport infrastructure projects over the plan period to allow for this transformation to take place.

There is a clear need to provide an integrated land use and transport planning strategy to form policies which provide a framework for sustainable transport across the District for at least the next 15-20 years. To achieve this, there will need to be a significant change in how we plan for development growth which reduces the need to travel, and where travel is undertaken by the most sustainable means possible. The Council is committed to managing the impacts that transport has on the natural and built environment to create positive outcomes for both. The Council considers that the integrated approach anchored through Policy ST2 and Policies TR1-5 will assist in creating a more sustainable transport network that prioritises movement by walking, cycling and public transport by focusing development in locations well-served by public transport or close to a range of services.

Through a transport system which has been created, partly as the result of concerted and contrived action to place the automobile at the heart of people's lives, and partly as the result of inaction to protect space for sustainable transport over time, many people in Bradford District find it hard to travel without a car, and congestion on roads is high. The current situation is not only unsustainable from a climate perspective but is also very exclusive: in too many places in the District, people are excluded from travel if they do not have access to a car, creating transport poverty. We must create an environment where people find it preferable to travel without a car, as this is the only way of achieving a fair situation for all to travel. To achieve this, we will introduce measures aimed at achieving a sustained and progressive move away from private vehicle use.

There are key infrastructure projects which will help create a transport network where the behaviour of people and businesses can adapt to more sustainable ways of getting around, as set out in the Local Infrastructure Plan. These projects will enable a step-change in the quality of transport provision both within our District and to neighbouring areas, by low-carbon, highly efficient modes of transport.

This policy framework gives a high degree of priority to projects which enable cycling, seeking to integrate all parts of the District with high-quality, segregated cycling routes conforming to the latest design standards. These will offer equal opportunities for all to travel by zero-emission transport and will need to be met with complementary programmes of activity to maximise their use. A similar effort will be needed to make walking an enjoyable, safe activity through a thoughtfully constructed fine grain of footways, particularly in high demand locations such as our City Centre.

The policy ambitions give a high priority to establishing high-quality public transport priority routes, to ensure fast and reliable journey times for bus, and later mass transit. Mass transit is an ambitious, high-capacity, large-scale public transport system in the West Yorkshire metropolitan area which can provide a step change in quality for local journeys and make travelling by public transport a first choice for many. This new system will be integrated into the urban fabric of every community it serves and stops on the system will create anchors for dense, sustainable development – such as traffic-free urban developments as described in TR3 Parking – where owning a car is unnecessary, as it is today in Bradford City Centre.

Policy ST2 in the Plan establishes the main principles of the Council's approach to tackling key transport issues and forms the strategic approach to creating a sustainable transport network for the District.

The Council will require applicants to demonstrate how development proposals will contribute to a sustainable transport network through a number of mechanisms, including integrating walking and cycling improvements with connections to existing networks, supporting the economy of the bus network through development form and massing, and showing ambition for a low level of car use which is reflected in parking levels, additional detail is provided in Policies TR2, TR3 and TR4.

Transport Schemes

The Council is planning a suite of transport schemes for delivery to enable sustainable, inclusive growth that improves the lives of people residing, working and visiting Bradford District.

To meet ambitious climate change commitments and support the energy transition of the transport sector, as well as providing better connectivity for communities in the district, the Council is prioritising the timely delivery of key rail infrastructure, to support the movement of people and goods. In particular, the delivery of Northern Powerhouse Rail and associated rail improvements is foreseen, with necessary adaptations to include new stations that effectively knit the rail network into local communities.

Mass Transit is a project covering the whole West Yorkshire metropolitan area which enables inclusive growth, boosting productivity and tackling the climate emergency simultaneously. The project is expected to be spread over the years covered by this plan and beyond and will slowly re-shape local transport networks around high-quality, high-capacity public transport.

To provide additional capacity and quality to strained public transport networks, and in the knowledge that environmental and social imperatives require greater demand to be placed on these, the Council is delivering dedicated public transport priority infrastructure. This consists of bus lanes, junction improvements and other intermediate solutions between conventional bus and rail, which will provide arteries for people's day-to-day transport journeys and act as catalyst for transit-oriented development. These projects are aimed at boosting public and sustainable transport within Bradford city. They will increase capacity for access to employment centres through road space reallocation and reduce conflict between road users, while reducing the environmental impact of transport by lowering carbon emissions.

The Council is currently delivering a range of highways and junction improvement schemes many of which will be well progressed or completed by the time the Local Plan is adopted – these are not currently shown on the Policies Map.

In an effort to manage and improve the existing highways, public transport, walking and cycling networks, which will deliver the aspirational growth proposed through the Local Plan and other regeneration initiatives, the Council will support, safeguard and prioritise a programme of strategic improvements, as per Policy TR1 – Safeguarding.

Transport Approach

The main principles of the Council's transport approach are Demand Reduction, Modal Shift and Future Mobility.

<u>Demand Reduction</u>

Demand reduction is required to not only free up capacity on the transport network, but to also reduce travel related emissions, and the impact upon human health and the natural environment. Reducing people's need to travel will allow more walking,

cycling and public transport and the opportunity to deliver car-light and car-free developments.

The Council will require applicants to demonstrate how development submitted for planning permission are proposed at the highest possible densities. Development densities will be expected to be maximised at in-centre locations and those close to public transport hubs. This is further covered in housing policy HO2.

Freight to and from the District is mostly carried by truck and van, which while vital, poses constraints on the road network, discouraging active travel and creating a maintenance burden As per policy TR5, the Council will support the delivery of freight infrastructure that facilitates freight consolidation and sustainability, such as consolidation centres, freight-controlled areas, rail freight depots etc. This will reduce the impact of freight on the environment.

Modal Shift

While reducing the need for travel is a key aspiration, for many people travel is inevitable to access workplaces, education, leisure and other amenities. To manage increasing demand within finite space, energy and environmental constraints, mode shift must be prioritised, with a focus on bettering quality of life. When well planned, travel is an enjoyable experience that contributes to quality of life, with active travel contributing most strongly to this. Those who cycle or walk to work consistently report that their commute is an enriching experience, whereas those who drive to work most consistently regard it as a stressful experience.

The Council will encourage the creation of a built environment which prioritises walking, cycling and public transport usage and reduces the dominance of private motor vehicles. This will be done in a number of ways, such as excess vehicle accommodation being removed, reduced vehicle speeds, integrating green infrastructure into the street scene and creating socialising spaces. The Council will require applicants to demonstrate how proposed new developments integrate the principles of sustainable and healthy streets and thus prioritise walking, cycling and public transport usage.

Future Mobility

We are seeking to improve the mix of fuels that are used to power transport. There is a great potential for smaller vehicles to be electrified to reduce fossil fuel consumption. There is also a need to shift heavier, larger vehicles away from using fossil fuels, with electric, battery and hydrogen having potential.

The Council plans to support the delivery of infrastructure for more sustainable vehicle technologies; electric vehicle charging points. New developments will be expected to integrate EV charging points. The Council will support the development of new on and off-carriageway charging points for road vehicles and bikes.

Links

Strategic Objectives	SO4 Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO7: Supporting a Growing Economy SO10: Delivering Improved Transport Links & Connectivity and Sustainable Transport Networks

	SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities
Key Policy Links	**Local Plan Policies**: HO2, DS4, TR1, TR2, TR3, TR4, TR5, TR6, Policy I1 of the WYCA LTP (2025)
Evidence Base	Bradford District Transport Assessment (2026) Bradford District Climate Change Action Plan 2025-2028 West Yorkshire Local Transport Plan (2025)

POLICY ST3: Climate Change, Sustainability and Resource Use

Developments should minimise their greenhouse gas emissions in order to contribute to achieving the District-wide target of net-zero carbon emissions by 2038, and the wider UK target by 2050. To achieve this, applicants should:

1. **Incorporate adequate and relevant carbon reduction, mitigation, adaptation and resilience measures to address any likely climate change impacts.**
2. **As part of an iterative design process, undertake an appropriate and proportionate carbon assessment of their proposed development to gain an understanding of the likely carbon emissions and identify measures which can be incorporated into the scheme to reduce any residual emissions and achieve net-zero where possible.**

Specifically, for each of the themes below, development proposals should:

Health and Wellbeing

3. **Ensure that through their climate mitigation and adaption measures, they enhance the health and wellbeing, equity and resilience of the District's communities, taking account of the West Yorkshire Climate Risk Assessment.**

Location of Development and Transport

4. **Follow the settlement hierarchy and be located:**
   a. **in areas which are close to services and facilities and/or**
   b. **in areas where there are opportunities to access sustainable transport modes, including walking, cycling and public transport.**
5. **Improve access to sustainable transport options including walking, cycling and public transport.**

Circular Economy Principles and the use of Resources and Materials

6. **Adopt circular economy principles in both design and construction.**
7. **Make the most effective use of land, through the conversion of existing buildings, reuse of previously developed land, and minimise the need for demolition.**
8. **Ensure the use of sustainable building materials, including the reuse of reclaimed and recycled materials where possible.**

9. **Minimise waste and maximise recycling during construction and operation.**

Energy and Infrastructure

10. **Maximise and achieve high levels of energy efficiency through the use of appropriate materials and insulation.**
11. **Reduce the need for energy for lighting, heating and cooling by utilising natural light and shading, ventilation and solar gain through their design, orientation and layout (such as Passive design).**
12. **Include and/or access renewable and low carbon energy technologies, such as solar PV, heat pumps which provide both low carbon heating and cooling, wind turbines and, where feasible, heat networks. Community energy initiatives will be supported where there is evidence of community involvement and leadership. The choice of energy technology must also have co-benefits for local air quality where development is located close to populated areas.**
13. **Include the provision of refuelling infrastructure for low/zero-emission vehicles.**

Water Environment

14. **Be located in areas of low flood risk.**
15. **Reduce flood risk through the introduction of sustainable drainage systems (SuDS) and natural flood risk management schemes.**
16. **Manage the water environment and the potential impacts of drought, by minimising water consumption through the use of water efficiency measures and maximising the use of water recycling measures such as rainwater capture, grey water re-use and SuDS.**

Protection from Heat

17. **Be designed to keep people cool, including passive cooling measures, such as natural shade and consideration of building orientation and design to support a cool room within the structure.**
18. **Design scheme layouts, Green and Blue Infrastructure and open spaces to help minimise wildfire risks.**

Green and Blue Infrastructure

19. **Contribute to carbon sequestration and aid urban cooling and shading, by incorporating Green and Blue Infrastructure such as: areas of green space and green corridors; landscaping that prioritises native, drought-resistant, and pollinator-friendly species, tree planting and retention of existing trees; green roofs and walls; and SuDS.**

Biodiversity and Habitats

20. **Protect biodiversity by facilitating the management, restoration, enhancement and expansion, of vulnerable habitat types: primarily blanket bog, other peatland and woodland, which are important for carbon sequestration, and ensuring a net gain in biodiversity.**
21. **Consult the Local Nature Recovery Strategy to identify where and how to create and enhance habitats to help wildlife, achieve wider environmental and climate benefits and other co-benefits.**

22. Improve soil health and management to enable better storage of carbon within soils, using practices such as minimising soil disturbance, avoiding soil compaction and erosion through careful site planning and construction practices.

Explanation

Introduction

International and National Directions

The NPPF makes it clear that the planning system should support the transition to net zero by 2050. Net zero refers to achieving a balance between the amount of greenhouse gas emissions produced and the amount removed from the atmosphere.

In particular, the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. The PPG indicates that planning can help increase resilience to climate change impacts through the location, mix and design of development. It also indicates that local climate change risk assessments can be carried out to identify the climate risks from severe weather events which the planning system can address through development.

More generally, the challenges of climate change and a lower carbon future provide the opportunity to stimulate business innovation and specialisation. It is important that businesses adapt to the challenges of climate change as it will be critical to ensuring their future resilience and competitiveness. The shift to a lower carbon future also has the potential to generate economic growth and development, creating jobs and encouraging inward investment. Integrating measures to address climate impacts can help businesses to reduce cost, increase resilience and enhance reputation.

The Planning Act 2008 introduced a duty for local plans to address climate change. In particular, it indicates that policies should be designed to secure development that contributes to the mitigation of, and adaptation to, climate change. Key challenges identified in the Act are: securing progress against the UK's emission targets, delivering the ambition of zero carbon development, and shaping sustainable communities that are resilient to climate change. In June 2019, an amendment was made to the 2008 Climate Change Act requiring the government to reduce the UK's net emissions of greenhouse gases by 100% relative to 1990 levels by 2050.

The Climate Change Act also requires the government to set legally-binding 'carbon budgets' to act as stepping stones to the 2050 target. A carbon budget sets a cap on the amount of greenhouse gas emissions which the UK can emit over a five-year period. The seventh carbon budget was set in 2025 for the five-year period 2038-2042 and is 535MtCO_2e. Planning will play an important role in contributing to meeting this target through the implementation of this policy.

The Intergovernmental Panel on Climate Change (IPCC) has advised that global warming should be limited to a 1.5^{o}C increase in order to avoid catastrophic effects. The UK government is a signatory of the Paris Agreement, a legally binding international treaty adopted in 2015 which aims to limit global warming to well below 2°C (ideally 1.5°C) above pre-industrial levels. Under this agreement the UK has an interim goal of achieving a 68% reduction in greenhouse gas emissions by 2030 compared to 1990 levels.

Regional and Local Directions

At a sub-regional and local level, both the Council and the wider Leeds City Region have declared a Climate Emergency and have formed a Climate Coalition which aims to achieve a net zero carbon region by 2038, with significant progress being made by 2030. This is an accelerated and ambitious target to meet and will require significant changes in behaviour and the way places are planned and developed.

The West Yorkshire Combined Authority (WYCA) has prepared a Climate and Environment Plan[10] (including an Emission Reduction Pathways study) to help establish how to decarbonise major sectors in the City Region, including power, buildings, transport, industry, land-use and agricultural. Taking forward the measures in this study will require a significant step-change in the requirements placed upon new development and the behaviours of communities across the Bradford District.

A key action for WYCA from the Climate and Environment Plan was to prepare a Climate Risk Assessment[11]. This document provides an understanding of how climate change could affect people, places, nature, infrastructure and services across West Yorkshire. It groups the risks and vulnerabilities under five themes: health and wellbeing; the built environment; land, nature and food; infrastructure; and economy. It also looks at the opportunities which may be presented from a changing climate and how these can be best realised. The potential for climate change to disproportionately affect vulnerable groups within the community is a key risk, so mitigation and adaptation measures should take account of the wider equity impacts.

At a local level the Council has prepared a Climate Action Plan (CAP) (2025-2028)[12] which outlines how the District will respond to the Climate Emergency and the measurable pathways to achieving the 2038 net zero target. The CAP provides evidence of the District's baseline greenhouse gas emissions by sector and looks at the trends overtime. It identifies key priorities and measures for achieving net zero under the 'Future Ready Pathway'. These priorities include: Transforming Travel and Transport; Increasing Renewable Energy and Fuels; Decarbonising Industry; Growing a Sustainable and Inclusive Economy; Providing Warm and Comfortable Buildings; Enabling Community Climate Action; Managing Land and Nature; Reducing Consumption and Waste. The policies in the Local Plan will help to contribute to, and deliver, these climate action priorities. In conjunction with the CAP, the Council has developed a Developer Sustainability Checklist and Statement to help applicants comply with the requirements of this policy and ensure climate impacts are considered at an early stage in scheme design. Appendix 10 of the plan provides details of the checklist.

The Council has also worked closely with the District's manufacturing businesses as part of the Bradford Manufacturing Futures project. This project is helping the District's businesses adapt to meet both national and global decarbonisation goals whilst maintaining competitiveness.

Use of Carbon Assessments

One way of ensuring that new development makes a positive contribution to achieving the local and national climate goals is for applicants to carry out a carbon assessment of their proposal. Carbon assessments can take one of two forms: either

[10] https://www.westyorks-ca.gov.uk/media/nimptnua/climate-and-environment-plan-2025.pdf

[11] West Yorkshire Combined Authority Climate Risk Assessment (2026) (In Progress)

[12] https://www.bradford.gov.uk/environment/sustainability/climate-action-plan/

a detailed whole-life carbon assessment or one which concentrates on the operational carbon emissions only. When choosing which assessment to carry out, it will be important to take a proportionate approach, having regard to the type and scale of the development proposed.

The purpose of a carbon assessment is to calculate the likely carbon emissions from a proposed development (either as part of a whole-life carbon assessment (which includes embodied carbon) or an operational carbon assessment) and then demonstrate how these can be minimised through the introduction of relevant measures. There are a number of tools available which developers can use to undertake these calculations, although the Council is not endorsing or mandating the use of a specific tool. Applicants are encouraged to refer to the RICS Whole Life Carbon Assessment guidelines[13].

It is recognised that each site and development is different and the carbon assessment should be used to aid the design process and decide which measures are best to incorporate to reduce carbon emissions. The assessment can be used to demonstrate to the Council that the resulting carbon emissions have been reduced as much as possible.

Location of Development and Transport

It is important that new developments follow the settlement hierarchy and, where possible, are within close proximity to key services and facilities. Such an approach will reduce the number of journeys and consequently reduce the emissions emitted from transport use.

The proximity of new development to public transport, walking and cycling routes is also a key consideration as this provides options for people to use more sustainable forms of transport, again helping to reduce emissions from the use of fossil fuel combustion-engine vehicles. Developments should also take opportunities to link into such networks and routes and/or enhance them.

Consideration also needs to be given to the provision, location, and roll-out of public electric vehicle charging infrastructure, public e-bike hubs and other mobility infrastructure. By including and/or contributing to the provision of such infrastructure, developments can improve access to it, aiding the take-up of electric vehicles and helping to reduce the reliance on fossil fuel combustion-engine vehicles, which in turn will help to reduce emissions.

Circular Economy Principles and the use of Resources and Materials

A circular economy looks to minimise waste by maximising the life of resources by promoting reuse, recycling and regeneration of buildings and their components or materials. Products and materials are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling and composting. The circular economy tackles climate change, biodiversity loss, and waste and pollution by decoupling economic activity from the consumption of finite resources. The three core principles of a circular economy are: eliminate waste and pollution; circulate products and materials; and regenerate nature.

[13] https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/construction-standards/whole-life-carbon-assessment

The reuse of existing buildings and the redevelopment of previously developed land help to ensure the most effective use of land. Demolition of existing buildings is heavily discouraged as it can lead to the release of embodied carbon, is resource intensive, and produces waste that needs to be processed and may lead to further emissions. Where demolition is necessary (due to existing building condition), the materials arising from the demolition should be reused and recycled. This may include the reuse of non-contaminated excavated soil and hardcore within the site.

The use of recycled building materials is encouraged where this would help to minimise carbon emissions. Likewise, developments should be planned in a way which ensures the waste generated through construction is kept to a minimum, and the principles of a circular economy should be embedded into the design and construction process.

Energy and Infrastructure

The CAP states that Bradford aims to switch all energy sources to renewable alternatives, leveraging local renewable installations like domestic solar panels and large-scale projects such as solar farms or wind farms. This would align with the government's Clear Power 2030 Action Plan[14] which sets a goal of achieving 95% clean power by 2030. The Bradford Local Area Energy Plan[15], prepared by WYCA on behalf of Bradford Council, sets out a technical evidence base which identifies decarbonisation opportunities across the District up to 2040. Applicants should consult the Local Area Energy Plan (LAEP) to understand these potential opportunities and ensure alignment with them where appropriate.

This Local Plan policy sets out the overarching principles for energy infrastructure in new developments. Applicants should use the energy hierarchy[16] in the design of their schemes: by looking to increase energy efficiency in the first instance through the use of insulation and appropriate building materials, followed by connection to heat networks where these exist or can be developed as part of the scheme, then the use of renewable technologies. Community led renewable energy initiatives may play a role in delivering energy provision at a neighbourhood level and could provide a holistic place-based approach to future energy provision.

Where developments are located close to existing populations the choice of energy infrastructure must provide local air quality co-benefits and would mean limiting the use of biomass or other solid fuel technologies. The Bradford Clean Air Plan and Air Quality Management Area (AQMA) assessments should also be consulted to ensure that energy infrastructure choices do not exacerbate local air pollution issues.

The design and layout of new developments can also play an important role in reducing the need for energy for lighting, heating and cooling by considering the orientation of properties to maximise solar gain. However, consideration also needs to be given to the different times of year and whether maximised solar gain in winter could cause overheating issues in summer. Measures such as the provision of

[14] https://www.gov.uk/government/publications/clean-power-2030-action-plan
[15] Bradford Local Area Energy Plan (2026)
[16] As set out in Policy CR3 – Renewable and Low Carbon Energy

shutters and other elements, including Green Infrastructure to provide shading, should form part of the design process.

Water Environment

The NPPF is clear that new development should avoid areas of flood risk. Climate change is likely to increase the frequency and intensity of rainfall events which in turn may result in increased flooding. To adapt and mitigate to these potential impacts, new developments should contribute to managing the water environment. Natural Flood Management techniques should be used to help aid flood alleviation. This includes the use of Sustainable Drainage Systems (SuDS) to collect and store water in times of heavy rainfall and slow the flow of that water back into the river network. The Environment Agency's national Working with Natural Processes[17] mapping[18] can also be used to understand the best types of interventions which can be employed in particular locations, it includes looking at floodplain reconnection, tree and woodland planting, and natural attenuation measures.

Climate change also causes longer drier periods of weather which in turn can lead to droughts, wildfires, and pressures on the water supply and water environment. To ensure the resilience of communities in the future, it is important that new developments include water efficiency measures to help minimise water consumption. Grey water recycling, rainwater capture and SuDS all have a part to play in securing the water environment.

Protection from Heat

The country is seeing periods of intensifying heat that, with recent record hot summers (such as 2018, 2022 and 2025) becoming more normal, puts pressure on agricultural production and poses challenges for keeping vulnerable people sufficiently cool. Heatwaves bring with them rising potential for drought and wildfire risk. This has significant consequences for wildlife, water supply and fire damage.

It will be important at the design stage of any proposal to consider the risks posed from rising heat and heatwaves. New buildings should be designed to keep people cool from the outset. Low -cost passive cooling measures, such as natural shading and green infrastructure provision, may provide sufficient mitigation. In other cases, more active mechanical interventions may be required.

Green and Blue Infrastructure

Green and Blue Infrastructure plays an important role in helping to mitigate against the impacts of climate change. The planting of new trees and woodland, and other vegetation as part of landscaping schemes can help to sequester carbon and provide shading to help reduce the urban heat island effect. It can also play a part in regulating the water environment and local temperatures. The Council has prepared a Green and Blue Infrastructure Strategy (GBIS)[19] which provides analysis of the current provision of Green and Blue infrastructure and identifies areas of need where

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[17] https://assets.publishing.service.gov.uk/media/6036c5468fa8f5480a5386e9/Working_with_natural_processes_evidence_directory.pdf

[18] http://naturalprocesses.jbahosting.com/#6/54.188/-1.945

[19] Green and Blue Infrastructure Strategy (2026)

new provision is required. It also sets out key actions and potential future projects. Applicants should consult the GBIS to gain an understanding of the required levels of provision, with development proposals being designed to include the relevant Green and Blue Infrastructure in accordance with the standards set out in this plan. Developments should also prioritise the use of native, drought-resistant, and pollinator-friendly plant species to support local ecosystems and reduce maintenance demands.

Biodiversity and Habitats

The UK is one of the most nature-depleted countries, with habitat loss and intensive agriculture having devasted ecosystems and caused biodiversity decline. The District has extensive areas of countryside which include important habitats, including valuable peatland, moorland and woodland. This natural infrastructure helps to absorb and lock up carbon. The degradation of such areas can lead to the release of additional carbon emissions. To prevent this, these areas need protecting, enhancing and managing. Local habitat restoration can be used to support this as well as helping to reverse biodiversity loss and reduce flood risk. This can also contribute to meeting the government's 30by30 target[20] to protect 30% of land and sea for wildlife by 2030. Also, in line with other policies in the plan, development proposals should make net gains in biodiversity and where appropriate support local habitat creation and restoration.

The West Yorkshire Local Nature Recovery Strategy (LNRS)[21] has been prepared to help achieve the targets set out in the Environment Act (2021) to restore and enhance nature across England. The LNRS identifies nature-recovery priorities and suggests specific practical measures to achieve these. There is an accompanying map which pinpoints where restoring, creating or enhancing habitat could be particularly important. Developers should consult with the LNRS to help design and shape their developments, identifying appropriate habitat restoration, enhancement or creation measures.

The Government's Land Use Framework[22] highlights some of the current issues in balancing the use of land, indicating that there is enough land to build homes, maintain food production, restore nature and build clean power. However, the resilience of the land is under pressure, and worsening soil health is a key issue to be addressed. Soil plays an important role in storing carbon and this can be undermined by poor management and competing pressures on land use. The Department for Environment, Food and Rural Affairs (DEFRA) has published a code of practice for the sustainable use of soil on construction sites[23]. This provides advice on the use and protection of soil in construction projects. Developers should have regard to this when planning their schemes. Managing the soil resource can provide multiple ecosystem and climate benefits.

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[20] https://www.gov.uk/government/publications/criteria-for-30by30-on-land-in-england/30by30-on-land-in-england-confirmed-criteria-and-next-steps

[21] https://www.westyorks-ca.gov.uk/place/environment-and-regeneration/restoring-nature/?tabindex=1

[22] https://www.gov.uk/government/publications/land-use-framework

[23] https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO10: Delivering Improved Transport Connectivity and Sustainable Transport Networks SO12: Tackling the Impacts of Climate Change SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality SO20: Sustainable Waste Management
Key Policy Links	**Local Plan Policies:** SS1, ST6, HO8, TR1, CR3, CR4, NE1, NE5, NE6, WAS5
Evidence Base	Bradford District Green and Blue Infrastructure Strategy (2026) (CBMDC) Bradford District Climate Action Plan 2025-2028 (CBMDC) West Yorkshire Climate and Environment Plan (2025) (WYCA) West Yorkshire Climate Risk Assessment (in preparation) (WYCA) West Yorkshire Local Nature Recovery Strategy (2026) (WYCA) Land Use Framework (2026) (DEFRA)

POLICY ST4 – CREATING WELL DESIGNED AND HEALTHY PLACES

1. Development proposals will be supported that:

a) contribute to the creation of well designed, healthy places that are sustainable, safe, inclusive, accessible and distinctive;

b) enable healthy active lives through the design and arrangement of buildings, streets, spaces and uses;

c) deliver high-quality Green and Blue Infrastructure and streets together with open spaces, in line with Policies ST6, NE1, NE2, DS2, DS4 and SC5;

d) develop high-quality housing and employment opportunities and supporting infrastructure that enable healthy, active lives and reduce health inequalities between areas and within communities;

e) **maximise connectivity to sustainable and active travel modes and help improve local areas.**

<u>Well Designed and Healthy Places</u>

2. **Support the delivery of high-quality places through Policies DS1-DS4, HO8 and TR2 by:**

a) **creating places with a local identity, understanding and responding to the District's positive and varied character, culture, heritage and topography and positively respond to adopted Neighbourhood Development Plan policies, in line with Policy DS3;**
b) **incorporating active design and travel principles while allowing for access for all, particularly children and older people providing attractive, routes that facilitate safe walking, wheeling and cycling for everyone, on everyday journeys, in line with policies DS4 and TR4;**
c) **providing environments for living, working and visiting which are easy for all to use, reduce opportunities for crime and provide focal spaces for social interaction, community and cultural events;**
d) **supporting the diversification of uses and local amenities in line with Policies TC1-TC4 within retail centres and neighbourhoods, to prevent and reduce the over concentration, and over-exposure of residents, particularly children, to uses with negative physical or mental health impacts;**
e) **protecting allotments within developments and supporting new community food and allotment provision in line with Policy NE2 to enable people to access and produce healthy food and create a positive food environment.**
f) **supporting the provision, protection and improvement of multifunctional, Green and Blue Infrastructure, linear linkages and corridors, open spaces and nature rich, beautiful places connecting people to nature, in line with Policies ST6, NE1 and NE2, DS2 and DS4;**
g) **supporting the provision and protection of inclusive, high quality, safe play spaces for children and young people, allowing for all age play and intergenerational use of both formal play areas and public spaces, in line with policies NE2 and DS2;**
h) **seeking improvements that minimise exposure to environmental hazards and pollutants, improve air quality with reference to Policies CR1 and CR2 and do not harm the amenity of existing or prospective users and residents, including effects such as noise, smell, loss of daylight, privacy and visual character, and through appropriate arrangements for the storage of waste;**
i) **designing places and buildings that are adaptable to emerging weather patterns and changing circumstances and needs,**

particularly in relation to accessibility and climate resilience, to ensure they will function well over the long term, in line also with policies HO8, CR2, CR3 and CR4;

j) working in partnership with health authorities to maintain and improve access to the full range of health services for residents, including through the co-location of health facilities with other community facilities, referring also to Policy SC4.

Health Impact Assessments

3. Proposals for developments of 50 housing units (C3) or more, or for non-residential developments of 10,000 sqm or more, and proposals of any size for new takeaways and fast-food restaurants, betting shops, high interest and payday loan shops should include a Health Impact Assessment (HIA). The HIA should demonstrate how any adverse health impacts will be effectively mitigated and how the positive health impacts of the proposal will be maximised.

4. Outside the above thresholds if a development proposal is assessed against sections 1 and 2 of this policy and other referenced policies and has potential for negative impacts on health or an increase in health inequalities, the Council can also request a HIA.

Explanation

This strategic policy considers communities and sustainable development, alongside the Local Authorities' responsibility under the 2012 and 2022 Health and Social Care Acts to meet local health and wellbeing needs and reduce health inequalities.

The policy pulls together a number of closely aligned design, transport and infrastructure policy areas as an integrated approach to supporting the delivery of well-designed and healthy places.

Context

Bradford is one of the most deprived areas in England, and the health of its residents reflects that. Healthy life expectancy varies by up to 23 years between the most and least deprived parts of the District. Almost half of the population lives in the most deprived 20% of postcodes[24]. Reducing health inequalities is a key priority in the Local Plan and tackling health deprivation and its impacts is supported by a strong local partnership of health practitioners and organisations.

Parts of Bradford District have some of the highest rates of childhood illness in the UK. Born in Bradford is a major research initiative and series of studies, following

[24] Statement taken from https://www.bradfordhospitals.nhs.uk/health-equity/#health-inequalities-in-bradford

children's wellbeing from birth, to help understand the factors that underlie child ill-health. A wide range of partners and communities work together to improve child health and well-being and reduce child health inequalities. This policy supports that work by putting communities and children and young people at the heart of creating healthier places.

Why Healthy and Well-designed Places Matter

Healthy and well-designed places ensure that changes and opportunities for improvement in the built and natural environment support our mental, physical and emotional wellbeing, bringing wider benefits to communities. The health of some groups in society, for example, children and young people, older people, people living on low-income, people with health conditions or disability can be more affected or disadvantaged by exposure to avoidable health risks and hazards. **Box 1** below provides a snapshot of health inequalities in Bradford and challenges faced.

Box 1: Health Inequalities in Bradford

Life expectancy varies by 10 years for men and 8 years for women across wards in Bradford District and Craven.

Healthy life expectancy gaps are even more stark. Women in parts of central Bradford can expect just 49 years of healthy life compared to 72 years in Wharfedale, a difference of 23 years.

For men, healthy life expectancy varies from 51 to 71 years, a 20-year gap.

Other health inequalities experienced by the Bradford population include –

- Preventable mortality is significantly higher than the England average in 17 of Bradford's 30 council wards
- Smoking rates vary from 8% to 24% across the 13 Community Partnership areas (overall 18%)
- Two thirds of adults are overweight or obese; obesity rates for children are above the national average
- Asthma admissions in 0-9 year olds: 279.1 per 100,000 (Bradford) vs 172.7 (England).

Sources: Bradford District and Craven HCP Strategy, September 2025 and Bradford Teaching Hospitals Health Inequalities Statement 2025/26

The District has a legacy of supporting good design through the Homes and Neighbourhoods – A Guide to Designing in Bradford SPD, Design Code Pathfinder work and innovation in public space and landscape design. This policy builds upon some of this work but also aligns with policies DS1-DS4.

Local Amenities, Spaces and Play

In areas with fewer community facilities and local amenities such as parks and other assets people can miss out on activities and opportunities that support and improve our everyday and long-term health and wellbeing. Most people in Bradford District live in urban areas with greater health needs, significant health inequalities and, in some cases, a poorer quality of built environment.

Children and young people have a legal right to play and need to be active every day to build and maintain good health and mental wellbeing. Our built and natural environments play a key role in this. In some of our urban areas there is relatively little green or play space for the population size and a relatively high proportion of the children live in urban areas. All these factors together shape our health and wellbeing, particularly that of children and young people – especially in the all-important early years and teenage years when development and growth again accelerate – but also the opportunity for all of us to stay active and healthy as we age.

Design of new developments can facilitate safe doorstep play for younger children. Play provision must include a range of small, car-free, defended spaces very close to family homes to enable younger children to play out under adult supervision, particularly for any family properties without gardens, and properties out of sight of play spaces on a development.

Local Public Health Area Profiles show that many of the more urban areas of Bradford District, where rates of deprivation and ill-health, including poor mental health are higher, have limited access to open and natural spaces. High-quality local neighbourhoods and built environments, with inclusive communal spaces will support mental wellbeing, enabling people to stay active, social and part of their community. Poor quality developments that lack shared spaces and assets can limit social connections and interaction, becoming a limiting factor to community life.

Green Spaces and Tackling Deficits

Open space analysis and work on the Bradford District Green and Blue Infrastructure Strategy 2026 indicates a series of ‘focus areas’ of infrastructure deficit and areas for improvement within the Regional City and a large corridor stretching through Airedale west to Keighley. These are further detailed within Policy ST6.

Access to green space for play and leisure shapes children and young people’s health and wellbeing. It supports health and mental wellbeing throughout the life

course, enabling people to remain active. Research highlights the link between the provision and access to green and blue spaces and health outcomes.

Healthy High Streets and Centres

High streets and local centres still remain at the heart of many communities. A healthy 'high street' should:

- Be inclusive of people from all walks of life;
- Be easy to navigate and include crossings;
- Provide shade, shelter and places to stop and rest;
- Be walkable and provide options for cycling;
- Have low levels of noise and air pollution;
- Provide things to see and do;
- Have a health-promoting retail offer;
- Ensure people feel relaxed and safe; and
- Consider the local context of the high street, its features and current use, and how all these factors interact with one another[25].

Transport Infrastructure and Health Outcomes

Decisions about type, design and location of roads and public transport infrastructure shape whether or not people must drive all or most of their journeys. The age and quality of housing and access to green space shapes our exposure to both positive and negative factors for health and wellbeing. Negative factors include exposure to poor air quality, to heavy traffic, noise nuisance, the health risks of living in cold, damp or unsafe housing and lack of opportunity for being physically active in everyday life. Positive factors include easy and safe access to high-quality local amenities such as play facilities, parks and gardens, community and neighbourhood assets.

Access to well-connected active travel corridors can provide a positive health option for local trips, commuting, travelling to places of education and work and leisure.

Safe, Inclusive and Liveable Places

The design of the built environment can play a significant part in reducing crime, disorder and the fear of crime, including through consideration of:

- Natural surveillance of streets, paths, open spaces, parking areas and entrances;
- A clear definition between public, private and semi-private space.
- Lighting, particularly of streets, paths and spaces;

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25 https://assets.publishing.service.gov.uk/media/5acf358240f0b617df3358a8/25.01.18_Healthy_High_Streets_Briefing_document_Final_version.pdf

- Layout of streets and paths and how they integrate with their surroundings, creating clear sightlines;
- Landscape and planting, avoiding hiding places or dark, secluded areas; and
- Security measures which balance the effective protection of premises with maintaining safe, attractive and welcoming street scenes.

Further design guidance on safety and security in support of criterion 2C is set out in Homes and Neighbourhoods – A Guide to Designing in Bradford SPD, the Bradford Shopfront Design Guide SPD, and Planning for Crime Prevention SPD. Also relevant is Safer Parks: Improving Access for Women and Girls which is based on research undertaken in West Yorkshire (see Policy DS2). Seeking the advice of the Bradford District Police Designing Out Crime Officer is recommended at the earliest stage of a project.

Criterion 2C also supports the design of environments that are accessible and easy for all to use. This includes measures to enable people, particularly those with disabilities, to successfully negotiate streets, public spaces and buildings having regard to factors such as surface materials, street furniture, road crossings, building entrances and circulation space. Seeking the views of local access groups and forums can help in this regard. Further guidance is set out in the Homes and Neighbourhoods SPD, and Policy DS4 sets criteria for inclusive streets. Also relevant is the Dementia-ready Housing design guidelines by West Yorkshire Combined Authority.

Successful buildings and places can adapt to changing social, technological, economic or climatic conditions (in line with criterion 2I). Developments can promote adaptability through the flexible layout and form of buildings and spaces, designing them to be capable of being used for a range of activities or possible future uses, or to be easily modified over time. Policy HO8 deals specifically with the accessibility and adaptability of new homes.

It's important that development does not harm the amenity of existing or prospective users or residents, including effects such as loss of daylight, privacy, noise, and visual character as identified in criterion 2H. However, it should be noted that many small-scale employment uses can readily coexist with residential and other uses. It's important to consider details like how waste will be stored, for instance to avoid bins causing obstruction and clutter in pedestrian areas. Policy HO8 deals with the storage of bins for new homes whilst the Householder SPD provides guidance on how to design extensions to homes without harming the amenity of adjacent residents.

<u>Practical Tools to Deliver Outcomes – Health Impact Assessments</u>

The Council and its partners will create healthy places by maximising health and wellbeing gains from development proposals and ensuring that potential negative

impacts of development are identified through Health Impact Assessments and designed out or mitigated.

The threshold is set at major developments above the medium development sub-set striking the right balance between supporting the aims of the policy to delivery well-designed and healthy places and without being an onerous requirement on smaller schemes, often delivered by SME developers, while allowing the Council to apply sufficient resources to manage a review of submitted HIA material.

The tool is particularly important to apply at the early stage in scheme design and masterplanning and guidance is available on how to prepare the assessment.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO10: Delivering Improved Transport Connectivity and Sustainable Transport Networks SO13: Enhancing the Green and Blue Infrastructure Network SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies:** SS1, ST1, ST2, ST6, HO8, TR2, TR4, DS1-4, NE1, NE2, SC4, SC5
Evidence Base	Homes and Neighbourhoods – A Guide to Designing in Bradford SPD Bradford District Design Code Pathfinder Various publications on public health – SUSTAIN, Obesity Health Alliance, Office for Health Improvement and Disparities (OHID), DHSC. Planning for Healthy Places: A Practical Guide for Embedding Health in Local Plans (2024) TCPA

ST5: GREEN BELT

1. **The extent of the Green Belt within the District is defined on the Policies Map and will be maintained.**

2. **Proposals for development located within the Green Belt will be considered inappropriate except where they meet the criteria and requirements set out in the NPPF and Local Plan Policy NE9.**

The Golden Rules

3. **Sites allocated for residential development in this Local Plan which have been released from the Green Belt, and any other major residential development located in the Green Belt which is shown to not be inappropriate, will be required to meet the Golden Rules as set out in the NPPF. These are to make the following contributions:**
   a) **the provision of affordable housing in line with the requirements of Policy HO4;**
   b) **the necessary improvements to local or national infrastructure;**
   c) **the provision of new, or improvements to existing, green spaces that are accessible to the public, including arrangements for the long-term management and maintenance of the spaces provided.**

Enhancement of Green Belt land

4. **Development proposals which increase the beneficial use of the Green Belt, by enhancing green and blue infrastructure, biodiversity, visual amenity and landscaping, or improving derelict land and opportunities for access to outdoor sport and recreation, will be supported where they do not conflict with objectives of Green Belt or other policies.**

Grey Belt

5. **Development proposals in the Green Belt may not be considered inappropriate if they are located on land defined as Grey Belt and meet the relevant criteria in the NPPF.**

Explanation

The Government attaches great importance to Green Belts, with the general extent of Green Belts across the country having already been established. The essential characteristics of Green Belts are their openness and permanence, with the fundamental aim being to prevent urban sprawl by keeping land permanently open.

Green Belts can help to shape patterns of urban development and promote regeneration, by restricting development. The NPPF sets out the five purposes of including land within the Green Belt:

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Bradford District Green Belt has evolved over time from its initial conception in a number of town plans in the 1960s and the general extent being confirmed in the

West Yorkshire Structure Plan adopted in 1980. The detailed boundaries were then comprehensively defined in the first Unitary Development Plan for the District adopted in 1998. Changes to the Green Belt were made in the Replacement Unitary Development Plan in 2005 in order to accommodate the development needs of the District at that time and to secure areas of safeguarded land for the future. The Green Belt in Bradford plays an important role in retaining the character of the district, keeping towns separated, conserving the countryside and concentrating development in urban areas. It is therefore important that the general extent of the Green Belt is maintained.

The NPPF clearly indicates that once Green Belt boundaries have been defined, they should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or review of the local plan. Strategic policies should establish the need for any changes to Green Belt boundaries.

An assessment of the Green Belt has been carried out to inform this Local Plan. This assessment considers the performance of land designated as Green Belt against the five purposes defined in the NPPF. It shows that the general extent of the Green Belt in the District continues to achieve the fundamental aim of preventing urban sprawl by keeping land permanently open.

The Council has demonstrated that exceptional circumstances exist requiring the release of Green Belt land to facilitate and meet the future growth needs of the District. Strategic Policy SS1: Spatial Strategy looks at the overall principles and approach to growth within the district over the plan period and SS2 sets out in more detail, the position in relation to the exceptional circumstances and how the Council has come to this conclusion.

Following the changes made to the Green Belt as a result of the need to allocate land for development, it now accounts for 23,481ha, constituting 64% of the District's land area. Appendix 14 provides a list of the housing and employment allocations that have been removed from the Green Belt.

The NPPF indicates that when establishing the need for changes to Green Belt boundaries regard must be had to their intended permanence in the long term, so they can endure beyond the plan period. In order to achieve this, consideration needs to be given to whether areas of safeguarded land between the urban area and the Green Belt, to meet longer-term development needs, should be identified.

The site assessment work for this plan has indicated that there are significant challenges in identifying suitable sites for allocation, including through the release of Green Belt land. The identification of further land for safeguarding would require additional releases from the Green Belt. This would likely lead to significant implications, potentially fundamentally weakening the remaining area of Green Belt in the District and have impacts on the landscape and character of settlements and their setting.

The Council's longer-term ambitions for the District are based on comprehensive regeneration of the city centre and wider urban area. This plan establishes the starting framework for this future transformational regeneration both within and beyond the plan period, as set out in Policy BCC1, particularly around the Southern Gateway. It is considered that the designation of safeguarded land is not necessary at this time with future growth in the next plan period being concentrated and accommodated within the existing settlement areas, through regeneration and intensification.

Golden Rules

The preparation of the Local Plan has demonstrated that there is insufficient land within existing settlements to meet the anticipated growth needs of the district and that there is a need to release land from the Green Belt. The plan has allocated a number of sites for housing and employment development which were formerly Green Belt land. In line with the requirements of the NPPF, where land is released from the Green Belt for development through plan preparation or review, the Golden Rules should apply. As stated above, those allocated sites released from the Green Belt are listed in Appendix 14 and also identified in the individual site policies.

The Golden Rules apply to major housing developments and consist of: the provision of affordable housing; improvements to local or national infrastructure; and the provision of new, or improvements to existing, accessible green spaces.

Local Plan Policy HO4 sets out the specified amount of affordable housing to be provided on housing sites which have been removed from the Green Belt, or for other instances where the Golden Rules apply.

The accompanying Local Infrastructure Plan, and specific site policies provide an indication of the type of local infrastructure that should be provided to satisfy the NPPF criteria. Proposals should also comply with the relevant CIL charges and contributions required in policies in the Local Plan.

The provision of new accessible greenspace, or improvements to existing greenspace, should be in line with the requirements of Policy NE1: Green Infrastructure Standards, Policy NE2: Open Space, Play, Sport and Recreation and the provision standards set out in these policies. The PPG also sets out detailed guidance on how major housing developments can contribute to the provision of accessible greenspace. This includes ensuring that spaces are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and meet the needs of the communities which they serve. These spaces should include areas of vegetation which are set within the landscape or townscape, which can include areas of blue space, and which should contribute to the priorities set out in the Local Nature Recovery Strategy. Conditions and/or planning obligations will be used to secure the provision of the space and level of contributions for the long-term management and maintenance of the space.

Where proposals for major housing development come forward on Grey Belt land and can meet the relevant exception to inappropriate development as set out in the NPPF, the Golden Rules will also apply.

Enhancement of Green Belt land

The NPPF indicates that local planning authorities should plan positively to enhance the beneficial use of Green Belts. It is therefore important that Green Belt land within the District is enhanced where the opportunity arises.

The planned release of some land from the Green Belt for development can present opportunities to enhance the remaining Green Belt and access to it. The Golden Rules require the provision of new or improvements to existing green spaces which are accessible to the public, as set out above.

The Green Belt could be enhanced through increased access by improvements to public rights of way, landscape restoration programmes, habitat creation linked to Biodiversity Net Gain and the priorities outlined in the Local Nature Recovery

Strategy (LNRS), provision and improvements to green and blue Infrastructure, and recreation facilities located in the Green Belt. Local Plan Policy NE9 provides further details with regards to the development of recreation facilities in the Green Belt.

Grey Belt

Grey Belt is defined in the NPPF as land which does not strongly contribute to any of the purposes a, b, and d of including land in the Green Belt[26]. The development on such land may not be considered inappropriate if it meets the relevant criteria in the NPPF. The Council's Green Belt Assessment has been used to identify sites adjacent to, and on the periphery of, settlements which are considered to meet the definition of grey belt land. However, each site proposal will need to be considered on a case-by-case basis to ensure the details of the specific proposal can be properly assessed against the criteria.

The Local Plan establishes a five-year supply of housing land at the point of adoption and has therefore met the housing need. Until such a time where the latest monitoring shows that there is no longer a five-year housing land supply, applications for development on grey belt land for new housing will not meet the NPPF criteria and will therefore not be permitted.

Proposals for other uses on grey belt land will need to demonstrate an unmet need in line with the requirements of the NPPF. For employment land, consideration will need to be given to the latest Authority's Monitoring Report and the performance of employment land delivery against the requirements. Where significant under performance is demonstrated this may constitute an unmet need.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District SO2: Delivering the District's Development Needs SO3: Efficient use of land SO14: Protecting and Enhancing the Natural Environment
Key Policy Links	**Local Plan Policies**: SS1, SS2, ST1, NE1, NE2, NE9:
Evidence Base	Green Belt Assessment (2026) (CBMDC)

[26] and where the application of policies in relation to assets identified in Footnote 7 do not provide a strong reason for refusing or restricting development (NPPF2024)

ST6: Strategic Green and Blue Infrastructure Network

Strategic Green and Blue Infrastructure Network

1. **The Council will protect, maintain, enhance and restore a connected, multi-functional Strategic Green and Blue Infrastructure (GBI) network across the District, as defined in this policy and identified in Appendix 15. The strategic network consists of (but is not limited to):**
   - **a) The South Pennine Moors;**
   - **b) The River Aire corridor (Airedale);**
   - **c) The River Wharfe corridor (Wharfedale);**
   - **d) The Bradford Beck and its tributaries;**
   - **e) The Leeds–Liverpool Canal corridor;**
   - **f) Key upland fringe and valley systems linking settlements to the surrounding countryside**

Development within the Strategic Green Blue Infrastructure Network

2. **Development proposals which fall within the Strategic GBI network must avoid harm to the integrity, connectivity, and functionality of the network. Proposals that would result in significant harm which cannot be avoided, adequately mitigated, or compensated for will be refused. Proposals should:**
   - **a) support the delivery of the Nature Recovery Network and Local Nature Recovery Strategy;**
   - **b) provide measurable improvements to biodiversity, including delivery of biodiversity net gain in accordance with national requirements;**
   - **c) contribute to climate change mitigation and adaptation, including urban cooling, carbon sequestration, and natural flood management;**
   - **d) improve health and wellbeing through access to high-quality green space;**
   - **e) support active travel and sustainable movement across the District;**
   - **f) contribute to and align with strategic green and blue infrastructure networks and ecological corridors extending beyond the District's boundary.**
3. **Particular protection will be afforded to the following key components identified within the GBI network:**
   - **a) strategic ecological corridors and habitat networks;**
   - **b) watercourses and their associated corridors; and**
   - **c) areas performing critical roles in flood risk management.**

Addressing Gaps and Opportunities in the GBI Network

4. **Development proposals should prioritise and actively enhance areas identified as gaps in the GBI network, especially where development occurs within or adjacent to these areas, it will be expected to:**

a) **strengthen physical and ecological connectivity between GBI assets;**

b) **deliver new or enhanced green and blue infrastructure that is multi-functional;**

c) **improve active travel links, including safe and attractive walking and cycling routes;**

d) **enhance ecological corridors to support species movement and habitat resilience;**

e) **address deficiencies in access to green space, particularly in underserved urban areas;**

f) **prioritise interventions, where applicable, that:**
   i) **reinforce strategic corridors such as Bradford Beck, River Aire, River Wharfe, and Leeds–Liverpool Canal; and**
   ii) **restore fragmented habitats and degraded water environments, including culverted waterways**

National and Local Context

National planning policy places significant weight on the creation and protection of coherent ecological networks, the delivery of biodiversity net gain, climate resilience, and improved access to nature. This policy brings these priorities together spatially through a Strategic Green and Blue Infrastructure (GBI) network.

GBI refers to the strategically planned network of natural and semi-natural spaces - including parks, woodlands, rivers, canals, street trees, SuDS features and active travel corridors - that together deliver environmental, social and economic benefits.

The Strategic GBI network in the Bradford District comprises a connected system of multi-functional green and blue spaces, corridors, and assets, including:

- designated areas of open space including parks, amenity greenspace, natural greenspace, and outdoor recreation spaces
- biodiversity assets including designated wildlife sites (SPA/SAC, SSSI, NNR, LNR, LWS), wildlife habitat networks, priority habitats, trees and woodland.
- Water Environment: rivers, becks, canals, reservoirs, wetlands, and associated floodplains
- design features such as SuDS, swales, rain gardens, green roofs/walls.
- active travel routes including public rights of way including footpaths, bridleways, cycle routes and greenways
- landscapes and cultural heritage assets including the wider open countryside and areas of Green Belt

The District contains a wide range of environmental assets, from internationally important upland moorlands to river valleys and modified urban waterways. These features collectively form a network that underpins biodiversity, manages water, supports active travel, and provides opportunities for recreation and health.

Parts of the District, particularly within the main urban area, experience fragmented habitats, constrained green space, and increasing pressures from climate change, including flood risk and urban heat. At the same time, there are strong opportunities

to use river corridors, canal networks, and green links to better connect communities and enhance environmental quality.

Bradford has secured investment through the Nature Towns and Cities programme, a national initiative aimed at transforming urban environments through high-quality nature-based improvements. This funding supports projects to enhance parks, waterways and neighbourhood green spaces across the District, directly strengthening the Strategic GBI network and accelerating delivery of nature-rich, climate-resilient places.

The Council's GBI Strategy identifies the District's main environmental corridors and landscape systems that provide connectivity between urban areas and the wider countryside. These corridors structure the movement of wildlife, water and people across the District, and are particularly important in maintaining ecological resilience and landscape character. The strategy provides details of the extent, condition and opportunities within the network.

This policy should be read alongside other policies in the Local Plan—particularly those relating to biodiversity, climate change, design, flood risk and sustainable transport—which collectively support the protection, enhancement and delivery of the District's green and blue infrastructure network.

Development within the Strategic Green Blue Infrastructure Network

Development is expected to respond positively to its environmental context rather than treating it as a constraint. This means using development as an opportunity to:

- integrate green and blue infrastructure into site design from the outset;
- strengthen links between existing habitats and green spaces;
- contribute to wider initiatives such as the Nature Recovery Network; and
- support healthier, more sustainable communities

Particular emphasis is placed on multi-functionality, ensuring that interventions deliver combined benefits—for example, sustainable drainage features that also provide habitat and public amenity, or green corridors that function as both ecological routes and active travel links; in doing so, enhancements to the GBI network can also support the delivery of wider Local Plan objectives, including biodiversity net gain, tree planting and urban canopy cover requirements.

The policy also recognises that environmental systems extend beyond administrative boundaries, and therefore encourages alignment with wider sub-regional corridors, particularly along river catchments and moorland edges.

Protection of GBI Network Function

For the network to operate effectively, its key components must remain connected and functional. Fragmentation, whether through physical barriers, loss of habitat, or degradation of water environments, can significantly reduce its value. The policy looks to ensure that development does not undermine the role of:

- river corridors as continuous ecological and hydrological systems;
- green links that allow species movement between habitats; and
- areas that play a role in storing or conveying flood water

It reflects the principle that avoidance of harm is the most effective approach, particularly in sensitive or strategically important locations. Where impacts do arise, proposals must demonstrate a clear and robust approach to mitigation.

Addressing Gaps and Opportunities in the GBI Network

Evidence shows that the network is not uniform across the District. In some locations, particularly in urban areas, there are clear gaps in connectivity, access, and environmental quality. This creates an opportunity for development to make a targeted contribution to improving the network. Rather than piecemeal provision, the focus is on reinforcing strategic corridors and addressing known weaknesses.

The GBI Strategy identifies four primary focus areas where there is a high need for GBI but currently suffers from low provision. These areas are:

- Bradford Inner City (the area within the A6177 ring road)
- Bradford Connections (corridors leading out from the city to the wider suburbs including Manningham, Undercliffe, Bradford Moor, Holme Wood, West Bowling, Little Horton and Girlington)
- Keighley
- Keighley-Bingley-Shipley Corridor

It also identified some smaller focus areas including:

- South Bradford around Wyke
- Denholme and its surrounding area
- Areas between Oakworth and Haworth
- Areas to the west of Keighley
- The Wharfedale corridor between Ilkley and Menston.

The GBI Strategy sets out a range of opportunities within these areas which developments can help to deliver, and includes:

- integrating street trees along key routes
- creation of community growing spaces
- creation of active travel networks and corridors out from the city centre to the suburbs, and also connecting parks
- seeking opportunities to de-culvert and re-naturalise Bradford Beck
- creating and restoring accessible blue spaces
- restoring sections of the river network including the Aire, Wharfe, Worth and North Beck
- delivering natural flood management
- creating links to the Bradford Pennine Gateway NNR
- expanding semi-natural habitat provision

The intention is that incremental improvements delivered through development will, over time, result in a more coherent, accessible and resilient network.

Implementation

The policy will be supported by the Council's GBI Strategy, which:

- refines the spatial definition of the network;
- identifies priority areas for intervention; and
- guides decision-making and investment.

Further guidance may be provided to support delivery, particularly in relation to design, biodiversity net gain, and sustainable drainage.

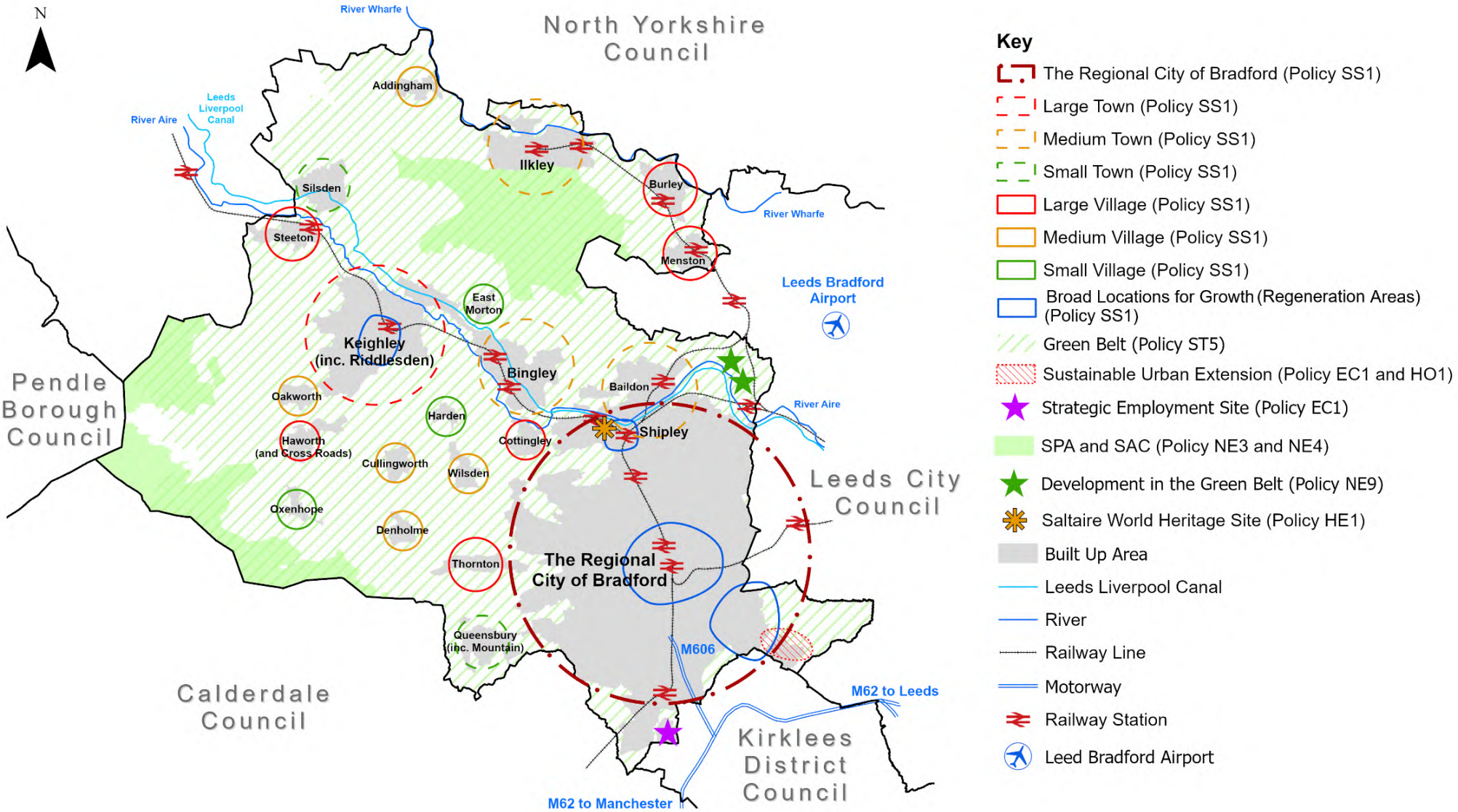
Links

Strategic Objectives	SO10: Delivering Improved Transport Connectivity and Sustainable Transport Networks SO12: Tackling the Impacts of Climate Change SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	**Local Plan Policies**: ST3, CR1, CR4, NE1, NE2, NE3, NE4, NE6, TR4
Evidence Base	Bradford District Green and Blue Infrastructure Strategy (2026) (CBMDC) Bradford District Strategic Flood Risk Assessment Level 1 (2024) (CBMDC) Bradford District Climate Action Plan (2026) (CBMDC)

Key Diagram

The Key Diagram (below) illustrates the broad locations of development as set out in the Local Plan together with key features, strategic sites and broad locations for housing growth. The Key Diagram is a diagrammatic representation and should be considered in conjunction with the relevant policies.

Local Plan Key Diagram:



Section 4. Thematic Policies

- **Planning for Homes**
- **Planning for Prosperity:**
    - Economy
    - Retail & Town Centre
    - Transport & Connectivity
- **Planning for Places & Communities**
    - Design and Place-making
    - Supporting Sustainable Communities
    - Climate & Resources
    - Natural Environment
    - Historic Environment
    - Minerals
    - Waste

Section 4. Thematic Policies

Introduction:

This section of the plan is concerned with a wide range of thematic policies which build upon the strategic priorities and policies set out in section three of the plan.

The main purpose of many of the policies in this section of the plan is to provide a local policy context to assist with effectively determining planning applications.

The key policy areas covered in this section of the plan follow the overall format of the plan and include detailed policies as set out under the following themes:

- **Planning for Homes**
- **Planning for Prosperity**
    - Economy
    - Retail & Town Centre
    - Transport & Connectivity
- **Planning for Places & Communities**
    - Design and Place-making
    - Supporting Sustainable Communities
    - Climate & Resources
    - Natural Environment
    - Historic Environment
    - Minerals
    - Waste

The policies set out in this section should be read with the plan as a whole and in particular with section three (strategic policies) and where relevant the implementation, delivery and monitoring policies under section six.

Planning for Homes

POLICY HO1: HOUSING DELIVERY

Facilitating Housing Delivery

1. **To facilitate housing delivery the Council will:**

   a) **Meet housing needs as set out in Policy SS2 and support a wide range of housing delivery through the housing allocations as identified on the Policies Map and Section 5 of the Plan.**
   b) **Designate a series of Broad Locations of Growth in the form of Regeneration Areas to bolster housing-led regeneration in the Regional City and Keighley.**
   c) **Link an acceleration in housing delivery with new transport infrastructure investment at scale.**
   d) **Seek to maintain a 5-year supply of deliverable housing sites.**
   e) **Proactively monitor development activity and housing market trends and continue to develop its housing delivery action plan.**
   f) **Support the diversification of the housing stock and development of new housing products including, larger urban family housing, Build to Rent and Co-living in accordance with Policy HO3 and its unique character and heritage assets.**
   g) **Support opportunities through Policies HO3 and HO5 and planning decisions for sites to come forward for community led housing and self-build and custom housing.**
   h) **Support the delivery of specialist housing and accommodation as part of Major Large and Major Strategic sized sites and across other development opportunities.**
   i) **Promote the Brownfield Register and support the use of Permissions in Principle and Local Development Orders where applicable, to help bring forward Minor and Major Medium sized sites.**
   j) **Support the development of windfall sites in accordance with the Settlement Policies set out in Section 5 of the Plan.**
   k) **Encourage Neighbourhood Development Plans (NDP) to allocate Minor and Major Medium sized sites which would support sustainable development and comply with relevant policies in the NDP and Local Plan.**

Unlocking Barriers to Housing Delivery

2. **To unlock barriers to housing delivery the Council will work with developers, stakeholders and infrastructure providers to:**

   a) **Ensure the right type and level of infrastructure is delivered to support housing growth in accordance with Policies SC1-SC6 and ID1-ID2.**
   b) **Ensure the efficient and effective delivery of new infrastructure while minimising impacts on residential amenity.**
   c) **Further develop and deliver a clear pipeline of urban housing development across priority sites and Regeneration Areas.**
   d) **Develop measures to reduce the uncertainty, risks and costs of developing previously developed land and urban sites.**

Increasing the Rates of Housing Delivery

3. To increase the rates of housing delivery the Council will:

a) Encourage developers to diversify their housing offer in accordance with Policy HO3 to support a differentiated mix of housing to meet local housing needs and with multiple sales outlets.
b) Encourage early engagement with Registered Providers of Social Housing (RP) and twin-tracked implementation of affordable housing to meet immediate needs but also increase per annum construction completion rates.
c) Work with developers to use sustainable Modern Methods of Construction (MMC) and modularised offsite construction where practical to increase the efficiency of onsite construction periods.
d) Work with developers to effectively balance the delivery of early scheme infrastructure implementation against construction build out rates.
e) Work flexibly with developers to address scheme implementation challenges and modifications.

Direct Delivery

4. The Council will directly support housing delivery through its relationships plans and investment programmes, including:

a) The disposal and redevelopment of its own surplus land and property.
b) Creating the right supporting conditions for housing growth for place-making and development of liveable and resilient urban built environments.

Explanation

Housing Challenges and Opportunities

It is essential that the Local Plan includes policies and proposals which will ensure that that the housing required is delivered but also that housing growth is carefully managed and co-coordinated with any necessary infrastructure provision.

Key housing challenges and opportunities as identified through the Strategic Housing Market Assessment (SHMA) Update (2026) and outlined below in **Box HO1.1**.

Box HO1.1 – Key Housing Challenges and Opportunities

- **Affordable housing** - Address the net shortfall of 759 affordable dwellings per year through a robust policy, maximising social rent where possible and applying the recommended 70:30 rented/home ownership split.

- **Place-based housing need** reflect substantial differences between the seven sub-areas and 19 Parish/Town Council areas rather than applying district averages.

- **Dwelling size and overcrowding** - Deliver a balanced range of homes, including two and three-bedroom affordable housing and larger homes for households experiencing overcrowding and larger-family need.

- **Older people and specialist housing** - Increase the range of adaptations, bungalows, level-access homes, sheltered and retirement housing, Extra Care and residential care.

- **Supported housing and move on** - Use the Local Supported Housing Strategy to address supply, quality, supported-living need and move-on pathways for young people, care leavers and people with complex needs.

- **Accessible and adaptable housing** - Embed and apply uplifted M4(2) and M4(3) requirements for housing, subject to viability and site-specific considerations.

- **Private rented sector** - Strengthen intelligence, enforcement, landlord engagement, housing advice and homelessness prevention in response to affordability, condition and legislative reform.

- **Infrastructure and regeneration** - Align housing growth with transport, health, education, drainage and community infrastructure, while making effective use of brownfield land, empty homes and town-centre opportunities.

- **Other identified needs** – meet needs for Gypsy and Traveller needs and subject to monitoring of delivery and supply; continue to monitor self-build, custom-build and localised student housing demand.

Local Plan Allocations and Mix of Supply

Allocating and facilitating a land supply portfolio that contains a rich variety of sites of different sizes, types and locations will support housing delivery through an increased range of housing products and number of outlets, rather than concentrated on a small number of sites. The Local Plan allocates 254 housing sites which range from 3 to 1011 units. **Table HO1.1** below sets out the number of sites and yield outputs by size categories. From the analysis just over 90% of the allocations fall within the grouped size categories of Minor, Major Medium and Major, this equates to a total combined yield of 12,081 units or just over 63% of the total allocations. While there are only 20 sites with yields above 200 (amounting to about 8% of the total allocation numbers) these equate to a total plan yield of 6,959 units, or just over 36% of the total allocations.

Table HO1.1: Local Plan Housing Allocations by Size and Total Yield

Size Categories	Number of Allocations	% of Total Allocations	Total Yield	% of Total Allocations
Minor (1-9)	17	6.69%	124	0.65%
Major Medium (10-49)	131	51.57%	3407	17.89%
Major (50-199)	86	33.86%	8550	44.91%
Major Large (200-499)	18	7.09%	5445	28.60%
Major Strategic (500+)	2	0.79%	1514	7.95%
Totals	254	100%	19040	100%

The NPPF (paragraph 73) recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area with Local Plans expected to identify at least 10% of housing requirements on sites no larger than one hectare. SME builders often build-out reasonably quickly and in addition add variety to housing design and stock types. **Table HO1.2** below considers the allocation mix in terms of more specific size thresholds, which demonstrates that just over 54% of the allocations are less than one hectare with a yield of about 24% of the total allocation yield.

Table HO1.2: Site Allocations and Gross Areas

Site Size (Gross Ha)	Number of Allocations	% of Allocations	Total Yield	% of Overall Allocations
0.19-1ha (inclusive)	138	54.33%	4612	24.22%
1.01-2.5ha (inclusive)	59	23.23%	4666	24.51%
2.51-5.00ha (inclusive)	28	11.02%	3557	18.68%
5.01-10.00ha (inclusive)	20	7.87%	2911	15.29%
10.01+	9	3.54%	3294	17.30%
	254	100%	19040	100%

Local small and medium sized house builders in Bradford have traditionally played a strong role in the delivery of housing and this is forecast to continue based upon the plan allocation options, windfall analysis and supporting housing policies.

For a variety of reasons, including the legacy of how the existing built-up areas have grown and their relationship to remaining key areas of environmental constraint (most notably topography, landscape sensitivity, and flood risk), there are a lack of large and very large sites in the land supply. Although the District's land portfolio is heavily weighted to small and medium sized sites there are nonetheless some larger sites which are important to supporting overall housing delivery and in achieving the individual settlement targets as set out in Policy SS2.

It is important for the district to continue to support local businesses and smaller scale developments which provide a base level of local housing growth, but this alone will not it itself tackle under delivery and as set out in Policies SS1 and SS2 there is a need for an ambitious but balanced spatial strategy to address this issue.

Facilitating Housing Delivery

The District's regeneration challenges and opportunities are substantial in scale and require a coordinated approach to housing-led regeneration linked to the delivery of transport and other infrastructure to improve connectivity and investment options in many parts of the Regional City and Keighley. The Local Plan designates a series of Broad Locations of Growth in the form of Regeneration Areas (totally 6,000 units) linked to major areas of transformational physical change which are set out in the spatial strategy and specific settlement policies. The housing growth in these locations is additional to site allocations and expected to come forward from year 6 + in the Local Plan period and aligned to infrastructure investment including transport and flood risk management. Further detail is contained with the Bradford District Technical Housing Paper (2026).

The District as a whole has historically underperformed against housing targets, including the Housing Delivery Test (HDT 2025 is at 56%) and the five-year supply of deliverable housing sites. The picture of actual delivery is varied across the District which has four main housing value zones and a history when sites are available of strong housing delivery performance in locations such as Wharfedale, South Pennine Towns and Villages, parts of Airedale and towards the outer edges of the Regional City. The Local Plan will build upon areas strengths and increase the range and type of housing sites in the District and includes measures to proactively monitor development activity and housing market trends and continue to develop its housing delivery action plan.

Bradford District has generally a limited range of housing products and is dominated its industrial legacy in many parts, post war housing estates and various periods of general housing growth and infill developments. The quality of built environments in some parts of the District is poor and its level of empty homes is above national average. SHMA (2026) reporting indicates a significant need to be more reflective of local population requirements (including extended families) and diversification of its housing markets to reflect changing demands and a move overall towards an ageing population.

There are measures which can be put in place to facilitate housing delivery within this context including:

- Development of new housing products including Built to Rent and Co-living.
- Community led housing and self-build and custom housing.
- Specialist housing and accommodation.

A further focus can also be applied to using existing information and planning tools such as the Brownfield Register, Permissions in Principle and Local Development Orders together with a proactive approach to supporting windfall development and housing allocations within NDPs.

Unlocking Barriers to Housing Delivery

The Council considers it vital to manage housing growth in a sustainable way and there may be occasions where sites may need a creative approach to delivery pending the implementation of essential infrastructure. A series of policies in the Plan (SC1-SC6 and ED1-ID2) focus upon the right type and level of infrastructure at the right time to support effective housing growth – which supports the delivery of new sustainable neighbourhoods and not just housing numbers.

Unlocking a clear delivery pipeline of urban housing sites and linked regeneration activity which builds upon projects such as City Village is at the heart of spatial strategy (Policies SS1 / SS2) of the Plan. This will require continued joint working with stakeholders, funders, investors and strategic partners. The Cushman and Wakefield City Centre Housing Strategy (2026) sets out broad ambitions and opportunities, but detailed work needs to continue on reducing the uncertainty, risks and costs of developing previously developed land and urban sites through existing partnership projects (including with the West Yorkshire Combined Authority, Homes England and other parties involved in infrastructure investment).

Increasing the Rates of Housing Delivery

Developers need to tap into a range of market demand to boost housing delivery – including the housing mix and variety to appeal to a broad customer base but also, the provision of affordable housing which is an additional source of demand compared to general market housing. The exact absorption rate of housing delivery is likely to be informed by the strength of local market demand.[1]

There may also be different modern methods of construction available to housebuilders and developers designed to be efficient alternatives to traditional 'brick and block' construction and reduce down-time on site and seasonal variations in build out rates and tackle onsite skills shortages.

The Council is supportive of working with developers to facilitate innovation and work proactively with housebuilders to overcome site challenges and practical onsite issues and ensure delivery rates are on track. It requires a broad partnership between the Council and developers to deliver housing and growth – each playing a critical role.

[1] Letwin Review - https://www.gov.uk/government/publications/independent-review-of-build-out-final-report and Lichfields Insight March 2024: Start to Finish

Direct Delivery

The Council itself is a clear anchor institution alongside the University, colleges and NHS within the context of regeneration and can use its asset base to support its financial stability but also deliver wider community benefits including the sale and lease of land and property to meet general and specific housing needs according to best value considerations.

Housing delivery clearly doesn't exist in a spatial vacuum and requires a focus by the Council and partners on place-making in a comprehensive way and improving liveability. This is particularly an issue in emerging and new housing markets in urban areas to support investor confidence and underpin growth.

Links

Strategic Objectives	SO1 Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO3: Efficient use of land SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing
Key Policy Links	Local Plan Policies: SS1: Spatial Strategy SS2: Growth Requirements HO3: Housing Mix HO4: Affordable Housing HO5: Self-Build and Custom Build Housing SC1: Community Facilities and Infrastructure SC2: Cemetery & Burial Provision SC3: Education Infrastructure SC4: Provision of Health Infrastructure SC5: Sports & Recreation Provision SC6: Digital and Telecommunications Connectivity ID1: Development Contributions ID2: Infrastructure Delivery
Evidence Base	Strategic Housing Market Assessment (SHMA) Update (2026) Local Infrastructure Delivery Plan (2026) Cushman and Wakefield City Centre Housing Strategy (2026) Bradford District Local Plan Viability Report (2026)

POLICY HO2: HOUSING DENSITY

1. **To meet the objective of delivering housing growth in a sustainable way, developers will be expected to make the best and most efficient use of land. This will mean delivering dwellings at an appropriate density standard while taking account of the need for a well-designed layout which enhances the area and provides a safe and healthy living environment.**

2. **Unless site specific considerations indicate otherwise all developments will be expected to achieve a minimum site density requirement of 35 dwellings per hectare (net) unless:**
   a) **The site lies within 800m of a well-connected rail station and has a connectivity score of less than 70, where a minimum density of 50 dwellings per hectare (net) will be expected or;**
   b) **The site lies within both 800m of a well-connected rail station and has a 70+ connectivity score then a minimum density of 75 dwellings per hectare (net) will be expected or;**
   c) **The site lies within the Regional City or a Principal Town and has a connectivity score of 80+ where a minimum density of 150 dwellings per hectare (net) will be expected or;**
   d) **Sites within Bradford City Centre may also be appropriate for higher densities of 300 dwellings per hectare (net) and above, subject to location, heritage, infrastructure and design quality considerations and tall buildings advice and guidance.**

3. **In determining planning applications at densities lower than standard, consideration will be taken of the mix and type of housing being proposed, site viability, local character, site topography and the character of the surrounding area including landscape, trees and biodiversity.**

4. **Higher development densities will also be supported where innovation in design is proposed which is consistent with design policies and other guidance.**

Explanation

Density and Efficient Land Use

A key component of sustainable housing growth is to ensure that land is used as efficiently as possible, in particular in locations well served by public transport. The policy background to the Council's housing density policy is provided in the NPPF which recognises the importance of density targets where there is an anticipated or existing shortage of housing land.

Bradford faces a significant challenge in the identification and delivery of a sufficient number of homes to meet a growing population. Land, whilst available to meet housing need, often lies in less sustainable locations or has environmental and physical challenges preventing it being suitable or capable of being brought forward.

The scale of the housing requirement supports a need for a progressive density policy, which protects allocated land supply from inefficient layouts and schemes which provide only limited forms of development at low densities. The policy is supported by SS1.

Urban Regeneration and Transportation

One of the key aims of this Local Plan is urban regeneration and promotion of sustainable development to minimise dependence on private cars and as part of this, has focussed the majority of new homes to be developed, into the Regional City and Principal Towns where a good level of local services already exist and access to strong public transport networks. The DfT Connectivity Tool[2] combines transport and land use data to generate a national measure of connectivity which can be used by Local Authorities in numerous ways including to determine appropriate development density expectations.

The tool provides a connectivity score, which, alongside proximity to key transport nodes, the Council have used to determine the expected density expectations for sites in certain locations. The allocated housing sites indicate the minimum expected yield that should be delivered.

Empirical Evidence and Policy Links

Evidence on residential development density in the CBMDC Technical Housing Report (2026) across the District in recent years has concluded that in the City Centre and the other parts of the Regional City and Principal Towns that higher development densities have consistently been achieved.

The policy is required to ensure that all development proposals meet the minimum development density of 35dph (net) with those in the areas which are well served by public transport achieving higher levels of density. It has been drafted to provide sufficient flexibility for innovation and to recognise local character and is in line with the Local Plan's focus on urban regeneration, efficient use of land and maximising housing delivery.

The minimum density requirements should be balanced alongside the 'Character Assessment' as required by Policy DS3, to factor in consideration of local character, noting that this should not necessarily preclude increasing densities in well-connected locations where it is appropriate to do so.

The policy should be read in conjunction with the Local Plan design policies (specifically including HO8, DS2, DS3, DS4, ST4 and TR3) and the Council's residential design guide SPD 'Homes and Neighbourhoods: A Guide to Designing in Bradford', together with the Bradford City Centre Design Guide SPD and Historic England Advice Note 4.

[2] https://www.gov.uk/guidance/connectivity-tool

For the purposes of clarity, the targets set out within the policy relate to net site densities, which is determined by measuring the number of dwellings against the net expected developable site area. This means including only those parts which will be developed for housing and directly associated uses but excluding roads within the site, public open space and areas of landscaping. The expected minimum site yields identified in the site proformas have been calculated on these principles.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO3: Efficient use of land SO5: Quality Design and Placemaking
Key Policy Links	**National Planning Policy Framework December 2024 Paragraphs 129 to 130** amended by Policy L3 (August 2026) **Planning Practice Guidance** – Paragraph 004 (Reference ID: 66-004-20190722) to Paragraph 007 (Reference ID: 66-007-20190722) **Local Plan Policies –** SS1**,** HO8, DS2, DS3, DS4, ST4 and TR3
Evidence Base	CBMDC Technical Housing Report (2026) "Homes and Neighbourhoods: A Guide to Designing in Bradford". (SPD) Bradford City Centre Design Guide SPD Connectivity Tool (published by the Department for Transport)- Historic England Advice Note 4

POLICY HO3: HOUSING MIX
Housing type, size and tenure **1. All proposals for general housing should provide a good mix of housing type, size and tenure, to address the needs of the District's growing and diverse population, as well as supporting mixed and inclusive communities.** **2. The housing mix included in table 2 below based on the SHMA (2026) and any subsequent updates to this should form the initial basis for the type, size and tenure of development proposals. This will be flexibly applied according to:**

a) **The site size, context, physical characteristic, including any identified constraints.**
b) **The location and nature of the site and surrounding context. Higher proportions of flatted units are more appropriate on previously developed sites within locations that are within or proximity to town centres, railway stations or have good public transport access or connectivity.**
c) **The extent to which proposals are addressing the District's strategic priorities of increasing the provision of family sized (. i.e. three bedrooms or more) dwellings and affordable housing.**
d) **The need to optimise housing output on previously developed land and support the delivery development within the regeneration priority areas.**
e) **The need to deliver a range of tenures and the extent to which flexibility around the mix of market units could secure the delivery of additional affordable dwellings.**
f) **Needs identified by the Council's housing register.**
g) **Any Neighbourhood Plan housing mix policies that are consistent with strategic housing priorities of the Plan and any up-to-date robust supporting evidence to inform these.**

3. **Flatted developments will be required to give the highest priority to the provision of accommodation for families on the lower floors of the scheme, with direct access to a private garden or communal amenity space. These should be well designed to address the needs of family members who may be disabled or elderly or may have other mobility requirements.**

<u>Bungalows or level access dwellings</u>

4. **Major developments should seek to include different sized bungalows/ dwellings with level access that prioritise delivery of two-bedroom units in short term; and three bed (or more) units in the long term; within the overall mix of schemes, to address the needs of an ageing population and those with disabilities. The provision of these will be particularly important in locations with good access to local facilities/services via sustainable modes of transport or good public transport connectivity; to support independent living, reduce loneliness and support sense of community.**

<u>Need for larger family sized housing for Black and Global Majority Groups (BGM) and other groups</u>

5. **The Council will support proposals for larger family-sized housing (i.e. 4 bedrooms or more) to meet the needs of BGM groups and address issues such as overcrowding and needs of multi-generational households.**

Proposals for new larger dwellings and well-designed extension to the existing stock on suitable sites will be supported providing:

a) **an identified need is demonstrated;**
b) **a good balanced mix of housing is delivered within a scheme or locality;**
c) **it does not result in the over concentration of such size units;**
d) **it does not impact viability of sites and undermine the Council's ability to address local housing needs; and**
e) **it does not adversely impact the character of an area and the amenities of neighbouring properties.**

Build to rent developments

6. **Proposals for built to rent developments will be supported providing they meet the criteria below:**

    a) **It is located within Bradford City Centre and the regeneration areas that will be the key focus of such developments; or within other secondary locations that have good access to local facilities, services, including public transport.**
    b) **It supports mixed and inclusive communities.**

Co-living developments

7. **Proposals for co-living developments will be supported, providing they meet the criteria below:**

    a) **It is located within Bradford City Centre and the regeneration areas that will be the key focus of such developments; or within other secondary locations that have good access to local facilities, services, including public transport.**
    b) **It provides high-quality private units which provide adequate functional living space and layout and are not self-contained homes or capable of being used as self-contained homes.**
    c) **It is well designed in terms of ensuring it has an adequately sized private living areas with a sufficient quantity and range of internal/external communal areas and facilities for the intended number of users.**
    d) **A satisfactory management is provided to demonstrate the development will be well maintained, managed and will not harm the amenities of neighbouring properties.**
    e) **It supports mixed and inclusive communities.**

Explanation

Planning for Balanced Housing Growth

A key objective of the Local Plan is to ensure that planned housing growth will deliver a mix and balance of housing, which meets the existing and future needs of the

projected household growth and its diverse population. Mixed and inclusive communities require a variety of housing in terms of size, type, tenure and price to meet the needs of different households.

The SHMA contains useful data in relation to the make-up of the District's existing housing stock, broken down by type, tenure, size and their locations where different quantities of such accommodation exist. The current housing mix by dwelling type and size for the District is set out in Table HO3.1, based on 2025 Valuation Office Agency data.

Table HO3.1: Current dwelling type and size

Dwelling type and number of bedrooms	Percentage
Bungalow 1-bedroom	1.0%
Bungalow 2-bedrooms	3.7%
Bungalow 3-bedrooms	1.9%
Bungalow 4 or more -bedrooms	0.2%
Flat 1-bedroom	9.2%
Flat 2-bedrooms	6.6%
Flat 3-bedrooms	0.5%
Flat 4 or more-bedrooms	0.3%
Terraced house 1-bedroom	2.0%
Terraced house 2-bedrooms	12.2%
Terraced house 3-bedrooms	18.3%
Terraced house 4 or more-bedrooms	4.9%
Semi-detached house 1-bedroom	0.0%
Semi-detached house 2-bedroom	4.3%
Semi-detached house 3-bedroom	22.6%
Semi-detached house 4 or more-bedrooms	2.6%
Detached house 1-bedroom	0.0%
Detached house 2-bedrooms	0.1%
Detached house 3-bedroom	3.5%
Detached house 4 or more-bedroom	6.3%
Total	100.0%

The above indicates that:

76.7% of dwellings are houses (37.3% terraced, 29.5% semi-detached and 9.9% detached), 16.5% are flats and 6.8% are bungalows;

12.2% of dwellings have one bedroom, 26.9% have two bedrooms, 46.7% have three bedrooms, and 14.3% have four bedrooms; and

there are a lower proportion of larger sized flats, and a high proportion of house are family sized (i.e. three or more bedrooms).

In relation to the tenure of the housing stock, the latest census indicates 61.3% is comprised of owner occupier, 23.1% private rented and 18.1% affordable housing. Further, it indicates 76.5% of dwellings have 3 or more bedrooms, and 66.5% of social rented dwellings and 56.0% of private rented dwellings have 1 or 2 bedrooms.

The Strategic Market Assessment 2026 assessed the demographic changes and the impact of these for the future type, size, tenure of housing required in order to address the future housing needs for different types of households that are expected to form over the Plan period. The outcomes of this are set out in the Table HO3.2 below:

Table HO3.2: Overall annual dwelling type/size and tenure mix recommendations

	Short term – 2026 -2031				
Dwelling type/size	**Market**	**Social/affordable rented**	**Affordable home ownership**	**Total**	**Longer-term dwelling mix to 2043[3]**
1/2 Bedroom House	15-20%	30-35%	10-15%	15-20%	20-25%
3 Bedroom House	25-30%	15-20%	40-45%	25-30%	30-35%
4+ Bedroom House	25-30%	0-2%	15-20%	20-25%	15-20%
1 Bedroom flat	2-5%	10-15%	0-2%	2-5%	10-15%
2+ Bedroom flat	2-5%	10-15%	5-10%	5-10%	5-10%
1/2 Bedroom Bungalow/ level access	10-15%	20-25%	10-15%	15-20%	5-10%
3+ Bedroom Bungalow/ level access	5-10%	2-5%	5-10%	5-10%	2-5%

[3] NB: The SHMA did not estimate long term housing needs broken down by tenure or size mix.

The above illustrates the overall dwelling types, size and tenure required to address the future housing needs of the District, over the short and long-term time frames. The key potential implications of this for potential development proposals are:

- There is a significant need to increase the percentage of family sized (three bed or more) housing for both market and affordable housing tenures, including larger dwellings for the Black and Global Majority households.

- The level of family sized housing accounts for circa 45-55% of all future needs and would partly address overcrowing as detailed within Policy HO9.

- There is also a need over the first five years of the plan in particular to increase the percentage of small and medium sized bungalows/level access housing as part of the overall dwelling mix of schemes in order to address the needs of those with disabilities, an ageing population and enable the movement of households between larger sized and housing designed to address a specific need.

- There is limited level of total need for the provision of additional flats in the first five years of the plan, except for the social rented and affordable rented products that have a moderate level of need. The total need to deliver a higher percentage of flatted units is forecast to increase over the longer-term.

- In relation to the size of future units required, there is currently a sufficient provision of 1-bedroom units particularly for flats and a limited need for such units, except for within the social rented housing units that has a moderate level of need.

Housing Mix

The housing mix figures are broken down in more detail in the Tables HO3.3 and HO3.4 below to set out the tenure and types of dwellings that is required to reflect the expected future demographic changes and address the District's housing needs.

Table HO3.3. Overall dwelling type and tenure mix recommendations

Dwelling type	Market	Social/affordable rented	Affordable home ownership	Total	Longer-term dwelling mix to 2043
House	70-75%	45-50%	70-75%	65-70%	70-75%
Flat	5-10%	20-25%	5-10%	5-10%	15-20%
Bungalow/level-access	20-25%	25-30%	20-25%	20-25%	5-10%

Table HO3.4. Overall dwelling size and tenure mix recommendations

Number of bedrooms	Market	Social/affordable rented	Affordable home ownership	Total	Longer-term dwelling mix to 2043
1	2-5%	35-40%	2-5%	5-10%	15-20%
2	30-35%	35-40%	25-30%	30-35%	25-30%
3	35-40%	20-25%	50-55%	35-40%	30-35%
4+	25-30%	0-2%	15-20%	20-25%	15-20%

Policy Approach

The Council will adopt a flexible approach to determine the optimum number of units that can be delivered, the appropriate type, size and tenure of units of proposals on site-by-site basis. This will be based on the consideration of a range of factors such as site size, context, physical characteristic, location and the need to optimise the housing output of sites, particularly on previously developed sites. Strategic priorities such as the need to increase the delivery of family and affordable housing, along with the need to support development within regeneration priority areas, will also be considered.

It is recognised there may be instances where proposals may not be able to provide a mix of housing in line with the ranges included in the tables above due to site specific factors/constraints and there may be sites within locations, such as town centres and public transport corridors, that may be more suitable for high density flatted developments on previously developed sites. In such instances, applicants must provide robust evidence to demonstrate they are proposing an appropriate housing size, type and tenure mix in line with the need ranges identified by the SHMA and other considerations included within this policy. Applicants that produce site briefs and/or masterplans should provide more detailed information in relation to the appropriate housing mix.

The Local Plan Viability Assessment has indicated there is broadly viability for a range of site typologies to meet the requirements of this policy, providing the need ranges and targets identified by the SHMA are applied flexibly on a site-by-site basis.

The above approach ensures a balance is achieved between a competing set of factors such as; increasing the delivery of housing to fully address the future housing needs of the area (particularly for families and low-income households) by optimising the housing output of sites; as well as the need to consider location specific factors like site size, constraints, location, character of the area and viability. It should be noted that the SHMA evidence indicates that there is a low priority to flatted developments and smaller sized units, particularly 1 bed units.

The SHMA indicates that circa 5.5% of all households live in overcrowded housing, particularly in the social rented and private rented sector, as well as a shortage of two and three-bedroom dwellings. Further, there is a higher proportion of private rented and social rented, as well as younger couples and families with children within urban area of Bradford City, that is expected to accommodate a significant level of housing growth on previous developed sites. To respond to these challenges and promote more mixed and inclusive communities across the District. Flatted schemes will be required to provide family accommodation on the lower floors, with access to private gardens or communal outdoor amenity space. These should be well designed for the use of family members who may be elderly or have a physical disability or other health issues. It will be important to ensure new flatted residential developments are well designed at the outset to meet the needs of a range of users, particularly families and children. For example, proposals must ensure a sufficient quality and quantity of amenity space is provided with natural surveillance and should explore inclusion of extra storage space for push chairs, bikes, etc. in suitable locations near accesses. In addition, proposals should consider the inclusion of an appropriate level of two-bedroom units within their scheme, which are capable of accommodating four-bed spaces, to ensure they are flexible to changing circumstances of households who may choose to have children and avoid overcrowding.

Bungalows and level access accommodation

The SHMA anticipates the District will experience an ageing population during the plan period, which will increase the number of residents that will suffer illnesses and/or disabilities. In response to this, it recommends a certain proportion of bungalows or level access accommodation should be delivered, as part of the overall size mix of residential developments. A large proportion of the need for such accommodation is within 1 or 2-bedroom units and, to a lesser extent, 3-bedroom or more units. The benefit of this is it will allow the release of underoccupied accommodation and release family sized units for other households.

In compliance with the tables above, major development proposals should demonstrate that they considered the inclusion of appropriate levels of bungalows and level access accommodation as part of the overall size mix within their scheme. This will be particularly important on sites that are within locations that have good access to local facilities, services and public transport or public transport connectivity. The key reasons are that it will enable those who are elderly or have disabilities to maintain independent lives, reduce loneliness and create sense a community.

Need for larger family sized housing for Black and Global Majority and other Groups

The SHMA indicates that there is short term need to provide larger family sized housing (i.e. four-bedroom or more units) to address the needs of Black and Global Majority population who tend to live as multigeneration households, as well as overcrowding that can impact the health and well-being of residents. The SHMA includes detailed information in relation to these matters.

The Council will support proposals for the delivery of larger sized housing. This is providing proposals demonstrate an identified need within the locality of the

application site, the scheme includes a good balanced mix of housing on the site (or locality) that will not adversely impact housing delivery or the ability to meet other needs and there is no adverse impact on the amenities of neighbouring properties.

Build to Rent Developments

Build to rent development provide purpose-built housing that provide rented accommodation that is under single ownership and professionally managed. It provides accommodation with long term tenancies. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development.

The Council will support the delivery of build to rent developments, as they will help diversify the housing offer in the market and increase housing choice with long term tenancy. In addition, it will enhance the quality of the private rental stock and increase the stock of family and affordable housing. It is important development supports mixed and inclusive development.

Bradford City Centre and the regeneration areas are considered the most appropriate locations for build to rent schemes, as the West Yorkshire Mass Transit scheme that is expected to be delivered during the plan period and make it a highly attractive location for significant investment and development. This scheme is expected to deliver a new station at Bradford City Centre, a new integrated tram and enhanced bus network connecting it to Leeds and wider areas. Other secondary locations that have good access to local facilities and services will also be considered for such proposals.

Co-living Developments

Co-living development[4] is a purpose-built rental scheme, with non-self-contained single occupancy accommodation. It provides accommodation for young single person households and is often targeted at skilled professionals. It comprises of functional private living areas with extensive communal spaces and facilities, under single professional management. It includes a wide range of amenities to support a diverse community of residents and their needs. Developments have an emphasis on communal living, with large-scale shared dining, recreation and sometimes workspaces, as well as additional services and facilities such as an on-site gym and a concierge service. Such developments do not fall within a C3 land use class and is considered a sui generis use.

The Local Plan supports the delivery of co-living developments, as they can help increase the stock of rooms, choice within the private rental sector and increase the supply of high-quality accommodation that can help free up the family sized housing stock that is used as HMO's or shared accommodation, as well as provide more secure tenancies. They can also support the redevelopment of previously developed sites within the city centre, regeneration, the vitality and viability of town centres, as well as diversify sources of housing supply to address local needs.

Bradford City Centre and regeneration areas are considered the most appropriate location for co-living developments. The City Centre contains a university, a railway

[4] Also commonly referred as large scale purpose built shared living.

station within it, as well as provides good access to local facilities, services, retail, leisure and public transport. It is expected to accommodate a high level of development during the Plan period, supported by significant levels of investment in the infrastructure, such as mass transit to improve connectivity within the District and wider areas. Other locations that have good access to local facilities and public transport will be considered for such developments on a case-by-case basis.

Applicants must ensure the private rooms are of an adequate size to provide a satisfactory personal functional living space and environment for the health and well-being of residents. A sufficient level and type of communal space should be provided for the number of private units proposed within a co-living scheme, given the relatively small size of private space and potentially high number of residents using these. An adequate quantity of kitchen facilities, dining and lounge areas are an important component of shared living. These should be well designed, highly accessible and meet the needs of all users.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO16: Delivering Healthy Places and Communities
Key Policy Links	National Planning Policy Framework December 2024, amended February 2025 – Paragraphs 63, 64 Planning Practice Guidance – Housing supply and delivery; Housing needs of different groups, Built to rent Local Plan Policy HO4
Evidence Base	SHMA 2026 Local Plan Viability Study 2026 Homes and Neighbourhoods: A Guide to Designing in Bradford SPD Local Infrastructure Plan

POLICY HO4 – AFFORDABLE HOUSING

Affordable Housing Targets and Delivery

1. **The Council will work in partnership with a range of stakeholders, such as developers, Registered Providers of Social Housing, Government and local communities to support the delivery of a minimum of 13,842 (or 759 units per annum) of genuinely affordable housing units for those in need, from all sources of future housing supply over the plan period.**

2. **Affordable housing contributions will be required on all major residential developments of 10 or more gross dwellings or sites of 0.5 ha including mixed use schemes and changes of use. Proposals on sites within the relevant housing value zones set out in Figure 1 of the supporting text, should provide affordable housing at the target levels detailed below in Table HO4.1.**

Table HO4.1: Affordable Housing Targets

Site Type	Greenfield	Brownfield / Mixed	Green Belt (All Types)
Zone A	Zone A / Greenfield – A minimum of - 40% affordable housing on site.	Zone A / Brownfield – A minimum of - 40% affordable housing on site.	Zone A – If the residential development is on land in, or being released from the Green Belt in Zone A it should provide a minimum of 50% affordable housing on site.
Zone B	Zone B / Greenfield – A minimum of - 25% affordable housing on site.	Zone B / Brownfield – A minimum of - 25% affordable housing on site.	Zone B – If the residential development is on land in, or being released from the Green Belt in Zone B it should provide a minimum of 25% affordable housing on site.
Zone C	Zone C / Greenfield – A minimum of 15% affordable housing on site.	Zone C / Brownfield – A minimum of 15% affordable housing on site.	Zone C – If the residential development is on land in, or being released from the Green Belt in Zone C it should provide a minimum of 15% affordable housing on site.

Zone D	**Zone D / Greenfield –** **A minimum of 10% affordable housing on site.**	**Zone D / Brownfield –** **A minimum of - 10% affordable housing on site.**	**Not Applicable**	

3. **Proposals for older person accommodation should ensure a minimum 10% of all gross units within a scheme are genuinely affordable dwellings.**
4. **The Council will support proposals for the re-use or redevelopment of vacant buildings and will reduce the affordable contributions due, by a proportional amount of the equivalent to the existing gross floor space on such sites, providing robust evidence is provided to demonstrate compliance with the national policy/guidance on the Vacant Building Credit. This credit will not apply to abandoned buildings, buildings made intentionally vacant and sites released from the Green Belt.**

Tenure Mix

5. **As a general rule, major residential developments will be required to provide a tenure mix of 70% low-cost affordable housing for rent, with a 50:20 split between social rented and affordable rented products; and the remaining 30% intermediate housing, in compliance with the Strategic Housing Market Assessment Update (SHMA) 2026 and any subsequent updates.**
6. **Applicants for planning permission will be required to demonstrate that they have prioritised the delivery of higher levels of social rented housing and any low-cost home ownership products are genuinely affordable based on the most up to date data of local incomes and housing costs.**
7. **The Council will prioritise the delivery of social rented housing over other affordable housing products as this is considered the most genuinely affordable product and the most appropriate to address local needs. An appropriate tenure mix however on a scheme-by-scheme basis will be secured via considering the factors below:**
   a) **The need to prioritise the delivery of a higher proportion of social rented housing in the mix of affordable housing;**
   b) **Site specific characteristics and physical constraints;**
   c) **Evidence of consultation with Registered Providers;**
   d) **Evidence to demonstrate a different tenure mix will support viability and lead to a higher quantity of affordable housing and provide products that are genuinely affordable for a range of household incomes to address local needs, and**
   e) **Evidence to demonstrate that the proposed tenure mix will deliver mixed inclusive communities within the locality.**

Housing Mix and Supporting Inclusive Communities

8. **Subject to policy clause 12, all new affordable housing should be provided onsite and must be of a high-quality design having regard to**

other Local Plan policies. The design of the units should be 'tenure neutral' in line with the National Design Guide, so that affordable units are indistinguishable from market units in terms of quality of design and materials, space standards, access, amenity and distributed throughout site. In mixed tenure developments all residents must have access to amenities and communal spaces including play spaces.

9. **Any affordable housing provided should remain at an affordable price in perpetuity for eligible households, secured via the use of planning conditions or obligations.**
10. **Applicants will be required to demonstrate their proposal is delivering the maximum level of genuinely affordable housing on site. This will be assessed based on the factors below:**
    a) **The schemes contribution towards the District's strategic affordable housing target.**
    b) **The need to encourage the most efficient use of the site and optimise the affordable housing output of the site.**
    c) **The proposed tenure mix of the site and the need to prioritise the delivery of social rented housing and affordable family sized housing.**
    d) **Compliance with the requirements of Policy HO3: dwelling mix - proposals should meet a whole range of housing needs, particularly for those on low incomes who require family sized housing.**

<u>Rural Exception Sites</u>

11. **Within Rural Areas, outside defined settlement boundaries, planning permission for residential development not specifically permitted by other policies, will only be supported in exceptional circumstances where:**
    a) **The scheme meets a proven local need for affordable housing that cannot be accommodated in any other way.**
    b) **The scheme delivers 100% affordable housing units, unless robust evidence is provided to demonstrate exceptional circumstances that justify the inclusion of some market housing to make the scheme viable.**
    c) **The scheme is community led or can demonstrate significant support from the local community.**
    d) **The occupancy of the dwellings can be restricted to individuals accepted as requiring affordable housing in the locality.**
    e) **It would not undermine the purposes or cause significant harm to the Green Belt or countryside.**
    f) **It is immediately adjacent to the settlement or forms a small-scale natural extension to it.**
    g) **There are arrangements in place, through the use of planning conditions or obligations, to ensure that the affordable housing remains affordable 'in perpetuity' and that the allocation of such housing continues to be prioritised for those eligible households to meet local needs.**

Viability Assessments

12. In some circumstances, where affordable housing targets cannot be achieved or there is a requirement for a more flexible approach to affordable tenure types the applicant must provide robust, up to date and verifiable evidence that the proposal will not provide the target level of affordable housing. The cost of any independent review must be covered by the applicant. Review mechanisms will be included within s106 agreements in such instances.

13. Developers are expected to engage at an early stage with Registered Providers and make reasonable efforts to explore the availability of grant funding to increase the delivery of affordable housing within their scheme and address any viability issues that may arise.

14. To maximise affordable housing delivery and address economic uncertainties that may arise over the development cycle, the use of review mechanisms will be required, where appropriate and included within S106 agreements of residential proposals granted permission which did not meet affordable housing targets due to potential viability issues at the application stage. This will enable the re-assessment of the schemes viability for providing the target level of affordable housing, at a later stage of the development process.

Offsite Contributions

15. To support mixed and inclusive communities, all affordable housing provision should be delivered onsite. Offsite provision or payment in lieu will only be considered acceptable in exceptional circumstances, if robust evidence is provided to demonstrate that:

a) It is not practical or feasible to provide affordable housing on-site due to site development constraints or other factors, and
where off-site provision is proposed:

i. A higher level of affordable housing can be secured through provision on an alternative site.

ii. Off-site provision is necessary to better meet priority housing need, such as for affordable family housing;

iii. The provision will better support inclusive and mixed communities.

16. The contribution charge will be index linked to the House Price Index, to increase in line with inflation, and should equate to the cost of the land and construction of the number of units that would be required on site.

17. This policy should also be read in conjunction with Policy ID2.

Explanation

Context

Since 2000 house prices and rents have significantly increased and exceeded the rate of any rise in local incomes within the District. This has resulted in major housing affordability issues for local residents, particularly those on low income and younger households. This has had an adverse impact on the health, economic and social well-being of local residents in terms of increased levels of; overcrowding housing and homelessness, commuting long distances for accessing work or poor access to local services (schools, healthcare), facilities (including open spaces), employment opportunities; as well as social isolation and loneliness.

A key Council priority is to ensure everyone has a comfortable home which meets their needs and helps them lead fulfilling lives. The Council's District Strategy and Housing Strategy includes an aim to increase the supply of homes which are of the right type, and quality and are in the right location to meet the needs and aspirations of the District's diverse and growing population. This includes the provision of affordable housing and the creation of mixed, inclusive, sustainable neighbourhoods. The Council will work with developers and other partners, including the West Yorkshire Combined Authority and Government to increase the delivery of affordable housing of the right type, tenure and size to meet the identified needs over the plan period.

Affordable Housing Need

In line with the NPPF, a Strategic Housing Market Assessment Update (SHMA 2026) has reviewed and analysed the level of existing and future households who are unable to afford to own or rent suitable market housing and assessed the quantity of affordable housing, by size and tenure that may be required to address needs over the Plan period. This indicates a need to deliver a minimum of 759 affordable housing units (net) per annum, which is the equivalent of 40% of all additional housing against Standard Method needs of 1872 housing units per annum.

The SHMA and viability evidence indicates there are notable geographical differences across the District in terms of affordable housing need, housing values and the economic viability of developing sites. The Bradford District Local Plan Viability Report (2026) recommends that the District is divided into four housing value zones to reflect these differences (see Figure 1 below). It shows that the northern wards of Airedale, Ilkley and Addingham fall within a high value housing area (Zone A), with good viability which can support a higher proportion of affordable housing, whereas the wards of the city centre (Bowling and Barkerend, City, Manningham) and inner urban Bradford (Toller, Bradford Moor) and Keighley (Keighley Central and West) fall within lowest value housing area (Zone D) and the viability to deliver affordable housing maybe challenging in relation to the current market conditions. Settlement within Zones B and C can accommodate various levels of affordable housing but not to the extent of Zone A.

The need for affordable housing in the lowest value area (Zone D) is relatively high, therefore it will be necessary to employ pro-active interventions to aid delivery in these areas and work with developers and partners to add value and overcome obstacles to the delivery of these lower value or marginal value sites. The Viability Study suggests a variable approach to the provision of affordable housing with different levels being required based on a series of viability assumptions and the strength of the local housing market. The policy therefore sets out the affordable housing requirements and thresholds for each of these zones.

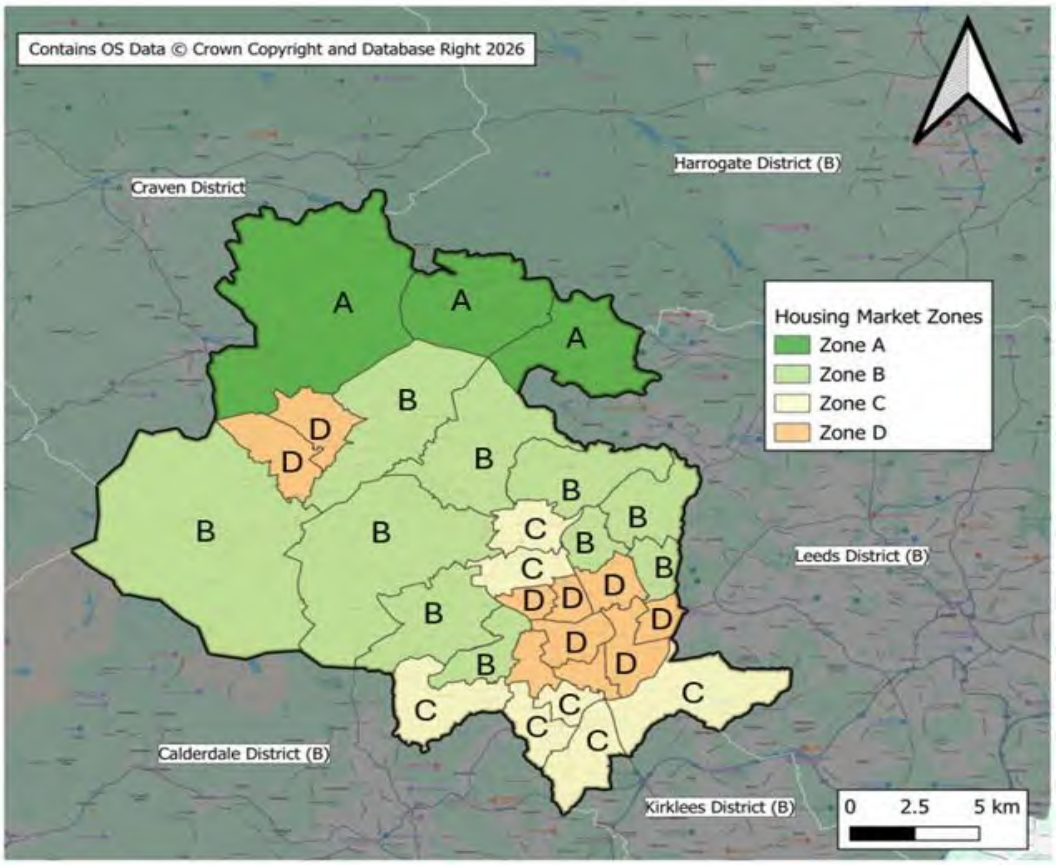
While the Local Plan Viability Assessment considers a low percentage of affordable housing for Zone D locations will be challenging at present with a minimum target level of 10% noted – these areas are also subject to very significant regeneration activity and investment through the plan period.

Values within Zone D locations are likely to change positively during the plan period and there will need to be a degree of flexibility with the type of affordable housing products secured within the early stage of the Local Plan through for example, intermediate or alternative hybrid market products to underpin scheme viability.

The Local Plan Viability Assessment indicates it is generally viable to deliver affordable housing on site in line with the above zonal targets (Zones A-C), assuming a tenure split of 70:30 between low cost rented housing (50% of which are social rented housing) and the remainder comprising of genuinely affordable Intermediate affordable housing products such as low-cost home ownership. A 10% target is applied within Zone D recognising challenging values but also potential for value changes and flexibility in applying affordable housing tenure types, subject to viability analysis

The viability assessment indicates that it is generally viable to deliver a minimum 10% affordable housing dwellings within older person accommodation developments, particularly within extra housing schemes.

Figure 1: Bradford Value Zone Map



Delivery of Affordable Housing

The Council will prioritise the delivery of affordable housing during the Plan period. This will be achieved using a variety of measures including through the requirement of contributions from the development of market housing.

However, it is acknowledged that other measures will also be required to deliver affordable housing, especially in areas of poor viability. These include:

- Utilising funding sources and existing partnerships with the West Yorkshire Combined Authority and Homes England
- Maximise opportunities offered through the use of council owned land and property.

- Bringing empty homes back into use.
- Working with Registered Providers - there may be cases where Registered Provider's bring forward their own sites to deliver 100% affordable housing schemes.

The Council will require developers to deliver affordable housing on site to support the delivery of mixed and inclusive sustainable communities. The affordable housing should be spread throughout the development and be indistinguishable from market housing. Developers should work with Registered Providers, where appropriate, to transfer the target amount of stock of an appropriate standard.

Planning applications will need to be accompanied with an affordable housing statement, which sets out the level of affordable housing that will be delivered on a site as a percentage of:

- Total residential provision in habitable rooms
- Total residential units and habitable floorspace[5] that will be delivered within the site.

The use of affordable housing figures as a percentage of habitable rooms, ensures that a range of sizes of affordable housing are delivered within the scheme, including family sized housing. Habitable rooms within the market and affordable elements should be of a comparable size when averaged across the development. If this is not the case it may be more appropriate to measure the provision of affordable housing by habitable floorspace.

In a limited set of circumstances, it is recognised that off-site provision via commuted sums may be appropriate. Applicants will need to discuss this at the pre-application / planning application stage and will need to provide robust viability evidence, to demonstrate that affordable housing provision is in compliance with the above policy if it is not feasible or there is a need for a review of affordable housing tenures.

A Vacant Building Credit may apply on certain sites that comply with the criteria in the NPPF to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped. On such sites, any affordable housing contribution due will be reduced by a proportionate amount equivalent to the existing gross floorspace of the application buildings. This credit does not apply to vacant buildings which have been abandoned or made intentionally vacant.

Tenure Mix

The SHMA (2026) recommends a tenure split of 70% low cost rented and 30% intermediate tenure (affordable home ownership) products, based on assessment of local needs and affordability. In relation to low cost rented housing, it recommends a split of 50:20 between social rented and low cost rented housing.

In compliance with the SHMA, applicants will be required to deliver a high proportion of low cost rented housing within their proposed tenure mix, prioritising higher levels

[5] A habitable room is defined as any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, corridors, hallways, utility rooms or similar should not be considered habitable rooms. Habitable floorspace is defined as all floorspace with a floor to ceiling height of 1.5m or over within a habitable room. Floorspace within habitable rooms with a floor to ceiling height of between 0.9m and 1.5m is counted as 50 per cent of its floor area and any floor area with a floor to ceiling height lower than 0.9m is not counted as habitable floorspace.

of social rented housing. The tenure mix will be considered on a site-by-site basis using evidence in the SHMA, viability assessments, individual site characteristics/constraints and local need and demand for affordable housing, as well as the need to maximise the delivery of genuine affordable housing. The tenure split set out in the policy will be used as a starting point for negotiations.

The SHMA 2026 includes an analysis of the affordability of market housing and affordable tenures at the prevailing housing market prices at both neighbourhood and district levels, as well as the level of income that may be required to afford these. An analysis is included of the types of housing rental and ownership options which would be genuinely affordable to households based on actual local incomes and assumptions made around the proportion of income that should be spent on renting and buying.

The Council will utilise the findings of the SHMA as a guide and use other relevant evidence to assess whether the affordable housing products applicants are proposing at different prices/rents genuinely represent appropriate affordable housing to households on different levels of incomes across areas within the District.

Applicants for planning permission will be required to have regard to the SHMA and other latest evidence to demonstrate that the proposed affordable housing products are genuinely affordable to local residents, particularly for intermediate products, to address local housing needs.

The Council may prioritise the allocation of low cost rented and intermediate affordable housing for certain key workers and veterans of the armed forces, based on the housing register and other evidence of need. This will be secured via a S106 agreement with developers on a site-by-site basis.

Viability

In line with national policy, the affordable housing targets have been set based on local needs and viability. Viability evidence justifies setting different affordable housing targets across the District due to differences in values and site characteristics (greenfield/brownfield/Green Belt status). Where an applicant for planning permission wishes to demonstrate that a site is financially unviable (to provide the amount of affordable housing at the level set in the policy) then, they must provide a suitably detailed Viability Assessment in support at the application stage, which will be independently assessed and the cost of this will be borne by the applicant.

To maximise affordable housing delivery and address economic uncertainties that may arise over the lifetime of a development proposal the use of ‘review mechanisms’ will be required, where appropriate and included within S106 agreements of residential proposals granted permission which did not meet affordable housing targets due to potential viability issues at the application stage.

Such proposals will be subject to an early-stage review, and a late-stage review triggered at the point that 75% of homes are occupied or at a point agreed by the Council. Larger phased schemes may also be subject to a mid-stage review. This will enable the Council to re-assess whether the viability of affordable has changed since permission was granted and if additional contributions are due from the applicant.

Rural Exception Sites

The NPPF indicates that in rural areas, plans should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs. Rural exception sites should be well related to the existing settlement to ensure they provide a sustainable location for development. The policy is clear that sites should be located physically adjacent to the existing settlement – meaning that they should be attached to the settlement boundary or form a natural extension to the settlement.

The policy sets out the criteria used to assess the suitability of proposals for rural exception sites. Applications for rural exception sites should include an affordable housing statement which demonstrates the following:

- How the site(s) would address the needs of local communities by accommodating homes for current residents or for those who have an existing family or employment connection. Evidence of local need should be strongly justified, and it should also demonstrate that there is no alternative suitable housing within the relevant settlement, and that the selected site is viable to deliver affordable housing.
- Evidence of local need which could include the use of parish or settlement housing needs assessments. The Council will need to verify that the potential buyers/tenants of the properties meet the income or connection criteria.
- That the affordable housing to be provided is to remain affordable in perpetuity, and this should be secured through a planning condition or obligation where appropriate.
- That the type of affordable housing to be provided should be of the size and price of the housing required to meet the local need. In very exceptional circumstances, a proportion of market homes may be allowed on these sites where it is essential to enable the delivery of affordable housing without grant funding.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO6: Access to Secure and Affordable Housing SO16: Delivering Healthy Places and Communities
Key Policy Links	NPPF Para 64-68, 76, 82,156,157 PPG: Housing needs of different groups, Build to Rent, Planning, Planning Obligations, Viability **Local Plan Policies**: HO3, HO8
Evidence Base	SHMA 2026 Bradford District Local Plan Viability Study (2026) National Design Guide Bradford Council District Strategy 2025-2035 Bradford Housing Strategy 2020-2030

POLICY HO5: SELF-BUILD & CUSTOM-BUILD HOUSING

Self and Custom-Build Housing Register

1. **The Council will continue to maintain an up-to-date register of individuals and associations seeking to acquire serviced plots in the District in order to build homes for those individuals to occupy.**

2. **The Register will be used as part of the assessment of the need for Self-Build and Custom-Build Service plots within the Bradford District.**

Supporting Self and Custom-Build Housing

3. **The Council will support planning applications of serviced plots for self and custom-build housing where proposals accord with other policies in this plan and with a particular focus upon:**

    a) **Minor sites, including collective self-build and proposals for co-living.**
    b) **Major medium sized, Major and Major Large sites where provision is evidenced by demand, site specific circumstances, viability and meets the design requirements of Policy DS1.**
    c) **Affordable housing sites of all sizes.**

4. **The Council will support proposals from groups of individuals or organisations who wish to work together to develop self-build and custom-build housing on sites capable of accommodating two or more properties, where the proposals conform with other Local Plan policies.**

5. **Initiatives that develop local and sustainable construction skills in the delivery of self-build housing will also be supported.**

6. **Proposals will be supported for self-build and custom-build housing within Neighbourhood Development Plans where they accord with other policies in the relevant plan.**

Planning Application Requirements

7. **Planning applications for serviced plots for self and custom-build housing must be accompanied by:**

    a) **the relevant Policy DS1 design requirements and evidence to demonstrate how the scheme meets the definition of self and custom-build; and**
    b) **evidence of local need including consideration of the Self and Custom Build Register.**
    c) **a self-build CIL exemptions form.**

6. **The reversion of self-build or custom-build housing serviced plots to open market or affordable housing plots will be permitted if evidence is provided to the council that plots have been effectively marketed for**

sale and a buyer has not been found within a 12-month period. The plot must have been priced reflecting local market values.

Explanation

National Planning Policy

Self-build and custom-build housing is a key element of the Government's requirement to increase housing supply. National Government Policy promotes Self Build and Custom Build Housing as part of a wider range of housing supply options.

The National Planning Policy Framework requires that the needs of people wishing to commission or build their own homes to be assessed and reflected in planning policies.

Legislation has been introduced in the form of Self Build and Custom Housebuilding Act 2015, and subsequent amendments and Regulations.

The Legislation and regulations require local authorities to maintain self-build and custom housing registers and have regard to these when carrying out planning, housing, land disposal and regeneration functions.

Local Context

Self-build and custom-build housing can be an effective way to increase the mix of housing sizes, types and tenures and has the potential to increase the delivery of innovative and sustainable housing developments in a cost-effective manner. Self-build and custom-build housing developments will make a positive contribution to the supply of houses in the Bradford District.

Bradford Council maintains a Self and Custom Build Housing Register for individuals and groups seeking to acquire land to build a home in the district. The latest published monitoring information reports 338 eligible registrations to the end of May 2026.

The Strategic Housing Market Assessment Report (2026) uses information from the Self and Custom Housing Register and indicates that the available evidence points to a growing but still relatively specialist demand for self-build and custom-build housing in Bradford, focused particularly on detached and larger homes and on higher-demand locations in Wharfedale and parts of Bingley and Shipley.

The encouragement of self-build housing has the potential to bring small sites and windfall sites not previously considered as part of the Local Plan process forward for development which in turn will help meet the housing requirements of the District.

Policy HO5 supports those seeking to build or commission their own homes and aims to help work towards self-build and custom-build housing becoming a more mainstream housing option in the Bradford District. It is also a potential avenue for people to deliver smaller homes and different types of affordable housing models and co-housing initiatives.

The Council will support self-build and custom-build housing plots being made available to individuals or groups of individuals by developers on parts of larger residential development sites. Developers will be supported when promoting and offering serviced plots for purchase and development by individuals or groups of individuals wishing to build their own houses within larger residential development schemes. In these cases, individuals would play a part in the design and layout of the final properties. A serviced plot shall have access to a public highway and connections to relevant utilities such as electricity, water and drainage.

Self-build projects are exempt from CIL[6]. A self-build exemption form must be completed and submitted with supporting evidence before the housing project starts, along with notifying Bradford Council's Planning Service, and a further form submitted within six months of completing the project. If the evidence is not submitted to Bradford Council within six months, the full CIL charge becomes payable.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs
Key Policy Links	**National Planning Policy Framework December 2024 amended February 2025 –** Paragraphs 63, 71, 73 part b **National Planning Policy Framework August 2026** – Policy HO5 part C point iii **Self Build and Custom Housebuilding Act 2015** and subsequent amendments. **Custom Housebuilding (Register) Regulations 2016** **Local Plan Policies –** SS2, HO1, HO3, HO6, ID1

[6] https://www.bradford.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/

Evidence Base	**Strategic Housing Market Assessment Report July 2026 - arc4 –** Paragraphs 4.73 to 4.76 "requires update of figures which may alter findings" and Technical Appendix E45 E46

POLICY HO6: SUPPORTED AND SPECIALIST ACCOMODATION

Supported and Specialist Accommodation

1. **The Council will work positively with its partners such as NHS, charities and developers to support the delivery additional well designed supported and specialist accommodation to address needs of vulnerable, disadvantaged individuals or groups of the population.**

2. **During the Plan period, the Council will work with a range of stakeholders to deliver a minimum of:**

   a) **5298 units (or 312 units per annum) of specialised older person accommodation within a C3 use between 2026-2043;**
   b) **a minimum of 1875 C2/C3 extra care units per annum (or 110 per annum) between 2026-43;**
   c) **106 bed spaces of C2 residential care towards the end of the Plan period, as there is a current oversupply; and**
   d) **2871 units of Dementia Friendly accommodation, to address the needs of those with such illnesses, particular the elderly population, as part of the overall mix of housing delivered over plan period.**

3. **Proposals for the improvement, redevelopment and provision of new supported and specialist accommodation will be permitted providing:**

   a) **It is demonstrated the scheme would meet an identified need, including those within the Council's housing and commissioning strategies, particularly to enable the intended user to live independently.**
   b) **It provides the necessary level of supervision, management and care/support for the intended occupants, which will be secured via a legal agreement.**
   c) **They are well designed with infrastructure to support residents with social, physical, mental and/or health care needs, including dementia and autism.**
   d) **It is within an accessible location with good access to public transport or within walking distance to a range of community facilities including**

shops, medical services and public open spaces or these are provided on-site.

e) It does not result in the over concentration of such accommodation within a neighbourhood, and harmful impacts on the amenities of neighbouring properties and surrounding area.

4. The use of the Local Supported Housing Strategy will be supported to address supply, quality, supported-living need and move-on pathways for young people, care leavers and people with complex needs.

5. The Council will work with stakeholders and developers to increase the range of adaptations, bungalows, level-access homes, sheltered and retirement housing, Extra Care and residential care across the Plan period.

<u>Specialist older persons accommodation within a C3 use class</u>

6. To ensure the design of specialist older person accommodation (including extra care housing schemes) is suitable for the intended users, proposals will be required to:

a) Include appropriate facilities for care where required, including good quality staff and visitor accommodation and supporting facilities.
b) Provide appropriate bathroom, kitchen and laundry facilities together with communal rooms.
c) Ensure the layout of communal spaces is designed to encourage incidental meeting, interaction, to develop a sense of community.
d) Include provisions for affordable housing, in compliance with Policy HO4: Affordable Housing.
e) Ensure appropriate wheelchair accessibility is provided, including a higher proportion built to M4(3)(2) building regulations standards for specialist older person accommodation that seek to address the needs of those aged 65+. This will be determined on a site-by-site basis based on the need to optimise output, viability, site size and other constraints.
f) Demonstrate how the type of units and their design will address the needs of people with dementia and / or other long-term health conditions.
g) Ensure adequate access, parking and servicing access arrangements, with a safe drop off point within 50m of the main entrance. This must be appropriate for emergency vehicles.
h) Ensure appropriate provision of suitable charging points for mobility scooters is included on-site.

<u>Older person care homes within C2 use class</u>

7. To ensure the design of residential and nursing homes is suitable for the intended users; proposals will be required to ensure:

a) There is an appropriate balance of private residential space and ancillary space associated with the care required.
b) There is appropriate privacy of internal spaces in the building for relevant groups, namely residents and staff.
c) Accommodation is provided in line with relevant design guidance and best practice standards.
d) There is adequate access, parking and servicing access arrangements with a safe drop off within 50m of the main entrance. This must be appropriate for ambulance/minibus drop-off.
e) There is provision of accessible communal outdoor space including a well-designed garden space for use by residents, staff and visitors which features a good level of amenity with regard to daylight and sunlight, noise, enclosure, overlooking, privacy and security.
f) There are an adequate level and range of care facilities and support, communal areas/facilities (i.e. dining areas, lounging area, kitchen meal preparation) offered to address the individuals' needs of residents on-site.

Changes of use and loss of facilities

8. The Council will resist the loss of supported and specialist accommodation, unless proposals demonstrate:

a) adequate replacement accommodation of the same quality and quantity will be provided for the particular group in a suitable location;
b) the accommodation is no longer required for the particular group or other relevant groups in need of supported/specialised housing;
c) the accommodation is not suitable for the care of the intended occupants (or other relevant occupants of supported/ specialised accommodation) in its current condition and format and/or is incapable of being maintained at an acceptable standard; and
d) the current use/alternative use for supported/specialised housing groups is unviable on the site and has been satisfactorily marketed without any interest.

Explanation

Positive Planning and Delivery of Supporting and Specialist Accommodation

The Council seeks to ensure everyone has access to a decent and secure home. Supported and specialist accommodation provide an essential place of residence for the most vulnerable and disadvantaged individuals or groups of society and can include a certain level of support or care to address individual needs. The overall objective of this type of accommodation is to enable individuals to live as independently as possible within the community, with an overall focus of promoting social inclusion.

A key aim of the Local Plan is to deliver housing to meet identified needs across the District, including the provision of suitable accommodation for older people, looked-after children and groups with specialist needs. Specialist housing is designed so that occupants can access support when required, whilst promoting independent living.

The provision of a wide range of supported and specialist accommodation is likely to be necessary during the Plan period, including permanent, longer-term and shorter-term accommodation that meets local needs. This could include accommodation for the elderly; looked-after children; veterans; refugees; people with addictions/drugs problems; people with disabilities and physical or mental health issues; people suffering from dementia; homeless persons; victims of domestic abuse; and reablement accommodation for people who are ready to be discharged from hospital.

The Council will also work positively with a stakeholder such as specialist accommodation providers, developers, charities, health care providers to support the delivery of new, innovative emerging specialist and supported accommodation products (e.g. inter-generational housing) that address the local housing needs of a range of end users. This is provided a local identified need is demonstrated for such supported specialist accommodation, there is an adequate level of supervision, management and care/support for the intended occupants it is end users, it is well designed and it complies with other requirements of the above policy.

Meeting Different Needs

The SHMA assessed the additional accommodation needs of different groups with disabilities; health, age and life experience related. Some of these additional needs may be addressed via mainstream housing, with appropriate adaptations, support and care (if necessary). The key findings of this are outlined below:

1) Learning disabilities and autism:

- The number of people with moderate to severe learning disability (all ages) is estimated to be 2,138 people in 2025. This is expected to increase to 2,291 people (or 7.2% change by 2043, and for the 65 year+ age group it is expected to increase by 22.6%. It is noted that people with learning disabilities account for 63% of people within supported housing.

2) Mental health needs:

- It is estimated there are circa 63,790 residents in 2025 aged 18-64 years with common mental health disorders and forecasted to increase by 5.7% (to 67,412) by 2043. It is noted that this group comprises of circa 31% of people (1,100) people within supported living accommodation. The Council identifies a need to expand transition services for young people moving into adult services.

Local Supported Housing Strategy

In line with the Supported Housing (Regulatory Oversight) Act 2023, the Council will produce a Local Supported Housing Strategy. This will include an assessment of current supply, unmet need and likely future demand for supported housing. In addition, the Council's Adult and Social Services team publish a Market Position Statement that sets out the current commissioning approach and market opportunities for providers, the current understanding of social care needs, forecasts and demand projections for a range of needs. This includes housing, Extra Care and

Supported Living, as well as areas such as Older People, People with Dementia, Learning Disabilities and Autism, and Equipment Services.

Location of Supported and Specialist Accommodation

Proposals for supported and specialist accommodation should be situated within locations that provide good access to public transport, local services and facilities (including open spaces) in order to support the vulnerable and disadvantaged with health issues to be independent, facilitate social interactions, and avoid isolation and loneliness.

Proposals for supported and specialised accommodation should not result in a harmful over concentration of similar uses, to support mixed and inclusive communities. A satisfactory management will need to be submitted setting out the type, level and duration of management/support that will be provided for the intended user; the measures needed for the safety and security (if necessary) of the user, as well as preventing harmful impacts on neighbouring amenities.

The Council will protect the existing stock of supporting and specialist accommodation where a need exists and it is suitable, unless a replacement is proposed of equivalent quantity, quality on the site/ or alternative site. To justify the loss of such accommodation, applicants must demonstrate it is no longer needed to address a need of a particular group, it is not fit for purpose and refurbishment is not an option to make it suitable, and it is unsuitable for other relevant types of supported and specialist accommodation needs.

Specialist Older Person Accommodation

Bradford is expected to experience an ageing population with a significant growth in the older population during the Plan period. The SHMA 2026 indicates that the number of people aged 65 and over is expected to increase by 26.7% between 2025 to 2043. This will not necessarily result in a linear increase of the need to provide specialist older person accommodation with differing levels of care and support required. Furthermore, needs are likely to be driven by:

- Retrofitting/adapting the existing stock of housing and providing new high-quality housing built to adaptable and accessible housing standards.
- The common cultural practice for multigeneration households to reside and care for one another in a single dwelling, particularly Global and Black Majority groups that form a large proportion of the area's population.
- A move away from the traditional model of providing care homes (with support staff) toward providing specialist older accommodation products with an appropriate level of support, such as extra care housing that encourage independent living.

The Council will adopt a balanced approach for addressing the future housing needs of an elderly population, which include a combination of measures to support improvements to existing housing stock such as installing wheelchair access that enable people to reside independently within their existing dwellings. Local Plan policies will support an increase in the provision of new housing with level access or

built as bungalows, as well as increase the provision of housing built to building regulation accessible and adaptable standards as part of the overall general housing provision (see Policy HO8). This will ensure new dwellings do not require expensive physical improvements as the needs of the occupants change as they age and they can remain within their existing accommodation for a longer period of time. In addition, it recognises that a proportion of the elderly population will require a specialist type of older person accommodation with differing level of care and support, as well as care homes with specialist care staff.

Types of Accommodation

The SHMA includes information on the range of older person accommodation products that could be delivered to address local housing needs and the key distinctions between them. It clarifies a range of specialist older person accommodation within a C3 use class that can be provided. This can include age restricted market housing for those ages over 55, retirement living/sheltered housing for those aged 60+ and extra care housing.

The benefits of specialist older person housing within a C3 use are they enable older people to live independently for longer, with positive health and wellbeing outcomes, whilst allowing access to care staff (if needed). It can result in savings for the NHS (i.e. reduce admissions and long stays) and adult social care, prevent/delay more costly moves into care homes; provide dementia-friendly accommodation; and free up under-occupied homes (often with gardens) to meet the needs for family sized housing.

Within C2 use class specialist older person accommodation comprise residential care homes and nursing homes. These help address the accommodation needs of the elderly population (and increasingly very elderly population) who have serious health issues or needs that require specialist care or professional nursing staff. They provide non-self-contained accommodation consisting of a residential setting where a number of older people live, usually in single rooms, and have access to on-site care services and other communal facilities.

The SHMA utilised the Housing LIN modelling to assess the future housing needs of the existing and future projected increase in the older population and the type of products that may be required. Headline findings from the modelling are summarised in Table 1.

Table HO6.1: LIN Modelling – Headline Findings

Data	Implications
312 units of (or total of 5298 over 17 years) units of specialised older person accommodation within a C3 use, comprising of 349 units per annum of leasehold sheltered units, 66 units per annum of Enhanced Sheltered housing with a 50:50 between rent and sale, less the existing annual over supply of 103 units per annum of conventional sheltered housing for rent.	There is a high priority to increase the provision of self-contained C3 specialist older person accommodation, particularly leasehold sheltered housing, followed by enhanced sheltered housing. In addition, there is a current over supply in conventional sheltered housing for rent that is likely to persist throughout the Plan period.

110 C2/C3 extra care units per annum (or total of 1875 units), comprising of 26 units per annum of extra care housing for rent and 85 units per annum for sale.	There is a moderate priority for increasing the provision of extra care housing for sale and rent that there is under provision for.
6 C2 residential care bed spaces per annum (or a total of 106 beds).	There is currently an oversupply of C2 residential care bed spaces, and a limited need may arise over the long term towards the end the Plan period. These figures are generally in line with the Council's Adult and Social Services Market position statement.

The Council will apply affordable housing policy to specialist older person accommodation products such as extra care housing that tend to be self-contained housing with an element of care/support and are generally considered to be a dwelling house. The Council will consider the use class of such proposal and whether they fall within a C3 use, on a case-by-case basis.

The Council may require a higher proportion of the proposed specialised older units' products within a C3 use that are primarily aimed at the 65+ age groups to be built to wheelchair accessible M4(3)(2)(b) building regulations standards. This is supported by the SHMA that indicates that the elderly population are more likely to experience physical illness, disabilities and mobility issues. Also, the District has a high level of households with at least one member with illness or disability (39.8%) and only 2.8% of households live in properties that have been adopted or purpose built for wheelchair access. The appropriate level will be determined on a site-by-site basis.

To ensure high-quality accommodation is provided, the design of specialist residential accommodation for older people must demonstrate it has considered and addressed key design aspects. To ensure appropriate privacy for residents, elements of a building should be ranked on a scale of ascending privacy, with the most public spaces close to either main entrances or centrally located, and the private dwellings the farthest away from the main entrance.

There should be separation between areas just for residents, staff and visitors with a distinction between shared spaces. Provision of communal spaces must be proportionate to the scale of the accommodation, optimising the accommodation for residents whilst maintaining the usability of the communal spaces. The design scheme of outdoor amenity areas should be sensory stimulating for their occupants and reflect established good practices (e.g. dementia friendly design), particularly for the elderly and those who are experiencing dementia and/or other health conditions.

Suitable bathrooms, storage space for equipment and appropriate rooms for activities must be provided. Providing storage space is important for mobility scooters, hoists and other equipment. In particular, extra care should provide sufficient charging points for scooters.

Developments must also make adequate provision for access, parking and servicing for vehicles, with drop-off points for taxis, mini-buses and ambulances located near the building's principal entrance.

Accommodation for People with Dementia

As the District experiences an ageing population, there is likely to be higher levels of dementia amongst the population, particularly amongst the 75+ and 85+ age groups. The SHMA estimate there is currently 6,170 people aged 65 and over with dementia and 136 people aged 30 to 64 that have early-stage dementia within the District. In contrast, the number of people aged 65+ with dementia is projected to increase by 42.7% and increase by 61.2% for the 85+ age group over the Plan period (2025-43).

The increased rates of dementia will require existing and new homes to be designed to cater for the needs of those with such illness and be located in areas that enable independent living, access to local facilities, services (including open spaces) and social interaction, as well as specialist accommodation such as extra care housing with an element of care/support. The RTPI dementia practice advice note (2020) indicates this will not necessitate the need to increase the provision of residential and nursing care homes because dementia persons can suffer from early stage, mild or severe forms of the illness. Hence, different measures can be taken to support them to maintain independent living for longer, as well as provide accommodation options that can include C3 residential care, extra care housing or care home as a last resort.

The SHMA identified a need to deliver a total of 2,871 dementia friendly accommodation, which could be delivered as part of a range of specialist older person accommodation units, supported accommodation and general housing products such as bungalows. Proposals will be required to demonstrate the design of schemes has considered the planning practice guidance, RTPI practice advice note (2020), West Yorkshire Combined Authority Dementia Ready Housing Design criteria and other good practices for accommodating the needs of those with dementia, including measures to support independent living.

Accommodation for Looked-after Children

The Department for Education's definition of a looked-after child is: 'A child is looked after by a local authority if they are provided with accommodation for a continuous period of more than 24 hours (section 20 Children Act 1989) or are subject to a care order (defined in section 22(1) Children Act 1989)'.

The Council produced the Bradford Children and Families Trust's Sufficiency Strategy 2025–2028[7] to assess the future accommodation needs. This set out there were 1377 children in care as of March 2025 and the types of placements that have taken place to address their needs. The sufficiency evidence also highlights accommodation pressures for care leavers. The December 2024 sufficiency update reported that, at the end of September 2024, there were 606 care leavers aged 18 to 21 open to the Trust. It noted some care leavers remain in supported accommodation after turning 18 because of a lack of suitable tenancies, flexible support and preparation for independent living. The strategy therefore identifies the need for suitable move-on accommodation, supported accommodation and effective transition planning for young people moving towards adulthood.

[7] Available at https://www.bradfordcft.org.uk/wp-content/uploads/2026/03/BCFT-Sufficiency-Strategy-2025-2028.pdf

Applicants will be required to demonstrate that their proposal has had regard to the above strategy or any other relevant needs assessment, and it is meeting an identified need. Proposals should particularly seek to address the current need for move on accommodation for children or supported accommodation for 18–21-year-olds, to enable them to develop the confidence of living independently in the future.

In addition, applicants are encouraged to have early discussions with the Council's health and social care team and provide evidence that they support the identified need that the proposal is seeking to address. It is important for proposals to demonstrate that they will provide adequate facilities support staff/management and will be well designed and located to meet the requirements of the intended users. Further, the potential loss of such accommodation should be supported by robust evidence in compliance with the policy.

Veteran Needs

At the 2021 Census, 12,391 Bradford residents aged 16 and over had previously served in the UK armed forces, comprising 9,412 who served in the regular forces, 2,461 in the reserve forces and 518 in both. This represents 2.9% of the District's population aged 16 and over, below the Yorkshire and The Humber figure of 4.2% and the England figure of 3.8%. Bradford's veteran population is therefore proportionally smaller than in most districts, reflecting the District's younger age structure, but it remains a group of more than 12,000 people to whom the Council owes specific statutory duties.

Veteran housing need sits at the two ends of the age spectrum. At one end, the veteran population is markedly older than the population as a whole. Nationally almost one third of veterans are aged 80 and over, against 5.1% of non-veterans, and 32.1% of veterans are disabled as defined by the Equality Act, against 19.6% of non-veterans. Most of that difference is explained by age: once age, sex and regional differences are taken into account the gap narrows to 32.1% against 30.0%. The practical implication is that the majority of veteran housing need in Bradford is older person and accessible housing need, and it will be met through the mainstream stock, adaptations and the specialist older person and Extra Care provision considered earlier in this chapter rather than through veteran specific accommodation.

At the other end of the spectrum, a smaller number of veterans face homelessness or require supported housing on leaving service or following relationship breakdown. That need falls within the housing related support and single person supported accommodation. Op FORTITUDE, the national referral pathway for veteran homelessness, provides a route into supported housing which local partners are able to access.

The Council's obligations to this group are specific. Bradford Council and twenty partner organisations signed the Armed Forces Community Covenant in January 2012, and section 8 of the Armed Forces Act 2021 places a statutory duty on local authorities to have due regard to the Covenant principles when exercising relevant housing functions, including the allocation of social housing and disabled facilities

grants. Members and former members of the regular forces with urgent housing needs are entitled to additional preference within the allocation scheme under section 166A(3) of the Housing Act 1996.

Since 18 December 2024, all former members of the regular forces have been exempt from local connection and residency qualification requirements, the previous five-year limit having been removed by amendment to the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

There is a need for veteran status to be recorded consistently on the housing register and within homelessness assessments, so that the Council's forthcoming Supported Housing Needs Assessment and Local Supported Housing Strategy are able to quantify need for this group more directly.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing SO8: Vibrant Town and District Centres SO16: Delivering Healthy Places and Communities
Key Policy Links	National Planning Policy Framework December 2024, amended February 2025 – Paragraphs 63, 64, 135 Planning Practice Guidance – Housing supply and delivery; Housing needs of different groups, Housing for older and disabled people, Housing Optional technical standards
Evidence Base	SHMA 2026, Local Plan

POLICY HO7 – GYPSY AND TRAVELLER AND TRAVELLING SHOWPERSONS ACCOMMODATION

Meeting Gypsy and Traveller Accommodation Needs

1. **The permanent authorised sites of GT1 Esholt (19 pitches), GT2 Mary Street (28 pitches) and GT3 Square Street (3 pitches) are retained and allocated for Gypsy and Traveller sites as detailed on the Policies Map.**

2. **Over the plan period a minimum 54 new pitches for Gypsies and Travellers will be provided in Bradford District, consisting of:**

a) **A minimum of 25 net additional pitches for Gypsy and Travellers to meet five-year authorised pitch shortfall for the period 2026/27 to 2030/31.**

b) **A minimum of 29 net additional pitches for Gypsy and Travellers to meet longer term authorised pitch shortfall for the period 2031/32 to 2042/43.**

Regularisation and / or Intensification

3. **Proposals for the regularisation and / or intensification of the sites detailed below in Table HO7.1 will be permitted where they meet the criteria set out below under HO7 6 A-J.**

Table HO7.1 – Sites Suitable for Regularisation and / or Intensification

Name	Intensification / Regularisation	Total pitches
Napier Road, BD3 8DA	Regularisation	1
207 Huddersfield Road, BD12 0TQ	Regularisation	3
85A Westgate Hill Street BD4 0SL	Regularisation	2
Avenue Street, BD4 9QT	Regularisation	1
Land to the rear of Fagley Road, BD2 3	Regularisation / Intensification	4-6

Meeting the Needs of Travelling Showpeople

4. **The permanent authorised site of TS1 Paley Road (36 plots) is retained and allocated for a Travelling Showpersons site and is identified on the Policies Map.**

5. **Proposals for the regularisation of the sites detailed below in Table HO7.2 will be permitted where they meet the criteria set out below under HO7 7. A-J.**

Table HO7.2 – Sites Suitable for Regularisation

Name	Total plots
195 Gain Lane, BD2 3LW	3
197 Gain Lane, BD2 3LW	3

Planning Applications for Sites

6. **Planning applications for Gypsy and Traveller sites will be assessed against the following criteria:**

a) **The delivery of a suitable site access which would not be detrimental to highway safety for vehicles, cyclists and pedestrians together with any required mitigation measures.**

b) The extent that the site can be served by utilities or infrastructure.

c) Whether the site is accessible to services and facilities, public transport and active travel routes.

d) Impact on residential amenity, or existing buildings or uses, either by the design, close proximity, activities or operations on the site which would be detrimental to the surrounding area.

e) Whether proposed sites are located on land that is deemed unsuitable for general housing, such as land that is contaminated or adjacent to bad neighbour uses.

f) The extent that the site incorporates good design and landscaping standards, providing a suitable level of vehicle circulation, storage space, open and play space, landscaping and biodiversity measures, security and service and utilities infrastructure, which is compatible with wider place-design including conservation and heritage considerations.

g) Whether the application avoids areas of fluvial and surface water flood risk, but where there is limited flood risk within the site, the site layout should be designed in a way that avoids the siting of caravans within Flood Zones 2 and 3.

h) Whether proposals for day rooms are of a proportionate size and massing to their function as outbuildings serving caravans.

i) Any permission granted for a Gypsy and Traveller development will be subject to a condition limiting occupation to Gypsies and Travellers, as appropriate.

j) In line with national policy, Traveller sites (temporary or permanent) in the Green Belt are inappropriate development unless the exceptions set out in the NPPF apply.

<u>Loss and Protection of Authorised Sites/Yards and Pitches/Plots</u>

7. Should an authorised site or yard be temporarily or permanently closed due to environmental factors, regeneration or major project activity a collaborative process with residents should be undertaken to identify the provision of suitable alternative accommodation prior to displacement.

8. The loss of authorised sites/pitches or yards/plots to alternative uses will be supported where:

a) it can be fully demonstrated that the site no longer caters for current or future Gypsy and Traveller or Travelling Showpersons needs, or

b) acceptable suitable replacement accommodation is provided, prior to the loss of the existing site/yard or pitches/plots to maintain Gypsy and Traveller and Travelling Showpersons accommodation needs.

Negotiated Stopping Policy

9. Provision will be made to apply a negotiated stopping policy to accommodate encampments of up to 5 caravans, encampments of between 6 and 10 caravans and encampments of more than 10 caravans to reflect the varying sizes of encampments experienced across Bradford District.

10. The negotiated stopping policy covers the use of identified vacant land for a specified temporary period; the services to be provided by the local authority and supporting stakeholders, including welfare and health checks and the provision of temporary utilities including water, waste disposal and sanitation.

Explanation

National Planning Policy

The NPPF states in Paragraph 63 that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policy'. A footnote in the NPPF then states 'Planning Policy for Traveller Sites sets out how travellers' housing needs should be assessed for those covered by the definition in Annex 1 of that document'.

The Planning Policy for Traveller Sites (PPTS) (December 2024*)* document states that *'*local planning authorities should make their own assessment of need for the purposes of planning' and 'ensure that their Local Plan includes fair, realistic and inclusive policies' and 'to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply'*.*

The PPTS which, read in conjunction with the NPPF, has the overarching aim of ensuring fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of while respecting the interests of the settled community. The PPTS includes an expanded planning policy definition of Gypsies and Travellers under Annex 1 which now includes 'and all other persons with a cultural tradition of nomadism or of living in a caravan' following court judgements, which makes the definition more inclusive.

For plan-making there is a need to ensure compliance with PPTS paragraph 10 in relation to supply of sites, understanding of the relationship between sites, pitches and plots and surroundings areas and protection of local amenity and environment.

Local Plans also need to set plot targets for Travelling Showpeople and have regard to the needs that Travelling Showpeople have for mixed-use yards to allow residential accommodation and space for storage of equipment. In setting pitch and plot targets Local Planning Authorities should address the likely permanent and

transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities (PPTS para 9).

Local Context

The Bradford District has a long history of Gypsy and Traveller communities with their diverse traditions and cultures, which can be traced back to historic place names, economic activities and community and cultural events. There are particularly strong Gypsy and Traveller communities concentrated in parts of the District, including Bradford South-East (Holme Wood).

The 2021 Census reported a population of 906 people who identified as 'White: Gypsy or Irish Traveller' or 'Gypsy/Romany' and 252 people identifying as 'Roma' living in Bradford District. The total number of households was estimated to be 290 based on the number of Household Reference People identified in the census of which an estimated 278 live in bricks and mortar accommodation.

Understanding Local Needs

The Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment (GTAA) 2026 provides the latest available evidence to identify the accommodation needs of Gypsies and Travellers and Travelling Showpeople across the area. This detailed study includes a review of secondary data, stakeholder consultations and household surveys with residents in sites / yards and bricks and mortar accommodation. The need was assessed over a short-term period 2026/27 to 2030/31 and longer-term period 2031/32 to 2042/43.

In the absence of further guidance on preparing GTAAs, the methods adopted in the study reflect the PPTS, build upon those methods established through previous guidance, and practical experience and decisions made at planning inquiries and appeals.

The GTAA focuses upon the needs of Gypsies, Travellers and Travelling Showpeople, with Roma community housing issues considered as part of Strategic Housing Market Assessment (SHMA) (2026) and specialist housing policy HO6. The GTAA evidence work has not identified specific accommodation needs from other nomadic groups such as New Age Travellers or other nomadic groups in Bradford District.

Gypsy and Traveller Pitch Requirements

The GTAA identifies a total need of 73 pitches for the five period 2026/27 to 2030/31 following an assessment of households living on pitches; existing households planning to move in the next five years and emerging households (5 years), plus the housing register. This is balanced against a supply of 45 pitches on Council owned sites at Esholt and Mary Street and a small private permanent authorised site at Square Street (3 pitches), which in total equate to 48 authorised pitches with an

additional two authorised pitches considered long-term vacant (Esholt). The five-year authorised pitch shortfall for 2026/27 to 2030/31 is 25 pitches.

The study assumes that occupancy of the site at Mary Street will continue over the plan period or until such time that a suitable and agreed decampment strategy is finalised for alternative long term reprovision.

The standard approach to modelling longer-term need is to use known household structure information from the household survey of households who have stated a preference for living on a pitch. On the basis of the age of children in households, it is possible to determine the extent of 'likely emergence', which assumes that a child is likely to form a new household at the age of 18.

When calculating longer-term need, a reasonable assumption is that half of these children will form new households, bearing in mind culturally women tend to move away on marriage and men tend to stay in close proximity to their families on marriage. The model therefore assumes that 50% of children will form households when they reach 18 and that these households remain in the local authority area. This approach has been tested at inquiry, and the assumption has been corroborated by several Travelling interviewees.

Analysis indicates an overall need for 29 additional pitches over the longer-term 2031/32 to 2042/43 based on the number of children living on sites and children in households wanting to move from bricks and mortar houses to pitches. Table HO7.3 below sets out the total short term and longer-term need shortfall.

Table HO7.3: Gypsy and Traveller pitch need 2026/27 to 2042/43

Period	Pitch need
5yr Authorised Pitch Shortfall (2026/27 to 2030/31) (A)	**25**
Longer-term need	
Over period 2031/32 to 2035/36 (B)	11
Over period 2036/37 to 2040/41(C)	10
Over period 2041/42 to 2042/43(D)	8
Longer-term need TOTAL to 2031/32 to 2042/43 (12 years) E=(B+C+D)	**29**
NET SHORTFALL 2026/27 to 2042/43 (A+E) (17years)	**54**

Travelling Showperson Plot Requirements

There is one long-standing authorised Travelling Showperson's yard in Bradford District and a further two unauthorised yards. There is sufficient capacity at the Showperson's yard at Paley Road with 36 plots for Showpeople for the existing households using the yard and space for more households to use it. There is

however a national strategic shortfall of Travelling Showperson yards and need may arise in Bradford District over the plan period.

Transit Provision

The GTAA study also considered evidence of unauthorised encampment activity and views of specialist stakeholders to inform conclusions on transit need across Bradford District. Following feedback, good practice has generally moved away from identifying specific transit sites to positively managed negotiated stopping with local authorities making an agreement with Gypsies and Travellers on unauthorised encampments.

The extent of managed negotiated stops can vary but is generally focused upon a common agreement with Gypsies and Travellers to use a vacant or unused piece of land as a temporary stopping place. Terms of the stop can include land and services to be provided by the local authority, including water, waste disposal and sanitation and the period of time for the negotiated stop.

Based upon unauthorised encampment activity, the Council and supporting stakeholders will need to accommodate encampments of up to 5 caravans, encampments of between 6 and 10 caravans and encampments of more than 10 caravans to reflect the varying sizes of encampments experienced across Bradford District.

Meeting Need

The location of new Gypsy and Traveller sites need to be sustainably located near services and facilities and provide for high-quality living environments in line with general housing. There may also be other specific locational site design requirements in terms of site access, business operations, vehicle circulation and storage together with environmental considerations in terms of noise and environmental screening that are of heightened importance on Gypsy and Traveller sites. The same type of criteria also applies to the regularisation of sites.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing
Key Policy Links	**Local Plan Policies**: HO6, DS1 Homes and Neighbourhoods Design Guide SPD Site Assessment Methodology (Revised) 2026
Evidence Base	Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment (GTAA) 2026

POLICY HO8 – HOUSING DESIGN STANDARDS

The detailed design of homes, private outdoor spaces/gardens, and the 'transition zone' (the area between the building and the street) should fulfil the criteria below:

<u>CREATING A SUCCESSFUL TRANSITION ZONE – FROM STREET TO FRONT DOOR</u>

1. **ENTRANCES**
   a) **Front doors and building entrances to homes should be visible with a clear line of sight from the street/public areas and be clearly identifiable as entrances;**
   b) **Ground floor flats should have their front door accessible from the street.**

2. **CIRCULATION SPACE FOR FLATS**
   a) **Communal circulation within flats including the entrance lobby should provide the space to enable some form of amenity to be provided for residents;**
   b) **Providing circulation via covered outdoor decks is encouraged to create a healthier and more convivial environment, and to enable dual aspect flats refer to J below.**

3. **SETBACKS, FRONT GARDENS & PRIVACY**
   a) **Homes with habitable rooms on the ground floor frontage should have a minimum 1metre setback between the building and the back of pavement;**
   b) **Windows for ground floor street facing habitable rooms should start at least 1metre off the ground to protect the privacy of residents;**
   c) **Front gardens should consist of at least 25% soft landscaping to contribute to green streets and support biodiversity.**

4. **BOUNDARIES**
   Front gardens facing onto public areas should be demarcated by a boundary feature up to 1metre high (on average) consisting of one of the following treatments, depending upon context:
   - **Low stone or brick wall;**
   - **Hedgerow;**
   - **Railings;**
   - **A combination of the above;**
   - **Other suitable treatment as evidenced by the Character Assessment - see Policy DS3.**

5. **BIN STORAGE**
   a) **Homes should be provided with individual or shared bin store shelters with adequate space for all bin types – see Appendix 12;**
   b) **Bin store shelters should be designed to be convenient and secure and to complement the character of the building and streetscape;**

c) A smooth and level access where practical should be provided between storage and collection locations;
d) Where located externally bin stores should include green roofs.

MAKING GOOD BUILDINGS AND HOMES

6. ENERGY EFFICIENT HOMES

The Council will encourage and support new residential developments which achieve high sustainable design and construction standards, and high energy efficiency standards. The minimum acceptable sustainable housing standards are set out in the Building Regulations, refer also to Policies ST3 and CR3.

7. ACCESSIBLE HOMES

Proposals should provide a proportion of new homes which are designed to be accessible and adaptable to support the changing needs of families and individuals over their lifetime, particularly those of older people, people with young children and people with disabilities. To achieve this:

a) New build residential developments should include the following proportions of accessible homes:
- **On major development sites over 0.5 hectare or 10 or more homes a minimum of 5% of dwellings should meet the Building Regulations requirement M4(3) 'wheelchair user dwellings', designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The remaining 95% should be built to M4(2) accessible and adaptable standards;**
- **On minor developments of 9 dwellings or less, all homes should be built to M4(2) accessible and adaptable standards.**

b) Wheelchair accessible dwellings should also have access to outdoor space, parking and communal facilities;
c) Where it can be robustly justified that site-specific factors, such as flood risk, site topography or viability make a site unsuitable or unviable to provide either M4(2) and/or M4(3) standard properties, the proportion of accessible homes required by this policy will be applied flexibly;
d) The mix of sizes, types and tenures of accessible housing should align with the mix of sizes, types and tenures of the whole development, unless there is evidenced need for additional accessible housing of a particular tenure;
e) The required number and mix of accessible homes should be clearly illustrated on submitted plans and will be controlled via a planning condition.

8. INTERNAL SPACE

All new homes should provide a suitable amount of space appropriate to the type of home. To achieve this:

a) All new market and affordable homes should seek to meet the Nationally Described Space Standard (NDSS) for internal space in new dwellings;

b) Applicants should provide a schedule setting out the internal floor areas for each type of home;
c) Justification should be provided where a home cannot meet the standards;
d) Proposals for change of use, student accommodation and houses in multiple occupation will not be subject to the NDSS. Proposals should however, reflect the NDSS with appropriate adjustments made for these types of development and support quality design. They should also meet standards of general amenity for occupiers, including adequate space, light and ventilation.

9. INTERNAL LAYOUT

New homes should be well laid out internally, and are encouraged to be designed to provide the following features which can be met within the Nationally Described Space Standard (NDSS):

a) Living areas that allow space for indoor play by providing:
- **a minimum 14m^2 for a 2 Person home (+ 1.5m^2 per additional 1Person)**
- **a minimum width of 3m for a 2 Person home (or 3.5m for 3 Person+)**

b) Built-in floor-to-ceiling storage on each floor, a minimum 0.8 metre wide;
c) A designated entrance zone inside front doors for storing everyday outdoor items by providing either a storage cupboard or an additional minimum 0.3 metre to the clear entrance width;
d) A second separate living area and bathroom or shower room for 6 Person+ homes.
e) The use of mediating space between habitable rooms to improve acoustic privacy and allow different activities including work and study to occur peacefully throughout the home.

10. ASPECT

Single aspect homes should be minimised. In circumstances where achieving dual-aspect homes is impractical then they should:
a) avoid being north facing;
b) be 1 or 2 bedrooms only;
c) have a minimum floor to ceiling height of 2.5 metre, and
d) where the Council is concerned about the quality of single aspect homes applicants will be required to provide evidence to demonstrate they will receive adequate natural light and ventilation.

<u>ACCESS TO PRIVATE AND SEMI-PRIVATE OUTDOOR SPACE</u>

11. PRIVATE OUTDOOR SPACE

Private open space should be directly accessible from at least all 2 Person + homes and be designed to allow for sitting out and privacy and to enable opportunities for planting, nature, rainwater harvesting, food growing and storage by providing the following:

a) For houses and ground floor flats:
- **A minimum 20m^2 for 2 Person (+ 5m^2 per extra 1 Person);**

- **A hard landscaped area of minimum depth 1.5 metre to allow sitting out**
- **At least 60% soft landscaping;**
- **A water butt (for watering plants and gardens).**

b) For flats:

- **Provide a minimum 5m^2 for 2 Person (+ 1m^2 per extra 1 Person), with a minimum depth of 1.5 metre.**
- **Where the above is not practical good quality communal outdoor space should be provided - see L below.**

12. SEMI-PRIVATE COMMUNAL OUTDOOR SPACE FOR FLATS

a) Major development proposals for new build flats and minor application proposals where practical should provide communal amenity space to include the following:

- **Formal and informal seating opportunities;**
- **Doorstep play features;**
- **At least 33% of the space to be soft landscaping;**
- **Good access to direct sunlight - where the Council is concerned that a space may not achieve this, developers will be required to provide evidence that it complies with a nationally recognised benchmark such as BR 209;**
- **A sheltered area, from both sun and rain, of a minimum 6m^2.**

b) Proposals for the conversion of existing buildings should seek to achieve the above criteria wherever practical. In cases where well-designed and innovative solutions don't fully meet the above this may be acceptable.

Explanation

Transition Zone

The area between the street and the front door, plays a big role in the quality and attractiveness of residential environments and in providing a welcoming entrance and sense of arrival to the home. Careful consideration of set-backs from the street, front gardens and boundaries is needed to clearly distinguish between public and private and to provide residential amenity and some privacy, as well as reflecting local character and creating a sense of place. The policy sets some standards to help ensure these elements are successful and should be considered alongside the 'Character Assessment' (see Policy DS3).

Also important, is the storage of bins in ways that are convenient for residents and the collection of waste, but which also support the overall quality of the transition zone to ensure bins don't dominate or detract from the overall feel, appearance and walkability of a street. The policy is supported by Appendix 12 which sets out Bradford Council's standards for household waste storage.

Energy Efficient Homes

National planning policy requires any local requirements for the sustainability of buildings to reflect the Government's policy for national technical standards. Through the Future Homes Standard, the Government aims to improve the energy performance of new homes, requiring all homes to be highly energy efficient, to incorporate low carbon heating, and be zero carbon ready. The standard expects new homes to produce 75-80% lower carbon emissions compared to current levels. Developments are encouraged to go beyond these minimum standards, Homes and Neighbourhoods: a guide to designing in Bradford provides further guidance and applicants should also refer to Policy ST3 (Climate resilience, Sustainability and Resource Use) and CR3 (Renewable and Low Carbon Energy).

Accessible Homes

Bradford has an ageing population and levels of disability across the District are increasing. There are specific local issues with regards to overcrowding and the need for larger family housing, the quality, age and adaptability of the current housing stock and public health issues. This justifies the setting of optional technical standards exceeding the minimum standards required by Building Regulations. 5% of new dwellings on major schemes are to be built to M4(3) wheelchair accessible and adaptable standards with the remaining new dwellings being built to M4(2) accessible and adaptable standards. Part M of the Building Regulations sets a distinction between wheelchair accessible and wheelchair adaptable dwellings. In most cases it is expected that market housing provided through planning requirements will be wheelchair adaptable and should also be suitable for families with young children and pushchairs.

The standards are currently set at a level to meet anticipated need and are flexible to respond to individual site circumstances. This will ensure that site specific factors such as vulnerability to flooding, the topography of the site or other circumstances which may make a site less suitable for accessible dwellings will be taken into account, particularly where step free access cannot be achieved or is not viable. In some instances, sites may clearly not be suitable for people with mobility issues. Applications for such sites would need to provide a clear justification as to the reasons the standards cannot be met.

Internal Space & Layout

A common perception of new homes in Bradford is that they are too small and do not provide adequate areas for storage. To make homes fit-for-purpose, internal layouts should be of good, adequate size and planned out well so homes are functional, adaptable, and can meet our everyday needs, e.g. for play, home working, cooking, drying laundry, and relaxing alone or as a household. Built-in internal storage is also important for a well-functioning home, particularly for small homes, large families, and as a feature of autistic-friendly design.

Aspect

Dual-aspect dwellings provide the opportunity for better access to natural light and ventilation which is vital for designing healthy homes that are resilient to a changing climate. Where dual-aspect homes are impractical or undesirable to achieve, the policy sets standards to ensure liveability. For flats, access galleries (or outdoor 'decks') can facilitate dual-aspect and are strongly encouraged as an alternative to internal corridors, and they can also create more sociable environments (in support of criterion 2).

Private Outdoor Space

Private outdoor space allows residents to maintain a connection to nature, as well as a safe space for children to play close by. Family-sized homes would therefore be best accommodated in houses or ground-floor flats where private outdoor space is likely to be more generous.

The policy includes standards for the size and design of private outdoor spaces for different types of homes. Where developments are not able to accommodate this, it should be clearly justified and generous semi-private communal space should be provided.

Semi-private Communal Space

Communal outdoor amenity space provides a convenient location for residents to play, socialise and to access larger areas of open space nearby. It helps to nurture communities and make neighbourhoods safer and more inclusive. The policy specifies some key factors to be addressed when designing such spaces.

Linked policies

This policy deals with the detailed design of new homes and private/semi-private spaces. Proposals for residential development should also have reference to other relevant policies in the plan, specifically with regard to design:

- Policy TR3 Parking – includes residential parking design standards
- Policy DS1 Design Process
- Policy DS2 Well-designed spaces and landscapes – including requirements for on-site play.
- Policy DS3 Urban Character & Form – including the requirement for 'Character Assessment'.
- Policy DS4 Street Design – including standards for Green and Blue Streets and Inclusive Streets.
- Policy ST4 – Creating well-designed and healthy places.

The Council will publish visual guidance alongside the plan to aid the implementation and assessment of this and other policies in relation to housing design.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO5 Quality Design and Placemaking SO6: Access to Secure and Affordable Housing
Key Policy Links	**Local Plan Policies**: TR3, DS1, DS2, DS3, DS4, ST4, HO2
Evidence Base	SHMA, Viability Study, Homes and Neighbourhood Design Guide SPD, Draft Design Code for New Homes and Streets

POLICY HO9: EMPTY HOMES AND OVERCROWDING
1.The Council will work with stakeholders and use its plans, programmes and strategies to make best use of and improve the quality of the existing housing stock. **2. Support housing delivery programmes and projects to help bring empty homes back into use through area-based approaches to urban regeneration and a coordinated approach to improving housing stock through work on housing standards, retrofits and adaptations, empty homes, health and regeneration projects.** **3. Deliver a balanced range of homes, including two and three-bedroom affordable housing and larger homes for households experiencing overcrowding and larger-family need.** **4. Policy interventions and investment priorities will be set out within the Council's Housing Strategy, the Council's Empty Homes Action Plan, and its key area and regeneration strategies.**

Explanation

Tackling Empty Homes

As at October 2025, the District had around 7,550 vacant homes or 3.4% of all stock, compared with the national rate of about 2.8% (SHMA 2026). The extent of long-term vacant homes was 3,415 or 1.5% of all stock. It is a key Council priority to address empty homes through the Bradford Housing Strategy (2020-2030) and the linked Empty Homes Action Plan (2025-2030). A summary of the action plan is detailed below in Box HO9.1.

Box HO9.1: Empty Homes Action Plan Priorities

1. Enhance the outreach to empty property owners
2. Continuous service improvement
3. Data driven targeting – prioritise interventions

4. Support neighbourhood regeneration – tackle empty homes in a way that contributes to revitalizing communities.
5. Improve health outcomes - ensure properties brought back into use meet minimum health and safety standards
6. Enhancing housing access and choice - improve housing availability and affordability by bringing empty homes back into use
7. Maintain accurate records - ensure the data, both our own and that provided by partners, is reliable
8. Deliver sustainable solutions - focusing on long term financially viable solutions for tackling empty homes

Tackling empty homes in the District plays and important and central role in the regeneration of neighbourhoods, not only directly providing much needed homes but also improving the appearance of neighbourhoods and changing the narrative for communities, with regard to new investment and addressing deep-seated challenges in physical renewal. Bringing empty homes back into use is important as part of the wider housing delivery strategy and particularly in locations where the Local Plan is allocating new housing allocations as part of a co-ordinated strategy.

Overcrowded Housing – key challenges and directions

One of Bradford's most pressing housing challenges is overcrowding. It is well documented that overcrowding is not just a housing issue – it directly contributes to poor health and poor educational attainment and seriously damages quality of life for the families and households affected.

According to the 2021 census 5.5% of households were found to be living in overcrowded conditions (insufficient bedrooms) which was most pronounced in the social rented sector. Whilst this figure is higher than both the regional (2.9%) and national averages (4.3%) it is considerably lower than in 2011. Half of overcrowded households are owner occupiers (50.1%), followed by private renters (28.6%) and social renters (21.3%).

The Council's Housing Strategy (2020-30) indicates that there were approximately 15,000 homes which are subject to overcrowding, with concentrations in a number of urban neighbourhoods including Great Horton, Manningham and Barkerend. Part of the key objectives in the housing strategy is to deliver more family housing and increase the supply of larger homes in areas with high levels of overcrowding.

At its most basic level, rising rates of overcrowding are a symptom of the lack of availability and choice of more suitable housing. Therefore, the key measures through which overcrowding will be successfully tackled is through the increase in the right housing supply and by making better use of existing stock. This includes bringing empty homes back into use and reducing under occupation, which is also a priority.

The areas in the District with the highest concentrations of low-income households are also associated with the poorest quality housing stock, overcrowding and empty properties and the resultant effects of poor health and poor quality of life in general. The key ways in which overcrowding will be successfully tackled is through the increase in housing supply, together with making better use of existing stock.

Policy HO9 should also be read in conjunction with polices HO3 to HO6 which focus upon diversifying the District's housing stock, to respond to improving the type and range of housing reflective of the District's diversity and complex housing needs.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO5: Quality Design and Placemaking SO6: Access to Secure and Affordable Housing SO16: Delivering Healthy Places and Communities
Key Policy Links	Local Plan Policies: HO1 HO4, HO6, ST4
Evidence Base	Empty Homes Action Plan 2025-2030 Housing Strategy for Bradford District 2020-2030 **Strategic Housing Market Assessment Report (2026)**

POLICY HO10: HOUSES IN MULTIPLE OCCUPATION

1. **Proposals for the conversion/change of use a building or a dwelling house into Houses in Multiple Occupation (HMO) and hostels with shared facilities within a sui generis use will only be permitted where:**

   a) **It would not result in the loss of family-sized dwelling of three or more bedrooms, unless robust evidence is provided to demonstrate it is no longer suitable in terms of its design, layout, size for families and there is a lack of market demand.**

   b) **It is located within or accessible to the City Centre, Town Centres and District Centres, through public transport and active travel.**

   c) **It would support mixed and balanced communities and not result in the overconcentration of such uses within a neighbourhood. For HMOs, an over concentration is defined as an instance where three or more of the nearest properties are HMOs.**

d) **There should be no harmful impact on the amenity of occupiers of neighbouring properties and the character of the area.**

2. **Proposals for HMOs should demonstrate a high-quality design, to enhance the health, wellbeing of its occupants and surrounding properties. Proposal will need to comply with the requirements below:**

   a) **The accommodation should provide rooms of an adequate size for their purpose as set out in the Council's Amenity Standards for Houses in Multiple Occupation, and subsequent changes to this and Policy HO8 with a satisfactory functional living spaces and layout.**

   b) **It must provide satisfactory level of parking provision in accordance with standards for the area.**

   c) **It should ensure a balance of hard and soft landscaping on the forecourt to enhance the appearance of the property and street scene, with regard to Policy HO8.**

   d) **It should provide an adequate level and type of ancillary facilities such as kitchen areas, WC's, storage space and communal areas for lounging, dining is provided to address the daily needs for the proposed number of occupants.**

   e) **Adequate arrangements should be made for the storage and collection of waste and recycling material generated by future occupiers of the development.**

   f) **It would ensure all habitable rooms have a satisfactory living environment, in terms of privacy, daylight, sunlight, outlook and exposure to external noise.**

   g) **Adequate arrangements are made for the provision of amenity space for future occupiers in terms of access to gardens, communal facilities and areas.**

   h) **A Plan must be submitted in relation to the satisfactory maintenance, management of the HMO and measures to minimise potential harmful amenity impacts.**

3. **The Council will also apply the above criteria to any proposals for the redevelopment of sites/premises or new construction to provide additional HMO accommodation.**

Explanation

Low-Cost Accommodation and Types of HMOs

The Council recognises the important role Houses in Multiple Occupation (HMOs) play for providing essential low-cost accommodation often for younger, low income sharing households, who don't require self-contained accommodation.

HMOs can provide a valued source of low-cost accommodation in the stock of housing providing they are of high-quality design and provide good quality living standards and adequate space for people to live in. They are particularly important in addressing the housing needs of: (a) Young and transient groups of the population, who have not reached a stage where they can or want to buy; (b) Vulnerable people and those on lower incomes who are unable to gain access to other forms of housing (e.g. self-contained accommodation), affordable housing; and (c) People who would otherwise be homeless without bedsit types of accommodation, as they cannot afford to rent or buy a property as a single household.

HMOs are a form of residential accommodation that is occupied mainly by unrelated persons who share amenities such a kitchen, bathroom, etc and form two or more households. A household is generally a family (or people with relationships similar to a family), including single persons and co-habiting couples.

There are two main planning use classes for housing with shared facilities: a Use Class C4 HMO that is a 'small' HMO used by 3 to 6 unrelated people, and a 'large' HMO shared by more than 6 unrelated people is a sui generis use[8.] . For the purposes of this policy, a hostel includes a building providing temporary non-self-contained residential accommodation with an element of supervision, but with no significant degree of care that is a sui generis use.

A permitted development right exists to convert/change the use of dwelling houses (C3 use) into a 'small' HMO (use class C4). In contrast, planning permission is required for the use/development of land and buildings for large HMOs in a sui generis use. This allows the Council to consider issues such as access, design, parking, location and impacts on the character and amenity of surrounding area and neighbouring properties. All HMOs require a mandatory licence from the Council, which is outside of planning controls. This ensures HMOs are built and maintained/operated to a certain standard (e.g. room sizes, number/type of communal facilities, health and safety) and well managed, but mandatory licencing does not allow the Council to assess potential amenity impacts on the neighbouring

[8] The above provides a summary of HMOs and the full legal definitions should be referred to as appropriate, as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended). There are separate definitions in respect of the licencing of HMOs as set out in the Housing Act 2004 and related secondary legislation.

properties and surrounding area, as well as location factors. Hostels for specialist and supported housing are covered by Policy HO6.

Managing Concentrations of HMOs

There are concerns a high concentration of HMOs can have a cumulative harmful impact on neighbouring properties and the surrounding area. The key reasons include the potential negative impact of the loss of family housing and the increased number of families having to reside in unsuitable accommodation (i.e. overcrowded dwellings with a lack of satisfactory amenities, poor location); a transient population replacing settled family occupants; reduction in environmental quality; loss of character; waste management; overcrowding; increased anti-social behaviour and noise/disturbances; changes in supporting infrastructure such as shops; pressure on parking; and sustaining balanced, mixed and inclusive communities. HMOs can also push up rents or inflate the price of properties for sale that would otherwise accommodate families. Therefore, it is important for a policy to seek to address and minimise these potential harmful impacts.

The SHMA indicates a significant proportion of HMOs licenses (as of May 2026) were issued within the City Central SHMA sub area, followed by lower proportions within Bingley and Shipley. This picture may however change during the plan period depending on the renewal or issue of licences and the number of HMO applications approved. The SHMA assessed the potential impact of an increase in the population, the demographic changes that may occur and the impact of this on the size, type and tenure of housing required to address local needs during the plan period. However, it does not include a specific assessment of a future requirement to deliver HMOs or the housing needs of shared households.

Policy Approach

The Plan sets a balanced approach to manage the quantum, locations of HMOs within the most sustainable locations with the need to minimise the excessive concentration of such uses that can have a harmful impact on the character and amenities of the surrounding area, as well as the need protect the stock of suitable family-sized housing. The overall aim is to ensure a balanced housing offer that supports mixed, inclusive communities within the District's neighbourhoods.

The policy seeks to protect the existing stock of family-sized housing (i.e. three bedroom or more) from being lost by being converted to HMOs, unless applicants provide robust evidence that the residential property is unsuitable for family-sized housing and there is a lack of market demand. This is justified by the SHMA that identified a significant need to increase the provision of family-sized housing (i.e. three bedrooms or more) and a limited level of need to deliver smaller one-bed units, to address local needs.

It indicated there are high levels of overcrowded housing amongst lower income groups (such as Black and Global majority groups) and in the private rental sector

that comprises a large proportion of the stock within parts of the urban areas such as City Central sub area. It emphasised that the Bradford urban core is characterised by a high presence of young couples with children of school age, with pockets of pre-family couples. In response to the above, the Local Plan introduces a balanced approach to accommodating an appropriate level of HMOs with the need to protect the stock of suitable family-sized housing to ease shortages and affordability pressures, overcrowding and support improved living conditions.

In line with the principles of sustainable development included with the NPPF, this policy seeks to accommodate suitable levels of HMO conversions, within the most appropriate locations within the city, town and district centres or locations within accessible distance of these, but without leading to an over-concentration which undermines future regeneration and housing strategy priorities for urban areas in terms of a mixed and diverse housing offer. This recognises the occupants of HMOs tend to be low income, young households who need good low-cost access to local services, facilities and employment opportunities, including public transport. This promotes the use of sustainable modes of transport and reduces the need to travel by private car/need car parking provision, as well as supports the vitality and viability of town centres.

To ensure that HMOs are built, maintained and managed at an acceptable standard, the Council operates mandatory licencing schemes, in accordance with housing legislation. As part of this, Amenity Standards for Licensable HMOs[9] have been published, including internal space standards for appropriate room sizes and shared facilities. Applicants should consider these standards and any other requirements of the Council licencing regime. All HMO proposals must be well designed in terms of their layout and functional living areas. A sufficient level of ancillary facilities (W/C, kitchen and storage areas), as well as a range/level of communal areas/facilities, should be provided to address the needs of the proposed number of occupants. See also Policy HO8 – Housing Design Standards for the application of relevant space standards, where feasible.

Applicants will be required to demonstrate adequate consideration of design, layout, privacy and amenity issues, to ensure a satisfactory living environment for the occupants and minimise risks of any harmful effects on neighbouring properties. Proposals must ensure all occupants have an obstruction free, convenient access to communal amenity areas and facilities; such as kitchens, bathrooms, WC's and gardens.

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[9]Applicant should refer to the HMO standards in the link below or any subsequent equivalents to this.
https://www.bradford.gov.uk/media/6846/amenitystandardsforhousesinmultipleoccupation.pdf

New HMOs should contribute positively to their local area and ensure an appropriate distribution of different types of housing provision across the District, along with the protection of the character and amenity of immediate and neighbouring properties. To assess the potential for over-concentration of HMOs within a location, a simple policy approach will be applied that seeks to allow no further HMOs where three already exist in the ten nearest adjacent properties to the application property. This is measured taking the nearest front entrances when walking from the front door of the application property on the same side of the highway (i.e. 5 properties on either side of the application site).

Landlords will be expected to register properties in conformity with the Council's HMO licensing scheme. A management plan must be submitted to demonstrate that the HMO property will be well maintained, managed and that measures will be implemented to avoid any potential adverse impacts on the amenity of the occupants and neighbouring properties within the surrounding area.

Links

Strategic Objectives	SO1: Supporting Transformation and Regeneration in Bradford District through new homes SO2: Delivering the District's Development Needs SO5: Quality Design and Placemaking SO8: Vibrant Town and District Centres
Key Policy Links	National Planning Policy Framework – Paragraphs 63, 64 Planning Practice Guidance – Housing supply and delivery; Housing needs of different groups Local Plan Policies HO6 & HO8
Evidence Base	SHMA 2026 Local Plan Viability Study 2026 Homes and Neighbourhoods: A Guide to Designing in Bradford SPD Bradford Amenity Standards for Houses in Multiple Occupation

Planning for Prosperity

Economy

POLICY EC1: EMPLOYMENT SITES
1. To meet the employment land need as set out in Policy SS2 and deliver economic growth and support jobs within the District, sustainable economic growth is directed towards the employment land sites as identified on the Policies Map for Class B2 (General Industrial), Class B8 (Storage and Distribution) and Class E(g) and further detailed in section 5 of the Local Plan in employment site pro formas. **2. Allocated employment sites will be protected for employment use to maintain an adequate and flexible supply of employment land to support inward investment, enable existing businesses to grow and retain existing and support new jobs.** **3. Strategic Employment Sites for employment growth at Esholt (MDS2), Holme Wood (E57) and Nufarm (E157) are identified on the Policies Map and further detailed within section 5 of the Local Plan.**

Explanation

The District's employment areas generally consist of established employment locations where existing businesses and industrial uses predominate. They also include other areas in which employment uses are integrated such as within residential areas and other uses within built-up areas.

Employment Land Challenges

Over the years, a complex mixture of factors including an aging industrial stock and the changing nature of the economy and business requirements, combined with the pressure to accommodate new housing growth and the historic difference in the value of housing land compared to employment land, has facilitated an erosion of the district's employment land base.

It is recognised through the work undertaken as part of the Employment Land Review[10] (ELR) and feedback from business stakeholders that:

- there is an overall declining supply of office and industrial space within the district, with decreasing office space contrasting with increases in all other West Yorkshire local authorities, the Yorkshire & Humber region, and nationally;
- demand for industrial space is not currently being sufficiently met; and
- the most sought-after characteristic identified by potential business occupiers is proximity to key traffic corridors (e.g. motorways).

In general terms, the employment land evidence indicates a lack of suitable industrial and office supply in the right locations, culminating in a shortage of modern quality space to meet requirements. In parts of the district, employment land consists of

[10] Employment Land Review (2024) Edge Economics and Employment Land Review Addendum (2026) Edge Economics

clusters of loosely formed general industrial temporary activities and open storage which may yield opportunities for higher density employment land uses.

The commercial market assessment work carried out as part of the ELR indicates that recent industrial space take-up has been within the Regional City, particularly to the south-east of the city centre, and in Keighley. Recent office take-up has been clustered in Bradford City Centre (particularly in terms of larger floorspace), Shipley, Keighley and Ilkley.

Employment Land Need and Supply

The Employment Growth Paper (EGP) and the ELR together provide an analysis of future scenarios for employment growth along with associated employment land requirement.

The EGP concluded that Bradford has achieved positive employment growth over the 2000-2021 period, though the level of growth achieved was below that in other comparator areas both in the West Yorkshire and national context.

Built Different – Bradford 2025-2035, the Council's Regeneration and Growth Plan, sets out an ambition for Bradford to close the gap in performance with other UK Core Cities, in particular by growing the business base and improving productivity. It identifies both existing key sectors and opportunity sectors.

1. The three key sectors are:

- Advanced Manufacturing and Materials;
- Financial and Professional Services; and
- Food and Drink.

2. The opportunity sectors are:

- Digital and Technology;
- Culture and Creative Industries

3. The following other important sectors are identified:

- Life Sciences;
- Green Economy; and
- Transport and Logistics.

The ELR Addendum (2024) recommends that the Council identify 110.5ha of employment land to achieve the anticipated level of growth over the lifetime of the Local Plan.

Since the Local Plan base date (1st April 2025) a total of 19.3 hectares of land has been developed or has planning permission for employment use. This supply is windfall and plays an important role in terms of contributing to the supply of employment land.

Through the site assessment process circa 82.3 ha of land has been allocated for employment use. The allocated employment sites are shown on the policies map and comprise a range of sizes ranging from small or micro sites (<1ha), standard size sites (1-20ha) and large-scale sites (20+ha) to meet the requirements for business growth across different sectors. These sites are located across the District and are well placed to take advantage of established business corridors with good access to the workforce.

Policy EC2 details the District's Employment Zones which were outlined in the Core Strategy. A review of these Zones has been undertaken to determine their continued suitability. Through this exercise, Zones have been retained, expanded and new Zones have been created. Employment Zones provide a greater degree of protection to prevent unnecessary changes of use. Naturally much of this stock is already developed, however, there remains parcels of land within them that are undeveloped yet have the potential to contribute towards the current supply of employment land. Although this supply is neither allocated or subject to planning permission, it is still important to acknowledge potential within the districts existing employment areas within the supply calculations.

The Bradford Regeneration and Growth Plan sets out a number of major initiatives which are aimed at driving change at faster pace and scale. One of these initiatives is the Southern Gateway Masterplan. The Southern Gateway is a 126-hectare site located to the south of Bradford City Centre. It is one of the UK's largest regeneration sites. The Southern Gateway seeks to open up space for new homes, local businesses, community facilities and green spaces - creating the conditions for growth. At its core are two landmark transport investments:

(i) a new city centre rail station as part of the Bradford Rail Programme; and
(ii) the Bradford to Leeds tram scheme through West Yorkshire Mass Transit.

As the Masterplan progresses it will be possible to identify areas for new employment growth and intensification of existing businesses.

In Bradford there has been a historical trend of the intensification of employment land which must be considered to contribute to the supply of employment land. Based on this historical trend and projecting forward over the life of the Local Plan a total of 9 ha of land has been accounted for within the supply calculations, this figure does not take into account potential intensification through the Masterplan and is therefore a conservative estimate. It is also noted that greater intensification of development in the city may mean that floorspace requirements can be met by a smaller quantum of land.
The combination of allocated and committed sites provides circa 101.6ha of employment land. This leaves a shortfall of 8.9 hectares of employment land when compared to the recommended requirement. As detailed above, 9 ha of additional land is projected to become available through the intensification of existing employment land, in addition to potential (but as yet unidentified) intensification of land from the Southern Gateway Masterplan and parcels of land within the Employment Zones. Through this combination of allocated sites, committed sites, intensification of sites and development of land in Employment Zones there is considered to be sufficient employment land to support the project employment growth.

Employment Land Strategy and Preferred Options

The review of the employment land database has indicated that there are still employment land opportunities around the district's core economic areas to stimulate further investment. In addition to the Employment Zones detailed under Policy EC2,

there are opportunities to cluster smaller scale brownfield regeneration sites within and around zonal areas to maximise opportunities and diversify employment space.

Small and micro employment sites have played a historic role within the Bradford District economy of supplying affordable workspace within the urban environment – often within and connected to housing areas. The local plan continues to recognise the important role that micro and small sites can play in supporting economic growth with a limited portfolio of sites identified. Many smaller employment sites however also often require remediation and infrastructure improvements to improve their market attractiveness. The site threshold defined for employment site allocations is 0.25ha (or 500 square metres of floorspace) and above, which aligns with national planning guidance.

To meet employment land needs and deliver more scale and quality there is a need to consider growth outside the limited stock of brownfield / greenfield sites. In practical terms this means identifying land within the Green Belt for employment land and jobs growth. The exceptional circumstances case for Green Belt release is also explored further under Policy ST5 and NE9.

An assessment of the employment land supply indicates that there is a non-Green Belt (greenfield and brownfield) open market employment land supply of circa 51ha.

It is clear at a strategic level from the employment land supply position within the district that there is insufficient non-Green Belt land to meet the employment land need, leaving a gap of circa 59ha. If the District is to meet its employment land need position in full and continue to sustain economic growth through the plan period, then there is a need to allocate Green Belt land for employment growth to fill this gap. At a strategic level, with the shortage of suitable non-Green Belt site options it is considered that there is an exceptional circumstances case for the release of Green Belt land to meet employment land needs.

In alignment with the Green Belt assessment methodology and published technical papers, the release of individual Green Belt sites to meet employment needs also needs to be considered within the context of overall location, sustainability considerations, sectoral opportunities and Green Belt mitigation measures. The type and scale of available employment sites within the district is limited. This may hamper indigenous business growth and provides fewer relocation opportunities to support the growth of key sectors.

A limited number of sites have been identified in the Green Belt through the site assessment process, which generally consist of strategic growth locations:

- **Holme Wood - Land north of Westgate Hill Street** - near an established employment zone and within a major transport corridor. The site is connected to a wider strategic growth area for housing and infrastructure improvements to the east of Holme Wood. As a key gateway site to the city this site presents opportunities to deliver high-quality employment space within close proximity to the city edge and areas of high deprivation.
- **Apperley Bridge / Esholt Strategic Employment Area** – broad area currently identified in the adopted Core Strategy and primarily associated with a redundant brownfield site. This site offers potential for major economic transformation and due to the character of the site and locational opportunities could assist with attracting science, high technology and green economy orientated businesses

- **Nufarm** – this site is located in close proximity to the strategic road network (M606 and M62) and has the potential to deliver a variety of employment unit sizes to meet a wide range of employment needs, with future synergies with Nufarm.

All three sites need to come forward with comprehensive masterplans. Further site details and local strategies for these areas are also contained within Section 5 of the Local Plan.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy
Key Policy Links	**Local Plan Policies**: SS1, SS2, EC2, EC3
Evidence Base	Employment Land Review (2024) Employment Growth Paper (2024) Addendum (2026) Built Different - Bradford 2025-2035 (2025)

POLICY EC2: EMPLOYMENT ZONES

1. **The development, regeneration and protection of employment zones for class E(g), B2, and / or B8 use within the district will be supported to meet the needs of the market and provide land to support jobs and economic growth.**

2. **Employment Zones within the District are designated on the Policies Map to maintain and support local business growth and development within:**

    - **Regional City of Bradford – Ripley road / Bowling Park Drive (EC2/1), Westgate Hill Street (EC2/10), Staygate / Eurocam (EC2/11), Thornton Road (EC2/13), Gain Lane (EC2/19), Bowling Back Land and Cutler Heights (EC2/23), Canal Road (EC2/3), Paradise Green (EC2/5), Euroway Estate (EC2/6), Low Moor (EC2/7), Law Street / Dudley Hill (EC2/8), Tong Street / Shetcliffe Lane (EC2/9) and Otley Road / Thackley Old Road (EC2/18)**
    - **Airedale – Keighley Road (EC2/12), Hard Ings / Beechcliffe (EC2/14), Crossflatts (EC2/15), Eastwood / Worth Village (EC2/16), Otley Road (EC2/17), Millennium Business Park / Steeton Grove (EC2/22) and Worth Valley (EC2/24)**
    - **Wharfedale - Golden Butts Road / East Parade / Little Lane (EC2/20) and Valley Drive (EC2/21)**

3. **Investment in high-capacity digital infrastructure will be supported within the designated zones to support economic growth and build business capacity.**

4. **In Employment Zones, development proposals should, where possible, seek to intensify, renew and modernise business uses, including the assembly of land to achieve this.**

5. **Development proposals should not result in a net loss of existing industrial floor space for Class E(g)(ii), E(g)(iii), B2 and B8 uses in all Employment Zones. Co-location with non-industrial uses will be considered, provided the principle of no net loss of existing industrial floor space is achieved.**

6. **Small-scale proposals (up to 1,000 sqm of floorspace) for changes of use or redevelopment to uses outside of class E(g), B2, and / or B8 within Employment Zones will be supported where they would provide complementary use(s) that are not detrimental to the function and operation of the zones.**

7. **The change of use or redevelopment of land and buildings over 1,000 sqm of floorspace or 0.5ha in class E(g), B2, and / or B8 use within Employment Zones to uses outside of classes E(g), B2, and /or B8 will only be permitted where it can be demonstrated that:**
    a. **there are strong economic and employment reasons why the proposed development would be acceptable**
    b. **market intelligence indicates that the premises / site is unlikely to come back into class E(g), B2, and / or B8 use.**
    c. **the proposal would not be detrimental to the function and operation of the wider zone; and/or**
    d. **the continued use of the site in its present use or any class E(g), B2, and / or B8 uses would not be appropriate due to a significant detrimental impact on residential amenity or the environment.**

Explanation

As part of the overall economic and growth strategy for the District to address some of the employment space challenges, the Council is keen to maintain a strong range of traditional Employment Zones in urban areas throughout the District within which existing business and industrial uses tend to dominate. In these areas, employment uses will continue to play an important role in providing jobs for local communities. As part of the wider site allocation work programme, a number of these areas have been reviewed during the site allocation process in consideration of:

- uses approved through planning applications;
- their changing uses and character since first designated, and
- the overall strategy and ambitions within the plan.

The main physical boundary changes to the employment zones are detailed in the Employment Topic Paper.

The removal of Bingley, as substantially now developed for road infrastructure, and the removal of parts of Bowling, are made to facilitate an extended city centre boundary and proposed new Southern Gateway regeneration area.

Proposed changes within Bradford City are set out in detail within Section 5 of the Local Plan, but a greater diversification of uses is planned for the new extended Southern Gateway area to maximise growth opportunities within close proximity to potential transport investment (NPR Station) while also maintaining a clear business and enterprise focus within the overall gateway area. Due to its proximity to the Southern Gateway Regeneration Area, Employment Zone EC2/23 has been identified as a key location for business growth and relocation opportunities.

New Employment Zones are being proposed in Ilkley and Steeton, as a result of land being identified for employment within their respective neighbourhood plans and recognising the importance of ensuring employment opportunities are spread across the District.

Gain Lane is a new Employment Zone proposed in the Regional City of Bradford. The area was previously identified as an Enterprise Zone and has been fully developed. Worth Valley has been identified as a new Employment Zone due to the significant amount of recent employment development.

Within the redefined Employment Zones, it will be important to maintain and encourage new industrial and commercial investment, with proposals to erode the employment character and function of the areas resisted.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy
Key Policy Links	**Local Plan Policies**: SS1, SS2, EC3
Evidence Base	Employment Land Review (2024) Employment Growth Paper (2024) Addendum (2026) Employment Topic Paper (2026)

POLICY EC3: EMPLOYMENT SKILLS AND DELIVERY

1. **To support improved local employment and skills delivery, the Council will seek to secure a contribution from new development to the creation of local employment opportunities with the aim of increasing wage levels and to support growth in the overall proportion of local residents in education or training.**

2. **Applicants should reach an agreement with the Council about measures to achieve this, which could include provision of specific training and apprenticeships that are related to the proposed development, or support other agreed priorities for improving skills and education in Bradford.**

3. **To contribute to skills development, the council will support development which relates to the operational needs of and/or expansion of the District's higher, further and specialist education establishments. Ancillary and related uses will also be supported providing it can be demonstrated that such uses are:**
   a) **genuinely linked to the education establishment and its operations;**
   b) **in locations where they are compatible with the surrounding land uses; and;**
   c) **where it does not conflict with the Local Plan's city or town centre policies or other relevant policies**

4. **Where appropriate, any new or proposed extensions to existing campuses should be guided by a comprehensive, up to date strategy and masterplan.**

Explanation

Overview

Creating opportunities to develop employment skills and delivery will be a key opportunity arising from future development in Bradford. Based upon ONS estimates (2025) the District has a total population of 557,758 with 345,942 people of working age (16-64 years). The percentage of working age population is slightly lower at 62% than the West Yorkshire average of 62.7%.

Economic activity rates for the working age population indicate about 24.9% of the referenced population group is economically inactive - circa 82,300 people. This is above the sub-regional Yorkshire average (23.2%).

Local Residents – Employment, Qualifications and Skills

The employment sectors of Bradford District residents indicate that the largest employment industry is human health and social work followed by manufacturing and education. In terms of job types, people working in managerial, professional and associate professional occupations are lower at 43% of people in employment than the West Yorkshire figure of 49.1% and national (England) average of 53.9%.

Within the Bradford District the number of people on unemployment benefit (job seekers allowance and universal credit) is 24,255, which as a rounded percentage of working age population (6.9%) is above the West Yorkshire average (4.84%). Youth

unemployment (18-24 years) and older unemployment (50 years plus) are both above West Yorkshire averages.

Qualifications across RQF equivalent levels 1, 2, 3 and 4+ are lower than the sub-regional average with the proportion of the workforce with no qualifications being approximately about 9.3% of people aged 16-64 years, above the sub-regional average of 6.9% and England figure of 6.3%.

The 2019 Indices of Multiple Deprivation show 17% of households in Bradford experience multiple forms of deprivation and that the local authority district is ranked the 5th most deprived for income and 6th most deprived for employment in England. The connected nature of deprivation and challenges for addressing employment and skills improvements cannot be under-estimated and form an important element of the local plan strategy.

Challenges and Opportunities

For some of Bradford's communities, there are deep seated challenges in terms of economic activity and employment, with skills and qualification gaps identified at both the bottom and top of the labour market. It would, however, be wrong to paint a negative overall picture of the District. It is clear from the analysis within local areas and neighbourhoods in section 5 of the Local Plan, that Bradford's communities are incredibly diverse, with many settlements in areas such as the Wharfedale corridor performing very well in terms of economic, housing, and health indicators. The District's diversity and relatively young and enterprising population also brings a certain dynamism to the local economy.

The Council's 10-year Regeneration and Growth Plan (Built Different – Bradford 2025-2035) has a clear focus upon employers plugging into local skills and employment programmes and opening up opportunities for Bradford District residents.

Part of the strategy for a prosperous economy is to create the right conditions and opportunities for significant jobs growth and to prioritise the upskilling of the existing working age residents of the District. It is recognised that there are skills mismatches between segments of the working age population and local business demands. The District Workforce Development Plan: People, Skills, Prosperity (2020) seeks to ensure local people have the skills that employers need, to improve the quality of jobs in the District and ensure local jobs and careers are available to all communities.

Construction projects including new housing, employment space, and infrastructure have their own significant economic multipliers and the potential to support local skills development and traditional and specialist apprenticeships.

Policy EC3 sets a policy framework whereby new development provides opportunities for local education, training and apprenticeship, supporting local communities improve economic circumstances and build high-quality skills and career paths.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy

	SO9: Increasing Skill Levels
Key Policy Links	**Local Plan Policies**: SS1, SS2, EC2, EC3
Evidence Base	Employment Growth Paper (2024) Employment Land Review (2024) Addendum (2026) Labour Market Profile – Bradford, ONS Built Different – Bradford 2025-2035 (2025) People, Skills, Prosperity (2020)

POLICY EC4: SUSTAINABLE TOURISM AND THE VISITOR ECONOMY

1. **Tourism and the visitor economy will be supported, while balancing the need to conserve and enhance the area's natural and built environment as well as the amenity of its communities.**
2. **Proposals that relate to the following will be supported:**
    a) **maintaining and improving the choice and quality of visitor accommodation to encourage overnight stays;**
    b) **the provision of quality visitor attractions (including temporary structures) throughout the year which strengthen and diversify the visitor economy showcasing Bradford's existing cultural heritage and the legacy of the City of Culture 2025;**
    c) **the retention and growth of existing visitor attractions including year-round sustainable tourism;**
    d) **maintaining and improving the choice and quality of business, conferencing and events facilities to encourage business visitors;**
    e) **the enhancement of the built environment and public realm, particularly around Bradford's built heritage; and**
    f) **the establishment of a more diverse evening economy.**
3. **Proposals for tourism and visitor facilities should:**

    a) be appropriate in scale and function to the surrounding area and existing uses in the immediate vicinity

    b) be accessible by a choice of means of transport proportionate to the scale and location of the proposal and promote active travel wherever possible; and

    c) not cause significant harm to the amenity of people living and working nearby.

4. **Proposals that are located outside (either in part or fully) of a settlement boundary must also comply with Policy NE8: Development in the Countryside and NE9: Development in the Green Belt.**

Explanation

Bradford District is rich in cultural assets, both buildings and events, that attract a diverse range of visitors. Tourism and the visitor economy is a key asset for Bradford District and in 2025 Bradford was chosen as the UK's City of Culture. In terms of the economy, in 2025 tourism in Bradford generated £1.08 billion and supported 8,857 full-time equivalent jobs.

Some of the key cultural assets include:

- The National Science and Media Museum
- The Bradford Industrial Museum
- The Alhambra Theatre
- Bronte Museum
- Salts Mill
- Cartwright Hall Art Gallery
- Kala Sangam

In addition, Bradford district has two UNESCO designations, not only being the first ever UNESCO City of Film but also the World Heritage site of Saltaire.

Location

Planning for tourism and the visitor economy should make the most of the District's assets, enriching them rather than harming the character, quality and beauty that makes them attractive to residents and visitors alike. This will be achieved by ensuring that new tourism development is appropriately located and levels of activity are not likely to significantly affect protected sites and species, particularly those of national and international importance.

This policy seeks to support proposals for tourism development, particularly those that will improve the tourism offer, provide a year-round and all-weather offer, and encourage the growth of the visitor economy. In accordance with Policy TC1, tourism proposals are likely to be considered appropriate within the boundaries of the City and Town Centres in particular. Some types of tourism facilities, such as hotels, shops and leisure facilities, are classified in national planning policy as 'town centre uses' and will also need to consider the requirements of Policy TC2. It will be important to ensure that visitor destinations are accessible by sustainable modes of transport wherever possible.

Tourist facilities and accommodation in the countryside must adhere to Policy NE8. Within the Green Belt, proposals will have to meet Policy ST5 and NE9 and reasons for very special circumstances will relate to why a development could not be located outside the Green Belt. Camping and caravan sites are considered as tourism development not outdoor recreation.

Visitor Accommodation

Bradford District has a range of visitor accommodation including development falling with Use Class C1 (hotels and guest houses) as well as caravan, chalet and camp sites.

Development proposals for visitor accommodation including hotels, will be considered against this and other relevant policies within the Local Plan. The National Planning Policy Framework (NPPF) identifies hotels as a town centre use, which would therefore require a sequential test if the proposal was outside of a defined town centre boundary.

However, National Planning Policy Guidance recognises that certain main town centre uses have market and locational requirements which mean that they may only be accommodated in specific locations. Therefore, proposals for visitor accommodation outside of a town centre boundary will require appropriate justification.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	**Local Plan Policies:** ST5, NE8, NE9, TC1, TC2
Evidence Base	STEAM Tourism Impact Report (2026)

Retail & Town Centre

POLICY TC1: HIERARCHY OF CENTRES AND GROWTH NEEDS

Hierarchy of Centres

1. **Planning decisions, plans, town centre strategies, investment decisions and programmes should seek to sustain and enhance the long-term vitality and viability of a network and hierarchy of centres in the Bradford District by ensuring that new, appropriate scale of retail, leisure, office and other main town centre uses are encouraged in sequentially preferable locations.**

2. **Bradford City Centre should be the focus for a wide diversity of economic activity, including convenience and comparison retail, traditional and specialist markets, leisure, entertainment, arts, culture, tourism, sport and recreation uses, and a principal location for new offices, while supporting a diversity in uses including residential.**

3. **Keighley, Ilkley, Bingley and Shipley Town Centres, which are within large and medium towns and part of the Regional City, should be the focus for office, residential, convenience and comparison retail,**

including traditional and specialist markets, leisure, entertainment, arts, culture and tourism, sport and recreation uses that are appropriate in scale to the centres, serving local and wider catchments but provided proposals do not have a significant adverse impact upon the vitality and viability of other nearby centres.

4. **The District Centres, which are within small towns or the regional city, of Five Lane Ends, Girlington, Great Horton, Greengates, Idle, Leeds Road, Queensbury, Saltaire, Silsden, Thornbury and Tong Street should be the focus for primarily convenience retail and smaller scale comparison retail and a range of non-retail services such as banks, building societies, restaurants, cafes and local public facilities in order to enable people to meet day to day needs , provided proposals do not have a significant adverse impact upon the vitality and viability of other nearby centres.**

5. **The following 42 Local Centres within urban areas and villages should be the focus for appropriately sized local supermarkets and a variety of small shops of a local nature to meet people's day to day needs and minimise their need to travel.**

   Addingham, Allerton, Baildon, Bankfoot, Barkerend Road, Bolton Junction, Burley-in-Wharfedale, Carlisle Road/Whetley Hill, Clayton, Cottingley, Crossflatts, Cross Roads (Keighley), Cullingworth, Denholme, Duckworth Lane, Eccleshill, Fell Lane/Oakworth Road (Keighley), Frizinghall, Harden, Haworth (Main Street), Haworth (Mill Hey), Heaton, Holme Wood, Horton Grange, Laisterdyke, Lidget Green, Low Moor, Marshfields (Manchester Road), Menston, Oak Lane (Manningham), Oakworth, Princeville, Riddlesden, Steeton with Eastburn, Sticker Lane, Thornton, Undercliffe, White Abbey Road, Wibsey, Wilsden, Wrose, Wyke.

6. **The retention and provision of small-scale retail and commercial uses will be supported within small villages to provide services for local communities.**

<u>Growth Needs</u>

7. **To support the District's housing growth allocations and regeneration ambitions over the plan period, the Council will plan positively to meet projected retail growth needs and ensure the delivery of appropriate, high-quality convenience and comparison retail floorspace. Development proposals and strategies will be supported where they align with designated housing allocations and major regeneration**

growth areas ensuring that new and expanding communities are served by sustainable, accessible and well-integrated local retail facilities.

8. **New Local Centres will be supported in areas of significant residential growth where they can be demonstrated to support and enhance the existing network of Local Centres, or where there are deficiencies in the existing network of centres.**

Explanation

Hierarchy of Centres

The role and performance of the City, District, Town and Local Centres are important for a prosperous District. They are at the heart of their communities and are a focus for economic activity including retail, leisure, residential and community uses and feature accessible public transport connections. Policy TC1 sets out the network and hierarchy of centres and the role each will play, including the type and scale of development appropriate in each centre. These centres will be the preferred location for retail, commercial, offices, leisure and other town centre uses as defined in the Framework.

Policy TC1 also links to the Spatial Strategy Policy SS1 and will enhance the role and function of existing and new centres within the City of Bradford, Airedale, Wharfedale and South Pennine Towns and Villages. The Policy further aims to ensure that delivery of a vital and viable network of centres plays a key role in contributing to sustainable economic growth.

The retail hierarchy within Policy TC1 has been developed using evidence from the Bradford Retail & Leisure Study (BRLS, 2026*)*. The hierarchy will help guide new development to appropriately sized centres across the District and ensure that future growth is adequately balanced. It is influenced both by the scale and status of existing centres and is flexible in allowing centres to grow sustainably where recognised retail and other needs are demonstrated.

The BRLS informs the reclassification of five existing Local Centres to District Centres within the retail hierarchy to formally recognise their expanded operational scale and vital service delivery. This reclassification is based on a comprehensive, evidence-based assessment that evaluated the increased diversity of uses, physical scale, and robust catchment characteristics of these destinations. Beyond their immediate functional roles, these centres demonstrate improved accessibility, strong character, and significant future growth and regeneration potential. The boundaries of the centres are drawn on the Policies Map.

The retail and leisure hierarchy seeks to ensure that residents throughout the District can access key services and meet their everyday needs close to where they live and, when necessary, purchase those goods needed on a less frequent basis in a sustainable manner. Ensuring that residents have good access to an appropriate range of goods and services, to minimise the length and number of journeys that need to be made by car, is a key principle behind the retail and town centre hierarchy.

Supporting Regeneration and Growth

A key objective of the Local Plan is to support a growing economy and balance sustainable housing delivery with the commercial and retail capacity needed to support a growing population. The District's ambitious housing growth strategy—which targets significant new home completions—and strategic urban regeneration schemes require a forward-thinking framework to meet the projected retail growth need. Policy TC1 ensures that the Local Plan adopts a positive approach to deliver the projected retail need keeping the growth of both convenience and comparison retail floor space aligned with residential expansion over the medium to long term.

To inform future retail capacity, the BRLS evaluated two population growth scenarios: an Experian-led projection and a higher, housing-led scenario based on planned Local Plan housing target including growth aspiration in the regeneration areas. While both scenarios identify a need for future convenience goods floorspace, comparison goods requirements only emerge under the housing-led scenario which projects a higher population growth than the Experian-based projection. Specifically, the Experian-led projections identify zero capacity for comparison goods floorspace, whereas the housing-led model projects a requirement of up to 6,200 sq.m by 2036, rising to 20,200 sq.m by 2043.

In any case the BRLS does not recommend specific floorspaces to be provided within allocations and that instead, local facilities will be encouraged to support residential growth areas across the authority area and local plan period. It notes that, in practice, the level of capacity identified in the medium term could be absorbed within the proposed developments allocated in the local plan, along with the reoccupation of existing floorspace within all defined centres.

Where sites are being developed for residential-led regeneration, the Council will collaborate with applicants to fully understand local needs and to gauge both the retail expenditure generated by new communities and whether this can be served in a sustainable manner by existing centres and standalone stores.

In terms of the spatial distribution of convenience goods facilities, the BRLS indicates that existing large-scale main food shopping facilities are generally sited in a sustainable manner across the authority area and there are no obvious ‘gaps’ in terms of provision which need to be planned for. Any new food store proposals therefore will be assessed on their merits against relevant policy tests. Specifically, applications for additional food retail must evaluate potential sequential alternative sites and measure the impact on defined town centres. The qualitative benefits of improving customer choice will also be weighed during the decision-making process.

Growth in comparison (non-food) retail will be carefully managed to revitalise existing high streets, ensuring they can adapt to shifting macro-economic trends while retaining their baseline market share.

The longer-term capacity estimates (beyond the next ten years) should be treated with some caution, as it is dependent on the assumption that planned housing allocations and regeneration growth areas will come forward broadly as currently envisaged. This should therefore be considered alongside the uncertainty associated with the delivery and timing of planned growth and predicting the performance of the economy over time.

However, patterns of retail activity will inevitably evolve over the Local Plan period. Large new communities, mainly on identified strategic sites and within areas of growth and regeneration (particularly city centre regeneration areas such as Southern Gateway), are expected to grow. To meet their needs, it may be necessary to designate new, suitably sized centres or enhance existing ones to ensure local access to a mix of facilities. In such cases, new or enhanced centres will be supported, provided they align with the retail hierarchy, reduce unsustainable journeys, and do not detrimentally impact other existing centres in the hierarchy.

Links

Strategic Objectives	SO2: Delivering the District’s Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	National Planning Policy Framework National Planning Practice Guidance **Local Plan Policies**: SS1, ST1
Evidence Base	Bradford Retail & Leisure Study (2026)

POLICY TC2: DEVELOPMENT WITHIN DESIGNATED CENTRES

1. **Within the centres listed in Policy TC1 and identified on the Policies Map, development proposals, including change of use and redevelopment outside of permitted development rights, will be required to:**
   a) **Be of a scale and type of use appropriate to the size, role and function of the centre.**
   b) **Make a positive contribution to the vitality, viability and diversity of the centre.**
   c) **Make a positive contribution to the character and appearance of the frontage, respecting building character with sensitive consideration to design proportions, materials, detailing and security measures and maintain an active and attractive frontage.**
   d) **Conserve and enhance the local character, heritage, green spaces and the public realm where appropriate;**
   e) **Support a diverse range of retail and town centre uses while avoiding an over-concentration of non-retail uses within the centre or relevant shopping street.**
   f) **Avoid unacceptable impacts on the amenity of neighbouring uses, and where applicable, apply suitable mitigation measures.**
   g) **Be well served by public transport and conveniently and safely accessed by active travel.**

2. **Primary Shopping Areas set out where retail development is concentrated and have been designated within the City and Town Centres and their boundaries are defined on the Policies Map. For District and Local Centres this will be the full extent of the defined centre boundary. These designations will be used for the following purposes:**

   a) **The Primary Shopping Areas will be the preferred location for Class E (a) retail uses complemented by a range of other service uses including E (b-c) and other similar uses. The Council will grant planning permission for retail development and other service uses within the Primary Shopping Area in line with all relevant policies in the Local Plan and national policy and guidance as appropriate.**
   b) **Office, healthcare, community, educational and cultural facilities and services at ground and upper floor levels within the Primary Shopping Areas will be supported, provided they are in conformity with section 1 of this policy and do not have a significant adverse impact on the retail function of the Primary Shopping Area.**
   c) **Proposals for residential development will be supported in upper floors of properties within the Primary Shopping Area and be**

considered in line with section 1 of this policy and other policies in the Local Plan and national guidance as appropriate.

d) Uses within Primary Shopping Areas will be expected to maintain or provide active ground floor frontage.

3. **Residential development, including limited infill development and suitable accommodation above shops or other uses, will be supported provided that they do not place undue restrictions on the operation of existing town centre businesses or facilities or negatively impact on established active frontages.**

4. **Any shopfront(s), sign(s) or advertisement(s) should be informed by the Bradford Shopfront Design Guide and be of a scale, detail, siting and type of illumination appropriate to the character of the host building, wider street scene and avoid harmful effects on amenity of the surrounding area.**

5. **Temporary occupation of long-term vacant premises and cleared sites by creative industries and cultural and community organisations will be supported where they contribute to regeneration and enhance the character of the area.**

6. **Development, environmental enhancements, accessibility improvements, town centre management strategies and promotional events and activities should take place in each of the centres within the District to create distinctive, attractive and vibrant sense of place and identity to be enjoyed and used by all.**

Explanation

Promoting Long Term Vitality and Viability

The National Planning Policy Framework suggests that the local authorities should set flexible policies for their town centres to promote their long-term vitality and viability. Central to this is the requirement to have a suitable mix of uses (including housing) that reflects their distinctive characteristics and allows them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries.

It is evident from both national and local evidence that fundamental changes in the retail sector – largely resulting from the shift to online retail have had a permanent impact on land uses within high streets. The Bradford Retail and Leisure Study

(BRLS, 2026) highlights that the principal challenge across much of the District is the need to maintain diverse, active, accessible and attractive centres in the context of changing consumer behaviors, diverse commercial requirements and continued growth in online retailing.

The evidence from the commercial market overview further indicates that future demand across the District will be driven less by traditional retail expansion and more by a diversified mix of independent retail, food and drink, leisure, cultural attractions, health and wellbeing, residential development and flexible commercial space. As such it is critical that the District's defined centres continue to diversify in order to provide access to jobs, leisure, culture, services, and social connection.

New developments within town centres is therefore supported that make a positive contribution to improving the vitality of the centres and the overall mix of uses to provide a high-quality resident and visitor experiences. In the context of this and national planning policy requirements, the Local Plan adopts policies that are sufficiently flexible to allow for an appropriate range of town centre uses beyond retail and reflect the need to repurpose land and buildings to accommodate new residential, leisure and community use.

In addition, the policy approach encourages town centres to evolve into multi-functional destinations, recognising their vital social, economic, and cultural value to the community. To achieve this, the policy also supports appropriate flexibility to accommodate changes of use to acceptable alternative uses (whilst maintaining a strong retail character), environmental enhancements, heritage conservation, high-quality design, and improved accessibility.

Primary Shopping Areas

This policy also designates the Primary Shopping Areas (PSA) within the centres which are shown on the Policies Map. PSAs are characterised by their predominantly retail role and character and remain a focal point for town centre activity, particularly as they tend to be in the most accessible parts of the centre. The Local Plan seeks to ensure that the retail function of these areas is maintained and enhanced to support the long-term vitality and viability of the town centres.

Other main town centre uses, such as café's, restaurants, community buildings, health and leisure facilities may also be appropriate uses within a PSA to support viability of this town centre core. Where proposed these uses should demonstrate supporting the main purpose of the PSA for retail and shopping, and their contribution to it being an active, vibrant and interesting environment.

Residential uses within established ground floor level retail or commercial frontages, can be considered harmful to viability and vitality of a PSA as they can create inactive frontages, and have an impact on the town centre as a whole. Where planning permission is required, changes of use to residential within established ground floor retail or commercial frontages is not encouraged.

Overall, the PolicyTC2 provides flexibility for a wide range of commercial, leisure, community and cultural uses to locate within town centres. It is nonetheless important that a critical mass of retail uses is maintained within PSAs to reinforce their retail role and character as well as to ensure people have access to a range of consumer goods.

Furthermore, the policy recognises and supports development that enhances the variety and quality of local leisure and entertainment attractions. Growth that draws families or boosts the evening economy is highly encouraged within centres. However, proposals must demonstrate that their cumulative impact will not compromise the character and function of the area, nor negatively affect the amenity of nearby residents.

The vibrancy and vitality of centres can be aided by the presence of housing. Therefore, proposals for new housing on appropriate sites within centres will be supported where the amenity of new, and existing, residents can be achieved. Careful consideration must be given to the potential relationship between new housing and existing businesses and facilities. In line with the approach taken in the NPPF, existing operations should not have unreasonable restrictions placed on them, so proposals for new residential development should not be approved if the proposal cannot be satisfactorily mitigated.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	National Planning Policy Framework National Planning Practice Guidance Local Plan Policies; ST1, ST4, SC1, EC4, DS3
Evidence Base	Bradford Retail & Leisure Study (2026)

POLICY TC3: OUT OF CENTRE DEVELOPMENT

1. **Proposals for retail, leisure and other main town centre uses, which are located outside of the centre boundaries identified on the Policies Map, will be required to satisfy the sequential test set out below:**
   a) **Main town centre uses shall be first located in the defined centres, then edge-of-centre locations, and only if suitable sites are not available or expected to become available within a reasonable period, shall out-of-centre locations be considered.**
   b) **When considering edge of centre and out of centre locations, preference should be given to accessible sites which are well connected to the town centre by sustainable transport modes.**
   c) **For retail proposals (Use Class E(a)), the 'in centre' location is the Primary Shopping Area as defined on the Policies Map; for all other main town centre uses this shall be the extent of the centre boundary.**

2. **An Impact Assessment will be required for any development proposal for retail and leisure uses which are not located within a defined centre where:**
   a) **The proposal provides a floorspace in excess of 500 sq.m gross; or**
   b) **The proposal is located within 800 metres of either a:**
      i. **District Centre and is in excess of 300 sq.m gross; or,**
      ii. **Local Centre and is in excess of 200 sq.m gross.**

   The above thresholds apply to new floorspace (including mezzanine floorspace), extensions to existing floorspace, changes of use and applications seeking the variation of restrictive conditions.

3. **To ensure that development of main town centre uses in out-of-centre locations, and particularly retail parks, remain complementary to defined centres the impact of such development will be mitigated by imposing appropriate conditions including: on the use of land and premises; the scale of development; the sub-division of units; and the goods that can be sold from any retail outlet.**

Explanation

Retaining Healthy Centres

The health of the District's retail centres have been reviewed as part of the Bradford Retail and Leisure Study (BRLS) in support of the Local Plan. Boundary alterations and recommended re-classification of some Centres have been adopted to help

support the continued vitality and viability of these important areas to the local communities that they serve based on this updated evidence review.

The BRLS indicates that the District's centres are generally performing well when considered against the key health check indicators, although vacancies are particularly high within some key centres. However, the centres are often anchored by large format convenience operators who generate footfall and expenditure to support the wider businesses in the centres. There is also an ongoing pressure on centres as a result of wider commercial market pressures, and therefore the protection of centres and their offers is key to helping support local communities and encourage sustainable shopping and other amenity patterns.

It is essential that these centres remain the focus for both convenience and comparison retail growth and for the development of other main town centre uses over the plan period. New out-of-centre developments including extensions to existing ones have the potential to compete with town centres and draw trade and development opportunities away from them. This prevents the creation of a "critical mass" of demand and activity in the town centres, impacting on the viability of existing and future investment within them.

Consequently, there is the need for an appropriate robust policy approach to ensure all potential options to focus development in centres are thoroughly explored, and proposals are tested for their potential significant adverse impacts on existing centres. This is particularly the case for large scale out-of-centre speculative retail and leisure proposals.

Policy TC3 sets the framework for how the issues of appropriate scale of proposals will be considered in this context, and how the sequential test and impact test will be applied to proposals for new developments within the authority area. Proposals for out of centre or edge of centre retail development and town centre uses will be required to demonstrate both a sequential approach to their location and how they will not have a significant adverse impact on the vitality and viability of nearby centres, or on existing, committed and planned public and private investment in a centre or centres within the catchment area of the proposals.

Local Thresholds

The BRLS indicates that the District's centres are generally performing well when considered against the key health check indicators, with some high vacancy issues particularly within certain higher order centres. There is also an ongoing pressure on centres as a result of wider commercial market pressures, and therefore the protection of centres from out of centre development is essential to support local communities and encourage sustainable shopping and other amenity patterns.

The Framework states that it is appropriate to identify local thresholds for the scale of edge of centre and out of centre retail and leisure development that should be the subject of an impact assessment.

Applying a local threshold ensures that proposals which could potentially have a harmful effect on the overall vitality and viability of a defined centre, will be subject to a proportionate impact assessment appropriate to the size, scale, location of the proposal and role of the relevant centres. To implement this effectively, a tiered approach based on the specific type of nearby centre is most considered most appropriate.

In this context, the BRLS recommends that the impact threshold of relevance to the city and town centres to be set at 500 sq.m for both retail and leisure proposals. This threshold would effectively be the default to be applied authority-wide. The recommendation is also reflective of the town centre vacancy rates and the potential for out of centre retail developments to become even stronger in the future at the expense of centres' vitality and viability.

The District Centres are generally anchored by one or two national multiple convenience stores who underpin the function of these centres, drawing in customers and encouraging linked trips to the other parts of the centre. If the viability of such stores is impacted, there is a real risk of the role of the wider centre being undermined. Because very few retail units in District Centres exceed 300 sq.m, and total retail floorspace is significantly lower than in town centres, losing an occupier of this scale would have a significant adverse impact. Therefore, within the local context, a lower threshold of 300 sq.m is considered appropriate for District Centres.

In the case of Local Centres, it is envisaged that a proposal of just greater than 200 sq.m adjacent to a centre would generally require an impact assessment of proportionate length. The lower threshold for Local Centres is considered appropriate because of their relatively small size and high susceptibility to alternative 'out-of-centre' developments. Even relatively small convenience stores can substantially impact upon the performance of existing operators, due to their typically higher sales densities.

It is also important to qualify the area to which each local impact threshold will apply. The BRLS recommends that the threshold of relevance to the District Centres (i.e. 300 sq.m) and Local Centres (i.e. 200 sq.m) would be applicable within 800 metres of the boundary of the relevant centre. The distance of 800 metres is broadly commensurate with the potential walk-in catchments of smaller centres and is identified by Guidelines for Providing for Journeys on Foot (The Institution of Highways & Transportation, 2000) as being the 'preferred maximum' acceptable walking distance to a centre.

The higher threshold of 500 sq.m will apply across Bradford when the centre-specific thresholds do not apply (i.e. outside of the 800 metre boundary of the defined centres), due to the lesser likelihood of significant adverse impacts arising from retail and leisure development.

The thresholds should not only apply to new floorspace, but also to changes of use and variations of condition to remove or amend restrictions on how units operate or trade in practice.

It is for the applicant to demonstrate compliance with the sequential and impact test in support of relevant applications and taking account of the national planning guidance. Failure to undertake either of the tests could in itself constitute a reason for refusing permission.

The sequential and impact test will need to be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible. Applicants are encouraged to seek to agree the scope, key assessment criteria, and level of detail required with the Council in advance of applications being submitted.

Links

Strategic Objectives	SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities
Key Policy Links	National Planning Policy Framework National Planning Practice Guidance Local Plan Policies: ST1,ST4
Evidence Base	Bradford Retail & Leisure Study (2026)

POLICY TC4: HOT FOOD TAKEAWAYS AND FAST FOOD OUTLETS

1. **All applications for Hot Food Takeaways (HFT) (including drive-through takeaway services), and Fast Food Outlets (FFO) whether through new build or change of uses, will be assessed on their individual merits, subject to considerations on their location and the number, distribution and proximity of other HFT / FFOs and impact on the vitality and viability of centres.**

2. **Proposals for Hot Food Takeaways will be refused if:**

   a) **They are located within reasonable walking distance of the principal entry point of an existing or planned primary or secondary school and**

other places where children and young people congregate, except where the proposed site is within a designated centre.

b) In locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour

c) Within close proximity to residential properties where it is considered that there may be significant adverse impacts on residential amenity in terms of disturbance, vibrations, odours, traffic impacts, litter and hours of operation as a result of the proposal.

3. All applications for HFT/FFOs should be accompanied with a Health Impact Assessment (HIA), in accordance with the Policy ST4, with consideration given to the cumulative impact of similar facilities within the vicinity.

4. Applications for HFT/FFO will need to address the following:

a) Respond positively to the findings from the HIA and any mitigation requirements.

b) Avoid negative impacts upon the amenities of the neighbouring uses;

c) Avoid adverse cumulative impacts resulting from concentration of such uses on local health, pollution or anti-social behaviour;

d) Traffic movements or demand for parking should not be unduly detrimental to highway safety or residential amenities;

e) Appropriate measures should be incorporated to limit litter generation, through the provision of onsite bins or the provision of a litter management plan;

f) Adequate and satisfactory arrangements should be made for the discharge of cooking fumes and smells;

g) Continue to preserve or enhance Conservation Areas and do not adversely affect listed buildings or their settings where these are material considerations.

Explanation

Supporting the economy and healthy food environments

Hot food takeaways provide a service to local communities and employ local people. They form part of the local economy particularly when located within defined centres which have a good mix of main town centre uses including shops selling food and non-food goods, offices and leisure facilities such as cafes, restaurants and pubs.

However, there has been a growing concern across Bradford District in recent years about the proliferation and over concentration of hot food takeaways and their impact on health, particularly when close to schools and places where young people congregate.

While it is acknowledged that takeaway uses can be beneficial to the function of centres and reduce vacancies, there are potential wider negative impacts through closed shutters during the day, anti-social behaviour and other health matters. In particular, an over-concentration of these uses could in some locations be detrimental to the character and function, or vitality and viability of a centre and have impacts on health outcomes for local populations. In general, they can be a contributing factor to obesity and wider health issues for the residents, including risks of developing chronic heart disease and type 2 diabetes. There can also be problems with environment, highway and safety arising from poorly managed takeaway uses.

Bradford Council and its partners are committed to improving the health of the district's residents and work together in the joint "Health and Wellbeing Strategy." Improving the health, wellbeing, and quality of life of everyone in the district is also one of the key priorities identified in the Bradford District Strategy 2025–35 that aims to improve people's capacity to make informed decisions about healthy lifestyle choices and minimize risky behaviour.

National Policy Directions

National planning policy recognises the role of planning in promoting healthy communities, including how the environment can impact on health and influence healthy lifestyle choices. Public Health England (PHE) and the Local Government Association have also provided a briefing on regulating the growth of hot food takeaway outlets and explained that actions can be taken by local authorities to reduce the extent of obesity promotion locally. It identifies that controlling the proliferation of hot food takeaway outlets has a role to play.

Supporting Healthy Communities

There is no single solution to the issue of obesity and tackling local health issues, as there are many contributory factors. However, the Local Plan can influence choices over food, diet, and land uses when considering new proposals, and can influence the range and pattern of services available in the District.

An exclusion/proximity zone is proposed within reasonable walking distance of schools and other places frequented by young people, for example after-school club, sixth form college, youth centre, play or recreation ground. For the purpose of policy

TC4 it should be considered to be around 400 metres, or around five minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking up to 400 metres. This is in conformity with established planning practice across England and evidence that this represents a reasonable walking distance within which young people are likely to access food outlets. The 400m threshold has also been used historically by Bradford and is consistent with the approach adopted by a significant number of other local planning authorities

The policy also identify possible amenity impacts on an area which will be taken into consideration when assessing a takeaway proposal, including: highway and pedestrian safety, waste disposal, odour, noise, and operating hours.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO7: Supporting a Growing Economy SO8: Vibrant Town and District Centres SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities
Key Policy Links	National Planning Policy Framework National Planning Practice Guidance **Local Plan Policies**: ST1, ST4
Evidence Base	Bradford Retail & Leisure Study (2026) Bradford District Strategy 2025–35 Bradford's Joint Strategic Needs Assessment

Transport & Connectivity

POLICY TR1: SAFEGUARDING LAND FOR TRANSPORT INFRASTRUCTURE
1. **The Local Plan seeks to ensure all the transport infrastructure schemes identified to support housing and employment growth and to address other needs is delivered in a timely manner to support sustainable development. Land that is identified to support the successful implementation and delivery of transport schemes will be safeguarded from other developments.** 2. **Development proposals that may prejudice the delivery of the transport schemes identified below will be refused, unless planning conditions on any permissions can adequately address any concerns/uncertainties of development on the effective delivery of transport infrastructure.** 3. **Safeguarding the Local Cycling and Walking Infrastructure Plan Routes (LCWIP)**

a) **West Yorkshire Combined Authority (WYCA) is in the process of developing the West Yorkshire LCWIP. This will identify the walking and cycling infrastructure development priorities for the District. Applicants and decision-takers should have regard to the potential routes and seek to ensure that proposals take into account the latest published information about the proposed routes.**

b) **Land required to deliver the Wharfedale Greenway and Great Northern Rail Trail will be protected in order to safeguard these routes for future delivery.**

4. **Safeguarding for Mass Transit**

a) **The Council is working in partnership with WYCA on the development of a new mass transit system and complementary active travel network to serve the region. Mass Transit could include solutions such as trams, tram/train, very light rail vehicles and bus rapid transit vehicles. The technology in this market is constantly evolving, essentially providing a public transport option with capacity greater than buses, but less than heavy rail. In the coming years, the routes and phasing of that network will be established and the need for routes to be protected will emerge. As such it will be important to ensure that both route protection and the need to avoid planning blight are carefully balanced in the development of an appropriate route protection strategy.**

5. **Safeguarding Rail Development Schemes**

a) **Improvements are planned for a new through station in Bradford City Centre, including a new rail line. As plans develop, land for the station and rail line will be identified and safeguarded in line with this Policy in order to ensure delivery.**

Explanation

Significant investment in transport infrastructure in Bradford is proposed over the coming years. This includes the development of cycling infrastructure, new mass transit networks across West Yorkshire and a series of rail construction and upgrade schemes that will create the Southern Gateway and new station, to enhance our rail connections. The planning system will have an important role to play in facilitating and supporting these works, and in ensuring that they come forward in a manner which maximises their potential benefits and minimises or mitigates any potential adverse impacts.

Walking and Cycling

WYCA is currently developing an LCWIP to identify the walking and cycling infrastructure development priorities for the District. As part of the Phase 1 LCWIP, cycle infrastructure improvements were identified in South Bradford and Keighley. Updated iterations of the LCWIP will be made available on the Council website.

The Wharfedale Greenway and Great Northern Rail Trail provide key walking and cycling routes to connect homes to local amenities such as schools, shopping areas

etc. as well as transport nodes such as rail stations. The complete routes for the Wharfedale Greenway and Great Northern Rail Trail are not yet fixed and indicative locations are shown in Appendix 18. Until the routes are confirmed, development in the indicated areas should be planned in consultation with the Council's Active Travel team. Once the routes are confirmed through the WYCA assurance process, the land will be safeguarded from development in line with this Policy. Policy TR1 only relates to surface-level route alignments, it does not safeguard, protect, or restrict development in relation to underground structures, including the Queensbury Tunnel.

Mass Transit

The development of mass transit and complementary cycle network in Bradford is a key local (and sub-regional) priority, and the policy makes clear that proposals which help to realise the delivery of mass transit networks will be strongly supported. The West Yorkshire Combined Authority's 'Mass Transit Vision 2040' identifies the potential corridors for mass transit and complementary cycle routes, and it will be important that other development proposals do not prejudice the implementation of mass transit schemes. To ensure this, once sites or routes have been agreed they will be specifically safeguarded for mass transit.

The announcement of a Preferred Route Option, which is a formal stage in the DfT's Business Case process, is considered to provide sufficient certainty to trigger the implementation of this policy for any given phase of the mass transit network.

Until this time, proposals in locations that have been identified by the West Yorkshire Combined Authority as forming part of the proposed Mass Transit network will need to be considered on a case-by-case basis against the latest plans for mass transit, in order to ensure that they will not prejudice its implementation.

There will likely be particular opportunities for park and ride facilities to be developed alongside some of the new mass transit stops, and multi-modal access strategies will be used to plan for the interchange between different modes of transport.

Rail Development Schemes

As per the Council's Regeneration and Growth Plan[11], a new through station is planned in Bradford City Centre providing faster rail connections to Leeds, Manchester and other cities in the northern rail network. The new station forms the anchor of the "Southern Gateway" a major regeneration project in Bradford. As the plans for the through station develop it is likely that areas of land will be identified which are needed to implement the construction of the through station and any associated works. As set out in this policy, any such land will be safeguarded and any proposals will need to be considered on a case-by-case basis against the latest plans, in order to ensure that they will not prejudice the delivery of these works.

The way in which mass transit and traditional rail networks relate to their surroundings differ. There will be a significant opportunity for mass transit in Bradford to be woven into existing and proposed development, whereas the speed and safety requirements associated with railways requires a different design response. However, despite these differences, it is important that both types of infrastructure are positively integrated into their surroundings in the most appropriate manner. There is an expectation that high-quality links will be provided between mass transit

[11] Built Different, Bradford 2025-2035

or railway stops and interchanges and their surroundings, including as part of new development proposals alongside these networks.

Links

Strategic Objectives	SO4: Delivering Infrastructure for Growth SO10: Delivering Improved Transport Connectivity SO16: Delivering Healthy Places and Communities
Key Policy Links	ST2, NPPF (2024), Chapter 9, PPG (2014) Transport evidence bases in plan making and decision taking
Evidence Base	Built Different - Bradford 2025-2035, WYCA Phase 1 LCWIP, WYCA Mass Transit Vision 2040

POLICY TR2: INTEGRATING SUSTAINABLE TRANSPORT & DEVELOPMENT

1. **The Council will promote sustainable travel in new developments through the following mechanisms:**
   a) **Supporting development that is located within areas that have high levels of public transport or active travel connectivity to key local facilities. Key local facilities include: Education, Employment, Leisure, Shopping and Health Care.**
   b) **Requiring development to contribute to appropriate levels of enhancement to all transport networks, in the following order of priority:**
      i. **cycling and walking,**
      ii. **public transport, and**
      iii. **highways infrastructure and services.**
   c) **Requiring development proposals to maximise the use of walking, cycling and public transport as the primary means of transportation. This can be achieved by connecting to the existing street and path network, and cycle routes, bus stops and train stations where feasible. In so doing, the developments should refer to the latest applicable Government guidance (LTN 1/20 and successors) to create and/or expand on the active travel network and to Policy DS4.**
   d) **Requiring all new major developments to encourage the use of public transport, through:**
      i. **expansion of the public transport network to ensure the development is served by accessible public transport, where it is not already;**

ii. **placing greater density of development in areas with high levels of transport connectivity, as set out in Policy HO2; and**

iii. **facilitating access by foot or cycle to transport nodes such as bus stops or rail stations.**

e) **Ensuring all major developments provide a Transport Assessment or Transport Statement (depending on the scale of development) and a costed, deliverable Travel Plan. The Travel should have SMART objectives, suitable finances to ensure Travel Plan delivery and a monitoring regime and plan for if mode split targets are not met. These should address the requirements of the NPPF and the advice of the Planning Practice Guidance (PPG) or the latest policy statements and requirements set at a national level, or as established by local guidance.**

f) **Requiring development proposals to contribute to the delivery of the Council's Vision Zero ambition and to apply Safe System principles. This ensures the layout of development, its access arrangements and any associated highways works reduce road danger at source, recognise human error and vulnerability and minimise the risk of death and serious injury, particularly for people walking, wheeling, cycling and riding motorcycles.**

g) **The Council will require applicants to submit design and access statements which demonstrate how their plans are inclusive of people with a range of needs including:**

i. **Children;**

ii. **Older people; and**

iii. **Disabled and mobility impaired people and people with non-visible disabilities and conditions including dementia and autism.**

Explanation

Strengthening the integration of sustainable transport into new developments is essential to the delivery of the Local Plan and to address existing problems of congestion, carbon emissions and accessibility.

Planned enhancements to public transport, cycling and walking infrastructure are set out in the West Yorkshire Transport Strategy 2040, West Yorkshire Local Transport Plan (2025), the Local Infrastructure Plan and the Bradford District LCWIP. Localised improvements will also be sought through the planning application process, through the design and layout and of high-quality developments as set out in policy TR2 above.

Public Transport connectivity within the Local Plan is measured using the DfT's Connectivity Tool. The Connectivity Tool is a national connectivity metric which shows how well places are connected to everyday destinations by walking, cycling and public transport. The Connectivity Tool has been used to inform the development of the Local Plan and housing site allocation process, in order to

identify highly accessible locations for development. The Connectivity Tool will also be used to assess any new sites coming forward.

The Council is working hard to ensure that high-quality provision for sustainable modes is available in all parts of the district, and new developments must be prepared to take bold steps to question the role of the car, to design active travel into the heart of the built environment, and to plan development density around public transport connectivity as set out in Policy HO2. More detail on parking provision for new development is given in Policy TR3 and Appendix 3.

New developments should be planned to streets design principles set out in Policy DS4 and be planned to maximize both accessibility and permeability, with provision made for walking and cycling desire lines. Well-designed schemes can set new standards for encouraging people to use sustainable transport through consistent application of these principles and international best practice, including in Buses in Urban Developments (CIHT, 2018).

The Council is a partner in West Yorkshire Vision Zero, the regional commitment to eliminating deaths and serious injuries on the road network by 2040. The West Yorkshire Local Transport Plan (2025) carries Vision Zero as a prioritised network principle with embedded safety targets. The Department for Transport's Road Safety Strategy (January 2026) adopts the Safe System approach nationally and commits to embedding an updated Manual for Streets, with low speed as a key design principle, within the planning policy framework.

New development fixes exposure to road danger for decades through where it is located, how it is accessed and how its streets are laid out. Policy TR2 therefore requires proposals to apply Safe System principles: the recognition that people make mistakes and are physically vulnerable, so that streets, junctions and accesses are designed to prevent death and serious injury when a collision does occur, rather than relying only on the conventional test of an unacceptable impact on highway safety.

Links

Strategic Objectives	SO4: Delivering Infrastructure for Growth SO10: Delivering Improved Transport Connectivity SO16: Delivering Healthy Places and Communities
Key Policy Links	Local Plan Policies DS4, HO2, ST2, TR3, NPPF(2024) Paragraph 11 and Chapter 9, PPG (Travel Plans, Transport Assessments and Statements) and (Transport Evidence Bases in Plan Making and Decision Taking)
Evidence Base	West Yorkshire Transport Strategy 2040, West Yorkshire Local Transport Plan (2025), Bradford Local Infrastructure Plan, Bradford District LCWIP, West Yorkshire Vision Zero Strategy 2022 to 2040, Department for Transport Road Safety Strategy (January 2026)

POLICY TR3: PARKING

Parking Strategy

1. The Council will seek:

a) the progressive reduction in temporary and long-stay vehicle parking in town centres and other highly accessible locations (other than in locations to encourage interchange with more efficient modes).

b) the improvement in quality of vehicle parking in the city and town centres for shoppers and other short stay uses so that it is accessible, safe and secure, responding to the needs of disabled users in particular.

c) a reduction and re-allocation of on-street vehicle parking in town centres and other locations readily accessible by public transport, cycling and walking, to encourage sustainable travel behaviours and efficient use of space.

d) to support the delivery of park and ride facilities and infrastructure in appropriate locations, including infrastructure to increase public transport capacity, reliability and journey times.

e) to provide residential cycle parking in areas where residents do not have an opportunity to securely store bikes within their curtilage such as terraced streets, or streets where residents do not have garages of gardens.

Parking Provision for New Developments

2. Development proposals will be required to:

a) provide appropriate vehicle, electric vehicle and cycle parking in line with Parking Standards set out in Appendix 3.

b) where it is not possible to provide suitable short-stay cycle parking off the public highway, identify an appropriate on-street location for the required provision. This may mean the reallocation of space from other uses such as on-street car parking. Alternatively, in town centres, adding the required provision to general town centre cycle parking is also acceptable. In such cases, a commuted sum should be paid to the local authority to secure provision.

c) where it is not possible to provide adequate cycle parking within residential developments, propose alternative solutions which meet the objectives of the standards. These may include options such as providing spaces in secure, conveniently located, on-street parking facilities such as bicycle hangers.

d) provide well-designed and safe car parking, that incorporates appropriate landscaping and materials to reduce visual impact and not dominate the street scene or impact local character or historic environment.

e) **ensure that car parking, or the provision of facilities for zero emission vehicles associated with new development, should not unacceptably impact neighbouring streets by:**

i. **reducing highway capacity (including for pedestrians, cyclists and public transport); or**

ii. **adversely affecting highway safety or existing on-street parking; or**

iii. **obstructing the movement of cyclists, service vehicles or public transport vehicles.**

f) **ensure that cycle parking is designed and laid out in accordance with the guidance contained in LTN1/20, future guidance from Active Travel England and the Homes and Neighbourhoods: A Guide to Designing in Bradford.**

g) **demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.**

3. **In highly accessible areas, developments which actively manage down parking levels below the Parking Standards will be supported.**

<u>Parking Design for New Housing Development</u>

4. **In order to support design quality and housing densities, schemes should:**

a) **provide a proportion of the private parking in unallocated communal areas; and**

b) **use a range of suitable treatments appropriate to the site's location, as set out in Table 4 in Appendix 3.**

<u>Communal Parking Areas</u>

5. **Communal surface parking areas, including courts and squares, should be designed as attractive spaces by:**

a) **integrating regular planting between spaces or being part of a wider landscaped setting.**

b) **avoiding the use of black or grey asphalt.**

c) **being overlooked by the windows of at least two homes.**

d) **enclosed or semi-enclosed parking areas should not create long blank façades facing onto the public realm by providing some form of visual relief every 5m.**

<u>On-plot car parking</u>

6. **Where front of plot parking is proposed, the impact on the streetscene and pedestrian environment should be mitigated by:**

a) **being limited to no more than 4 spaces in a row without being broken up by a soft landscaped area at least 2m in width with structural planting (e.g. shrubs, trees, low hedges).**

b) avoiding locating rows of frontage parking directly opposite each other on both sides of the street.

c) providing an outdoor area or planted buffer at least 1m deep to ensure parked vehicles don't directly abut the house.

d) designing driveways to a depth of 5.5m (one vehicle length) to ensure vehicles fit entirely within the plot boundary and prevent overhanging of the footway.

7. Where tandem parking is proposed to the side of dwellings:

a) the spaces should be set back behind the building line.

b) driveways should be sufficiently long for 1 or 2 cars (5.5m or 11m) but not of an intermediate length which could lead to overhanging of the footway or street.

<u>On-street Car Parking</u>

8. Where on-street parking is proposed:

a) planting should be provided nearest the corner prior to the view of any parking spaces.

b) the design of on-street parking should be coordinated with the policy for 'Green and Blue Streets' and 'Inclusive Streets' (see Policy DS4).

<u>Garages</u>

9. Where garages are proposed they should meet the following minimum dimensions for car parking and cycle storage:

a) Internal area 3.9m(W) x 6.0m(L) – Cars only

b) Internal area 4.5m(W) x 6.0m(L) – Cars and Bicycles

10. Garages will not count towards sole parking provision but will be counted when they are one of two on-plot parking spaces provided they meet the minimum dimensions set out in this Policy TR3, section 8(A or B).

11. Garages should be set back or inset from the building line of the house.

12. Planning conditions should be imposed to control use of the garage or restrictions should be placed on converting the garage to a room that can be lived in.

<u>Cycle Parking</u>

13. Where shared external cycle storage is provided for dwellings, this should be no more than 50m from building entrances.

14. Garages may be used for cycle parking provided they meet the dimensions in TR3 (8B) above. If a dwelling has no separate parking for cycles, it may affect whether the council considers that the garage is counted towards parking provision.

15. 'Short stay' visitor cycle parking should be located in visually prominent locations (e.g. at corners, by entrances, near crossings points etc.) at regular intervals.

Explanation

Vehicle Parking

Parking policy is a key lever that the Council will use to effect the transition to sustainable transport. It is generally accepted that the availability and cost of car parking has a major influence on a person's choice of transport. The Council will manage car parking through planning and development decisions and transport policies to manage travel demand. This will support the use of sustainable modes of transport, heighten the quality of place and improve accessibility for all, including those with a disability.

As set out in Appendix 3, the District has been divided into three parking categories; A, B and C based on housing density and levels of accessibility to public transport. Separate parking standards are provided for each category, with the general principal being that the higher the level of transport connectivity, the lower the requirement for parking.

Where it is demonstrated that car parking provision is necessary within new developments, it will be at appropriate levels and support the overall quality of the area , as well as not detract away from the character and quality of street scenes. The Council supports a design-led approach to parking that encourages traffic-free street scenes which offer high-quality pedestrian environments. Large surface car parks and buildings set back behind parking should be avoided. More appropriate and innovative solutions can involve locating parking below and behind buildings, concealment and courtyards. Pedestrian and cycling desire lines through car parks from outside a development's boundary will need to be catered for.

The Council is committed to reducing vehicle parking in town and city centres which are highly accessible by public transport and active modes of travel, including at key central public transport interchanges. This will help the Council address the declared Climate Emergency. Short- and long- stay car parks in these locations will be subject to regular review as to their suitability and the creation of any such new parking capacity strongly disfavoured. This can be achieved through:

- transfer of some parking spaces to short stay, subject to consideration of possible implications for traffic congestion.
- re-allocation of motor vehicle parking to cycle parking
- densification of developments and services

The Council will reduce on-street parking through parking controls, creation of controlled parking zones, and re-allocation of parking spaces:

- to cycle parking,
- to cycle, pedestrian and public transport infrastructure,
- to electric vehicle charging bays,
- for public or business amenity,
- to greenery and sustainable drainage.

The council will apply parking charges:

- to respond to demand, without undermining the vitality of town centres, or public transport,
- to discourage all-day parking,
- to encourage electric vehicle use and charging.

Associated proportionate parking enforcement will be undertaken to ensure the effectiveness of the policy.

A number of transport bodies and railway undertakings also operate car parks in the form of Park and Ride sites across the District, these will be managed and enhanced to complement the approach of the Local Plan, West Yorkshire Transport Strategy 2040 and the West Yorkshire Local Transport Plan (2025). Park and Ride sites which enable people to complete onward journeys by bus or rail have the potential to complement local parking policies.

Cycle Parking

Cycle parking and cycle parking areas should allow easy access and provide facilities for non-standard cycles. This could include identifying and reserving specific spaces which provide step-free cycle parking and opportunities for people using adapted cycles, as well as providing facilities for other non-standard cycles such as tricycles, cargo bicycles and bicycles with trailers, for both long-stay and short-stay parking.

Developers and planners should seek greater provision than the minimum wherever possible, particularly in locations where trips by cycle could grow substantially. The quantity and quality of cycle parking is likely to become an ever more important factor in attracting potential buyers, occupiers and customers.

Where an application is for an extension to an employment, hospital or education site the amount of cycle parking for the entire site will be determined using the cycle parking requirements set out in Appendix 3 and the amount of additional cycle parking required to meet these requirements determined. This is to ensure that sites which historically have insufficient cycle parking are brought in line with current requirements.

Education sites cannot justify not providing cycle parking on site on the basis of them claiming that they do not allow children to cycle to schools as the roads are unsafe.

Parking design for new housing developments

The least successful design elements nationally on new housing development include the integration of car parking. Often street scenes and the fronts of homes are dominated by hard landscape and parked vehicles. Residents in Bradford want housing developments to provide enough car parking but they also want to see green streets and schemes which reflect positive local character and that are safe to move around for children and others. There is also an imperative in the plan to increase housing densities in certain locations to make effective use of land which can add further pressure to the use of space on sites.

Policy TR3 seeks to balance these aspects. It sets criteria for the design of new residential car parking to ensure it is convenient for residents and to support the objectives in policies Policy DS4 for green and blue streets, HO8 for an attractive

‘transition zone’ between home and street, and HO2 for higher densities in well-connected locations.

This includes criteria for the design of front of plot car parking to ensure this doesn’t dominate streets, an emphasis on providing a proportion of shared, unallocated parking for homes which can be a more efficient use of space, and a focus on using a mix of appropriate parking treatments to the scheme. Table 4 in Appendix 3 indicates suitable parking treatments for different areas based on housing density requirements and accessibility to public transport.

Development proposals should clearly define parking spaces on the site plan (in accordance with Bradford’s local validation requirements) and include a rationale for the approach in the Design & Access Statement where one is required.

Further guidance on residential car parking can be found in Homes and Neighbourhoods: a guide to designing in Bradford SPD, and Parking What Works Where by Homes England (2026). The Council will publish further guidance alongside the plan illustrating how to accommodate different parking types on site.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO8: Vibrant City, Town and District Centres
Key Policy Links	**Local Plan Policies:** DS4, HO2, HO8, ST2
Evidence Base	Local Cycling and Walking Infrastructure Plan (LCWIP), Bradford Homes and Neighbourhoods Design Guide, LTN1/20, Parking What Works Where (Homes England, 2026), West Yorkshire Transport Strategy 2040 and the West Yorkshire Local Transport Plan (2025)

POLICY TR4: WALKING AND CYCLING

1. **To promote walking and cycling, the Council will seek:**
   a) **to support the delivery of more sustainable streets, quietways, segregated cycleways and the integration of green infrastructure, making it easier and more convenient to participate in active mode choices, in line with Policy DS4.**
   b) **to provide walking and cycling networks that are coherent, direct, safe, comfortable and attractive, considering where new or improved paths would strengthen the National Slow Ways network that connects all of Great Britain’s towns and cities as well as thousands of villages or improve access to facilities such as schools, retail and leisure facilities.**
   c) **to expand and improve the network of off-road inter-urban and urban cycle routes, including those aimed at leisure journeys, to reduce**

short-distance vehicle trips where viable. These may be on alignments including canal towpaths and disused railway lines, through the creation and expansion of multi-user greenways.

d) to improve the pedestrian level of service through greater pedestrian priority through the placement and utility of infrastructure, such as new or improved crossings, footway provision, modal filters, traffic calming, and healthy high streets. These interventions will be implemented in the initial stages of new developments to encourage modal shift as early as practicable.

2. Development proposals will be required to:

a) help remove barriers to walking and cycling and create a healthy environment in which people choose to walk and cycle.

b) provide additional pedestrian/cycle accesses where feasible in order to provide more direct and attractive routes to local amenities for active modes.

c) prioritise pedestrian and cycle movements within the site.

d) establish a strong sense of place, with well-designed streets, public spaces that feel safe and key amenities provided.

e) contribute to the Council e-bike/e-scooter share scheme, where appropriate. Developers should discuss with the Council the potential for being part of or adding to the bike share scheme as part of their development/Travel Plan measures. All residential developments of 50 dwellings or more within the service area will be required to include measures to develop or incentivise the e-bike/e-scooter scheme within the Travel Plan. For developments greater than 300 residential units within the service area, e-bike /e-scooter share dock(s) need to be provided in dedicated bays within the development and shown on the approved layout plan.

Explanation

A vision for cycling and walking published by the Department for Transport in 2020 (Gear Change), identifies the opportunity to transform the role cycling and walking can play in our transport system to get England moving differently, as the potential benefits are huge. Increasing cycling and walking can help tackle some of the most challenging issues we face as a society – improving air quality, combating climate change, improving health and wellbeing, addressing inequalities and tackling congestion on our roads. Bold action will help to create places we want to live and work – with better connected, healthier and more sustainable communities. It will help deliver clean growth, by supporting local businesses, as well as helping ensure prosperity can spread across the country and level up our nation.

West Yorkshire Combined Authority (WYCA) has developed a regional Local Cycling and Walking Infrastructure Plan (LCWIP) for West Yorkshire, as a supplementary

document to the Local Transport Plan (4). The LCWIP supports the aspirational vision for sustainable transport in the region and the Mayor's ambition to deliver the Weaver Network: a customer-focused transport network that brings together bus, rail, mass transit and active travel under one integrated offer. Networks for walking, wheeling and cycling will play a central role in enabling seamless, door-to-door journeys both as standalone modes and as part of multimodal trips. The LCWIP provides a long-term framework for a strategic and integrated active travel network across West Yorkshire, identifying the key corridors where investment in cycling and walking infrastructure can have the greatest impact.

The Council will support development which facilitates and encourages walking and cycling and reduces car dependency and the health problems it creates. Cycling is a space-efficient mode compared to cars so making streets attractive for cycling can bring benefits to all road users while also improving the experience of living, working and spending time in the district.

The Council is placing a strong focus on providing quality, accessible cycle facilities to facilitate cycling for everyone. These facilities will be designed in accordance with LTN1/20, Manual for Streets 2, and the latest applicable cycle and walking design guidance. In some places, this will require constructing facilities on existing roads, while in others this will involve building new stretches of cycle track with walking potential. Walking is similarly a key focus for more local trips and is the start and end of every journey. The Council will build on the existing network of public rights of way to create attractive, permeable, experiential pedestrian environments which cement walking as a desirable way to travel. Contributions will be sought from developers to improve or extend this network if it is required to improve walking or cycling accessibility to the site.

The Council has introduced a public bike share scheme and are looking to introduce a scooter share scheme for the city and work continues on developing appropriate proposals. Developers should discuss with the Council whether they are in a suitable location to contribute to the development of the bike/scooter share scheme as part of their development/Travel Plan measures.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO12: Tackling the Impacts of Climate Change SO13: Enhancing Delivering the Green and Blue Infrastructure Network SO16: Delivering Healthy Places and Communities SO10: Delivering Improved Transport Links & Connectivity and Sustainable Transport Networks
Key Policy Links	**Local Plan Policies:** ST2, DS4
Evidence Base	Gear Change (2020), West Yorkshire LCWIP, Active Travel England Planning Assessment Toolkit (2023), LTN1/20,

	Manual for Streets 2 (2010), West Yorkshire Local Transport Plan (2025)

POLICY TR5: FREIGHT & LOGISTICS

1. **The Council will encourage the modal shift of long-haul road freight to rail and water, alongside enabling more zero emission freight journeys, in line with the West Yorkshire Local Transport Plan (2025). Freight journeys should make the most efficient and effective use of all modes of transport, helping to decarbonise the movement of freight, subject to environmental considerations including the need to protect and enhance residential areas and locally, regionally, nationally and internationally important biodiversity sites.**
2. **To ensure the safe and sustainable movement of goods, materials and services on our roads associated with new development, the Council will:**
   a) **support development which provides opportunities to reduce freight movements by surface modes of transport.**
   b) **support development which maximises the use of rail, cargo bike or zero emission vehicles for freight.**
   c) **encourage the location of storage/distribution development with high levels of freight and commercial traffic close to freight facilities or roads designed and managed as traffic distributors.**
   d) **encourage the construction of and operation of Consolidation Centres serving urban locations where these facilitate the consolidation of freight flows and allow for last-mile deliveries.**
   e) **encourage Freight Quality Partnerships between Local Authorities, the freight industry, business communities, residents and environmental groups.**
   f) **encourage the development, delivery and maintenance of an integrated strategic HGV routing network, Urban Traffic Management Control (UTMC), and a consistent cross boundary approach to HGV management and potential freight priority lanes in appropriate locations.**
   g) **encourage the development of sites for new secure HGV parking facilities, particularly sites that are close to major freight generators.**
   h) **discourage development on rail sidings where these may impact on future operational requirements.**
   i) **encourage the protection of rail connected land for future uses that require rail freight access and encourage the development of**

intermodal interchanges and improvements to multi-modal transfer facilities.

j) encourage capacity enhancements, appropriate standards of maintenance and gauge improvements on key rail freight routes.

3. New development should:

a) ensure all loading and servicing requirements are safely accommodated at the kerbside in the carriageway with no significant negative impacts on traffic, bus, cycle or pedestrian movement and no road user safety implications. If the Council determines it cannot be accommodated at the kerbside without negatively impacting on highway safety and movement then an off-street/on-site servicing area must be provided to accommodate all predicted activities. The council will not allow inset loading, delivery, servicing or parking bays in the public footway in any circumstances due to negative impacts on pedestrians and cyclists.

b) ensure any on-site servicing bays or loading areas to be a sufficient size and design to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Servicing areas must be equipped with at least 22kw power electric vehicle charging points.

c) where developments are likely to generate significant movement of goods, services, or materials by road (both during construction and operation), applicants will be expected to minimise the impact of freight movement via road by prioritising use of the Strategic Road Network.

d) consider using the rail network for the movement of construction materials and waste where any major developments is located immediately adjacent to the rail network and a railway siding.

Explanation

The freight sector is significant in West Yorkshire, accounting for 60,000 jobs in 2024[12] and supports the wider economy by enabling business to take place and goods to be transported. Efficient access for goods and services, and the maintenance of efficient freight and distribution links, is a key factor in supporting the vitality of the District, although this must be reconciled with the need to make the towns and cities pleasant places to live and work, and attractive to visitors.

The best way to reconcile the need for these links and improving the quality of environments is by making much greater use of rail, whenever there is an opportunity to do so, and through greater consolidation of flows and co-location of this type of development. Rail should be considered a first choice for moving large quantities of goods and material, as it is best suited to this task, and has minimal

[12] West Yorkshire Freight Study, West Yorkshire Transport Evidence Base, Chapter 6 – Freight.

external consequences on the environment. New developments should consider the potential for rail sidings or terminals for this purpose and seek ways to remove reliance on road haulage.

In sensitive high-demand environments such as city and local town centres, new approaches such as “last mile delivery” should be taken to freight transport, that may rely on local messengers, cycle couriers, freight consolidation and use of electric vehicles. The council will act to create freight and servicing plans in such environments to best manage competing demands for scarce space.

The West Yorkshire Local Transport Plan (2025) provides guidance on freight and outlines how this industry and related business will be supported. In particular, policy RR8 – Sustainable Freight and Logistics sets out what will be done to support the efficient movement of freight and how the adverse impacts of freight movement will be addressed. The Local Plan policies have been aligned to the Local Transport Plan to ensure consistency.

Links

Strategic Objectives	SO10: Delivering Improved Transport Links & Connectivity and Sustainable Transport Networks SO12: Tackling the Impacts of Climate Change
Key Policy Links	ST2, Mayor’s West Yorkshire Local Transport Plan (2025) – Policies RR8, ZE2
Evidence Base	West Yorkshire Freight Study, West Yorkshire Local Transport Plan (2025)

POLICY TR6: AIRCRAFT SAFETY

1. **Safe Operation of Aircraft: Development proposals that create a hazard to the safe operation of aircraft, aerodromes or aircraft navigation facilities will not be permitted.**
2. **In safeguarded Areas around aerodrome, as identified on the policies map, new development will only be permitted where it will not result in a serious safety hazard to aircraft. In considering applications for planning permission the Council will have particular regard to:**
   a) **the height and design of the development;**
   b) **the likelihood of the development creating a bird hazard;**
   c) **the likely impact of development on navigational aids, radio waves and telecommunications systems for the purposes of air traffic control and aircraft movements.**

Explanation

There is a need to ensure the safe movement of aircraft in the District, both to the Leeds Bradford Airport and to the emergency helicopter landing sites for Bradford Royal Infirmary and Airedale General Hospital. Aircraft safety can be prejudiced by the construction of tall structures such as chimneys, masts or multi-storey buildings, particularly on high ground, whilst even more modest development close to the helicopter landing facilities may pose fatal dangers.

The Leeds Bradford International Airport (LBIA) is located within close proximity to the District and is a major part of the strategic transport and economic infrastructure for the City Region. There are plans to design new terminal facilities for the airport and potential to grow passenger numbers from 3.6 million passengers per annum (mppa) to 7.1 mppa by 2030.

The Civil Aviation Authority (CAA) has defined an Aerodrome Safeguarding Area for Leeds and Bradford International Airport (LBIA). In addition, the protection zone for the technical area (concerned with air traffic control) at Hameldon Hill, between Burnley and Accrington Lancashire affects a small area of the District. The safeguarded areas/ protection zones are neither the responsibility nor the proposal of the Local Planning Authority (LPA).

Government Circular 01/2003 (as updated) produced by the ODPM/DfT Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002, places a duty on the Council to consult LBIA on all planning applications falling within the Safeguarding Area and the provisions of the Direction, to ensure that development does not prejudice aircraft safety. In line with the requirements of the Circular, the outer boundary of the Aerodrome Safeguarding Area for Leeds and Bradford International Airport is shown on the map contained in Appendix 6.

This represents the area where buildings and structures, erections and works over defined heights are deemed to be a potential problem for aviation safety. Within this outer boundary are sub areas defined by the CAA relating to the specific height of development and developments likely to attract birds. The CAA has also defined a separate Aerodrome Safeguarding Area for Leeds and Bradford International Airport in relation to wind turbine development.

Circular 01/2003 places a duty on the LPA to consult LBIA about proposed wind turbine developments within a 30km radius of the Airport. The whole of the District lies within this defined area for aerodrome safeguarding in relation to wind turbine development. The Council may require additional information to be provided by an applicant, in order to fulfil its obligations to consult LBIA effectively under both the Circular and Direction. The Council and/or LBIA may also request additional information on cranes, lighting and other equipment which may be in use during the construction period, to ensure aviation safety and developers should be aware of this need.

With respect to the Hameldon Hill Technical Site, consultations will be required for different heights of development depending upon their location within the safeguarded zone. This is because of the refracting effects of buildings upon radar signals and therefore the interference that can be caused affecting air safety. The area affected relates to a small area on the border with Calderdale at Stanbury Moor. It is not intended to show the detailed zoning however generally within the area consultations will only be necessary for development in excess of 45.7 metres high.

On parts of high moorland, generally over about 390metres (1,280 feet) elevation, all planning applications will be referred for consultation. There is a sliding scale for consultations for varying heights of buildings.

Links

Strategic Objectives	SO7: Supporting a Growing Economy SO10: Delivering Improved Transport Links & Connectivity and Sustainable Transport Networks SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	**Local Plan Policy**: ST2
Evidence Base	-

Planning for Places & Communities

Design and Place-making

POLICY DS1: DESIGN PROCESS

To contribute to achieving well-designed places development proposals should:

1. **<u>Get the process right</u>**
   Establish a clear brief and use appropriate tools and skills at the right stage to ensure a holistic, collaborative approach to design putting the quality of the place first.

2. **<u>Site & context analysis</u>**
   Provide Evidence in the Design & Access Statement of a comprehensive 'Site & Context Analysis' which is proportionate to the scale, type and sensitivity of the development. This should include a 'Character Assessment' (see Policy DS3) and will be required for the following types of planning application:
   - **All major applications (10 or more homes or equivalent)**
   - **Minor applications within a conservation area or Saltaire World Heritage Site**
   - **All Listed Building Consents**

3. **<u>Design Concept</u>**
   Illustrate a Design Concept which clearly responds to the Site & Context Analysis, that integrates the development into its wider area.

4. **<u>Design tools</u>**
   a) **Prepare Masterplans, Design Codes and Parameter Plans for certain types of major applications as defined in Table 1 below**
   b) **Refer schemes for Design Review where appropriate (see Table 1) at an early stage and act on the recommendations of the review panel.**
   c) **Embed the use of design tools effectively in the planning process**

5. **<u>Community engagement</u>**
   a) **Work with local communities and key stakeholders to develop shared visions for the future of their areas at pre-application stage for all major applications in accordance with the Council's Statement of Community Involvement (SCI) and Table 1 below**
   b) **For large scale major applications, and other types of applications where appropriate (see Table 1 below), pre-application engagement should reach out to a diverse audience, including children, young**

people and girls where appropriate to the scheme, and should include events at the following stages:

- **Stage 1 – Early engagement to gain an understanding of the site and context**
- **Stage 2 – Involving the community in shaping the design principles and concept and discussing initial elements of the scheme's design**
- **Stage 3 – Getting feedback on the detailed design prior to submission of the application**

6. **<u>Neighbourhood Development Plans</u>**
   Have significant regard to 'made' Neighbourhood Development Plans where applicable that contain assessments of local character, design policies, and design codes specific to the settlement.

7. **<u>Look at the bigger picture</u>**
   a) **Take opportunities to improve places, including transforming areas which have the potential for change and supporting the regeneration plans of the District**
   b) **Take a comprehensive approach to redevelopment in order to avoid piecemeal development which would compromise wider opportunities and the proper planning of the area.**

Explanation

<u>Get the Process Right</u>

Making good quality places is a multi-disciplinary and collaborative process which helps to shape the physical setting for urban life and makes places better than would otherwise be the case. Policy DS1 seeks to set the agenda by focusing on the processes and approaches that can help to deliver good design. It seeks to promote development that is based on collaboration and a holistic understanding of the place, and that uses the right design tools at the right time to deliver positive placemaking.

Applicants should ensure that their team has the right skills to deliver the sorts of places the plan seeks. For instance, the emphasis on providing green blue spaces and streets and spaces for play (see policies NE1, DS2 and DS4) means that on many schemes a landscape architect will likely need to be included as key part of the design team from shaping the design concept at the outset through to the detailed design of spaces.

<u>Site & Context Appraisal and Design Concept</u>

In developing designs, it is important to first have a good understanding of the site and its context. Development proposals should demonstrate evidence of a Site &

Context Analysis in accordance with criterion 2. This should include assessment of the existing landscape, topography, pedestrian networks and connections, urban character and form.

The Site & Context Analysis should form a key part of the Design & Access Statement which should clearly illustrate how it has informed the Design Concept for the site (criterion 2). For major development proposals this should be illustrated in the form of a simple diagram identifying the key design principles based on a meaningful interpretation of the site & context analysis. The design concept will form the basis for subsequent detailed plans and it can inform and be developed through early community engagement, pre-application discussions and design review (where required).

Further guidance on undertaking a site & context analysis and developing a design concept is set out in *Homes and Neighbourhoods: a guide to designing in Bradford SPD* and in Policy DS3 of the plan specifically with regard to 'Character Assessment'.

Masterplans, Design Codes and Parameter Plans

On major schemes, design tools such as Masterplans, Design Codes and Parameter Plans can help ensure early design concepts are carried forward and maintained through the planning process leading to the delivery of high-quality design.

Table 1 below sets out the circumstances in which they will be expected. The exact format and scope of design tools will differ according to the type, scale and context of the scheme.

Design tools can help clarify expectations and requirements for placemaking and can be embedded effectively in the planning process as follows:

- Masterplans
  Description: Masterplans provide a spatial framework that guides how development of a site or area will occur, setting the urban design strategy including layout of development, landscape, placemaking features, movement routes and connections, and how it integrates with its context.
  Usage: Masterplans should be submitted at outline stage. A more detailed Masterplan may be required with the first reserved matters stage to coordinate the delivery of large schemes.

- Design Codes
  Description: design codes set clear, specific and measurable requirements for the design of streets, buildings and spaces, that are visual with diagrams and numeric parameters to provide certainty and avoid ambiguity.
  Usage: Design codes can be submitted with full or outline applications. Alternatively, they can be secured via a condition on an outline approval, requiring submission prior to or alongside the first reserved matters

application. An addendum to a design code can also be required to address specific detailed matters not fully covered at the outline stage, such as building design and material palettes.

- Parameter Plans
  Description: graphic drawings that fix spatial limits for specific, individual elements drawn from the Masterplan such as green and blue infrastructure/open space, development areas, building heights, key connections/movement routes etc.
  Usage: Parameter plans are submitted with outline planning applications. They act as the basis for future detailed designs alongside design codes or design principles in the Design & Access Statement. The Council's Validation Checklist for Major Applications provides more detail.

Table 1. Requirements of Policy DS1 for different scales of development

Scale of development	Policy criteria		
	D(1). Masterplans, Design Codes & Parameter Plans	**D(2). Design Review**	**E. Community Engagement**
Minor (1-9 homes or under 1,000m^2)	No requirement	Very rarely, only if in a highly sensitive setting	No formal requirement
Major – Medium scale housing (10-49 homes)	Design Code may be required depending upon scheme type	Very rarely, only if in a highly sensitive setting	Expected in accordance with E(1)
Major (50-199 homes or 1,000 – 9,999m^2 floorspace or equivalent site area)	Masterplan & Parameter Plans required for outline applications of 100 homes or more or 5000m^2 retail floorspace or more. Design Code may be required depending on site issues.	Recommended, and expected for schemes of a scale that require Masterplans (see left), and for any other schemes which are significant in scale and/or sensitive in relation to their locality. Required for tall buildings.	Expected in accordance with E(1) Schemes which are significant in scale and/or sensitive in relation to their locality should also accord with E(2).

Major – Large scale (200 homes or more, or 10,000m^2 or more or equivalent)	Masterplan & Parameter Plans required for outline applications. Further detailed Masterplan may be required at reserved matters. Design Code required with full applications, and with either outline or first reserved matters applications.	Required	Expected in accordance with E(1) and E(2)
Major – Strategic scale (500+ homes or 50,000 m² +)	As a minimum, the requirement will be as above for Large Scale Majors but, given the likely complex, multi-phased delivery at this scale, applicants should seek to agree the approach with the Council at the outset.		

Masterplans and Design Codes should be prepared in accordance with the design policies in the plan. They should focus on the essential site-specific factors necessary to secure quality design and achieve the vision for the site and not seek to redress every principle already set out in national or local policy and guidance. For example, design codes can set more specific detail on how local plan policies will be applied on site for things like character and form, landscape design, street design, parking arrangements and housing plot design. Where it is necessary and justifiable to take a different approach to local plan policy then approved site-specific design codes will take prominence in decision making.

For reference the key design policies in the plan are:

- DS1 – Design Process
- DS2 – Landscape Design
- DS3 – Urban Character and Form
- DS4 – Street Design
- TR3 – Parking
- HO8 – Housing Design Standards
- ST4 – Creating Well Designed and Healthy Places

Design Review

The policy recognises the positive role that design review can have on a proposal. It is an independent process in which a panel of built environment experts evaluate

design proposals and provide advice and observations which can help to improve and add value to schemes.

Getting the timing right for design review is essential. Applicants should not wait until they feel they are ready to present their fully worked up scheme. Design Review is most effective in the very early stages of a project before concepts and designs become too firm. It can be embedded in the planning process at the following stages:

i. Consideration of the brief, the site & context analysis and initial design concepts early in the pre-application stage.
ii. Follow up review to consider the detailed design/Masterplan prior to submission of the application.
iii. Potential for further follow up review on large schemes at reserved matters stage to assess implementation of previous recommendations.

Table 1 sets out the circumstances where design review will be expected. When referring their scheme for design review applicants should use an independent, well-established panel with knowledge and experience of the local context. The recommendations of the panel and response to them should be included in the Design & Access Statement to explain the evolution of the design.

Community Engagement

Early engagement with local communities and stakeholders can have great value. They often know their areas the best and may have stories and memories or ideas about what they like and what they'd like to see improved which can help inform designs and make them richer and more locally distinctive than would otherwise be the case.

The policy seeks to ensure that engagement is robust, meaningful and proportionate to the scale or nature of the scheme. Table 1 identifies what is required for different types of development.

Bradford has one of the youngest populations in the country and making it a great place to grow up is a priority for the District. To reflect this the policy seeks to emphasise the importance of engaging with children and young people on schemes which are likely to have an impact on them. This should seek to ensure that young people can take part in a meaningful way with the potential for tangible outcomes, for instance looking at aspects of the scheme where their ideas and input can be reflected in the final design. As an example, the Council has in recent years engaged with parents of toddlers and toddler groups and with teenage girls to help inform the design of community spaces, social play features and street improvements in their areas, working in partnership with programmes like JU:MP and Better Start Better Place.

The Design & Access Statement should include details of consultation that has taken place in relation to design and how this has helped evolve the scheme.

Further guidance on engagement and consultation can be found in the Bradford Council Statement of Community Involvement and in Homes and Neighbourhoods: a guide to designing in Bradford SPD.

Neighbourhood Development Plans

In many parts of the district communities have prepared Neighbourhood Development Plans setting out the design aspirations for their areas. Where these exist, they should be given significant regard in accordance with criterion 6 of the policy.

Look at the bigger picture

No site exists in isolation and it is important that development proposals consider the wider context. In some instances, it may be necessary to masterplan for a wider area to ensure that comprehensive development takes place.

Where the development of land takes place in phases of smaller parcels it is important that this does not occur in a piecemeal fashion as this can set an inappropriate context for further development and constrain wider opportunities for access, pedestrian connections, green networks and creating a sense of place.

Development proposals should seek to support any relevant strategies, masterplans or initiatives and take opportunities which may exist to improve the area or contribute to priorities for the district.

Links

Strategic Objectives	SO3: Efficient use of land SO5: Quality Design and Placemaking SO11: Conserving and Enhancing the Historic Environment SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies**: DS2, DS3, DS4, TR3, HO8, ST4
Evidence Base	Homes and Neighbourhood Design Guide SPD, Draft Design Code, Design & Placemaking Planning Practice Guidance, Bradford Statement of Community Involvement, Bradford Validation Checklist for Planning Applications

POLICY DS2: LANDSCAPE DESIGN

This policy supports the Green Infrastructure and Open Space standards set out in policies NE1 and NE2. Development proposals will be expected to fulfil the criteria below to design landscapes and spaces that are safe and welcoming for all, put nature at the heart of placemaking, and provide children, young people and girls with opportunities for play.

1. **Landscape strategy**

   Major development proposals, and minor developments where appropriate, should:

   a) **retain any existing landscape and ecological features on site of value and integrate them within the development as positive assets;**
   b) **take opportunities to link development into the wider landscape and extend local green and blue infrastructure networks into the site;**
   c) **seek to create a connected network of green spaces and landscapes on site, including new tree planting (see Policy NE6) and 'green and blue streets' (see Policy DS4);**
   d) **where new open spaces and landscapes are provided seek to include them as focal points in the layout within the public realm;**
   e) **design spaces and landscapes that have a clear function and are visually attractive and fit for purpose, avoiding left over spaces of uncertain purpose;**
   f) **use plant species which are appropriate to the local character, climatic and site conditions and that support biodiversity;**
   g) **where appropriate integrate innovative landscape solutions such as green roofs and living walls to support urban greening (see Policy NE1);**
   h) **ensure that new spaces, landscapes and play/public realm features are designed to be very robust and low maintenance and have appropriate management and maintenance arrangements in place (see Policy NE1)**

2. **Safe and welcoming spaces**

   When designing large new public spaces carefully consider safety, particularly the needs of women and girls, including:

   a) **connecting spaces into wider pedestrian routes and desire lines in a clear and legible way;**
   b) **locating facilities for women and girls (see 3 below) in prominent, well-used areas of the space, or alongside well-overlooked main routes;**
   c) **providing clear sightlines by carefully considering the topography, planting and routes through the space;**

d) ensuring multiple points to enter and exit the space for means of escape, including permeable edges with regular breaks and avoiding the use of fencing;

e) incorporating lighting, with careful consideration of how its placement, colour and tone can create a welcoming atmosphere after dark

3. <u>Access to play</u>

New housing developments should provide children and young people of all ages with play spaces on site which are soft, green, inspiring and educational as follows:

a) Major housing developments, and minor developments which include areas of amenity greenspace, should provide as a minimum:
- **i. Doorstep Play; and/or**
- **ii. Play on the Way elements on at least one local or minor street or traffic free route (see Policy DS4)**

b) Sites which have an open space requirement of more than 300m^2 overall (see Policy NE2) should within that requirement make on-site provision for a small public open space which includes the following:
- **i. Doorstep Play;**
- **ii. At least one formal seating type (e.g. benches);**
- **iii. Planting;**
- **iv. Good access to direct sunlight (where the Council is concerned that a space may not achieve this, developers will be required to provide evidence that it complies with a nationally recognised benchmark e.g. BR 209);**
- **v. Where boundaries are used, they should be no taller than 1m to allow for natural surveillance of the space.**

c) Larger sites which require provision of formal areas for play (i.e. either Local and Neighbourhood Playable Spaces, Destination Play or MUGAs – see Policy NE2) should fulfil all the above and additionally the following:
- **i. At least two informal seating types (e.g. steps or boulders)**
- **ii. At least two elements to 'Make Space for Girls' e.g.:**
  - **Social exercise spaces;**
  - **Social seating;**
  - **Swings (separate from those provided for young children);**
  - **Low gym bars (not high enough for adult exercise);**
  - **A stage-like area.**

Explanation

<u>Landscape strategy</u>

Criterion 1 seeks to support other environment policies in the plan, including NE1, NE2 and NE6, to help bring requirements for green & blue infrastructure, open spaces, planting including trees, and nature together into a coherent strategy as a positive focus for placemaking on development sites creating attractive green spaces and landscapes as focal points in the public realm.

Further guidance can be found in Homes and Neighbourhoods: a guide to designing in Bradford SPD.

Safe and welcoming spaces

Research undertaken in West Yorkshire has found that women and girls often feel unsafe and unwelcome in parks and so use them less, and this gets worse after dark. Design guidelines have been published, *Safer Parks: Improved Access for Women and Girls* (co-produced by West Yorkshire Combined Authority, University of Leeds, Make Space for Girls, and Keep Britain Tidy) which sets a series of principles to help change this. Criterion 2 is based on this and seeks to ensure that the design of large new public spaces makes them safer and more attractive and welcoming to everyone.

Further guidance can be found in Safer Parks: Improved Access for Women and Girls.

Access to play

Bradford-based child and youth research and initiatives including Born in Bradford, JU:MP, Act Early and Better Start Better Place have all highlighted the need to improve access to play in the District. This is particularly the case in many urban areas where there is less safe and well-maintained public play space.

Play can be inspired in many ways. From more traditional equipment, like swings, to simple, robust and low-maintenance features such as boulders, coloured paths, and anything that sparks the imagination. Informal play is encouraged to be inspired by local communities and landscape. *Better Start Better Place* have installed several successful examples of ‘play on the way’ (or ‘playlets’) and doorstep play within Bradford.

The policy seeks to ensure that new housing developments provide play space for children of all ages. It should be read in conjunction with Policy NE2 and Appendix 11 (Open Space Standards) which set the thresholds for when the requirements for on-site play provision in criteria 3(b) and 3(c) will be activated.

Definitions

Doorstep play: small public spaces near housing, specifically designed for play, which may or may not have some small items of equipment, or other features for toddlers and seating for adults.

Play on the way: small, durable play installations or interventions that inspire playful interaction and may not be typically perceived as “play equipment”, usually located along existing movement routes. Note that dedicated ‘formal equipped play’ areas must be located outside of the adopted highway.

Space for Girls – areas and features that encourage social play which have been designed with the specific needs, safety, and preferences of teenage girls in mind.

The Council will publish guidance alongside the plan with further detail and examples of how to accommodate Spaces for Girls, Doorstep Play and Play on the Way on new developments.

Links

Strategic Objectives	SO3: Efficient use of land SO5: Quality Design and Placemaking SO11: Conserving and Enhancing the Historic Environment SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies**: DS4, NE1, NE2, NE5, NE6, NE7
Evidence Base	Homes and Neighbourhood Design Guide SPD, Draft Design Code for New Homes and Streets, Safer Parks for Women and Girls, Make Space for Girls

POLICY DS3: URBAN CHARACTER AND FORM

Development proposals should create a strong sense of place and be locally distinctive, reflecting the District’s varied character. Designs should:

1. **Character Assessment**
   a) **In the Design & Access Statement show evidence of a *Character Assessment* which demonstrates how the scheme responds to and reinforces positive, locally distinctive features in the area based on the Checklist in the table below.**
   b) **The scope of the assessment should be proportionate to the site and type of development.**
   c) **Significant regard should be had to any existing character assessments for the area where available including in Neighbourhood**

Plans, Conservation Area Appraisals or the Landscape Character Assessment.

d) **Innovative and contemporary designs which respond to and complement the local character will be supported.**
e) **Where proposals are not based on positive local patterns of development they should be based on evidence of otherwise strong ideas.**

2. **<u>Landform / slopes</u>**

For sites with varying topography, development proposals should:

f) **work with the natural slopes to take advantage of the site's unique characteristics and minimise the impact of groundworks;**
g) **take opportunities to create long-distance views from streets and open spaces;**
h) **where retaining walls are necessary ensure they are of a treatment that enhances the character of the scheme. Retaining walls taller than 1m should be one of the following treatments;**
   - **natural stone wall**
   - **gabion wall**
   - **green wall or stepped vegetated wall**

3. **<u>Urban form</u>**

The built form of developments should contribute to creating characterful and locally distinctive places, including taking opportunities to:

a) **retain and integrate any existing built features on site which could contribute to creating a distinctive identity;**
b) **create characterful streets and spaces which are defined and animated by the layout, scale and design of the buildings;**
c) **use building and roof forms that respond to local character and contribute positively to skylines;**
d) **use distinctive buildings as focal points within the layout at gateways, key corners, facing open spaces, or at the end of a view corridor;**
e) **on larger developments provide variety with different character areas and street types**

4. **<u>Appearance</u>**

a) **Display architectural quality, including building elevations with good proportions, and a level of detail to provide interest, variety and depth.**
b) **Create original architecture or tailor standard solutions to the site and local context.**

c) **Select building materials for their appropriateness to local character and their performance qualities and aesthetic value.**
d) **Include boundary treatments that are designed to support the character and quality of streetscapes and public spaces (for housing developments see also Policy HO8.**

5. **<u>Tall buildings</u>**
Proposals for new tall buildings should:
a) be appropriate to their location and not detract from key views or heritage assets;
b) exhibit the highest architectural quality through their form, massing, proportions, elevational treatments, materials and finishes;
c) contribute positively to the public realm at the base of the building through consideration of building lines, ground floor storey heights, entrance areas and active frontages;
d) not create unacceptable local environmental conditions, demonstrated as a minimum by evidence of the following:
- **Daylight & Sunlight Analysis**
- **Wind Microclimate Assessment**

e) be referred for independent design review at an early stage (see Policy DS1).
f) provide computer generated visualisations to enable the visual impact of the proposal to be understood at the following scales:
- **long range views – focusing on the impact of the silhouette and top of the building on city skylines and strategic views;**
- **mid-range views – to understand how the proportions, form and design integrate with the surrounding buildings and townscape**
- **Short-range/close-up views – to show the building in its immediate environment at street level and how it addresses the public realm.**

6. **<u>Shopfronts</u>**
Design shop front units which are consistent with the character, scale, quality and materials of the existing façade, building and street scene of which they form part.

Explanation

<u>Character Assessment</u>

Ensuring that new development responds and contributes positively to local character is important to the residents of Bradford District. The requirement for a

Character Assessment in Policy DS3 is to help applicants think about and evidence how local context and distinctive features have influenced design.

For most development proposals it will be necessary to undertake a character assessment of the area surrounding the site, and in many cases the wider area, to get a good understanding of the place including built form, layout and appearance.

This should be proportionate to the scale, location and type of development. For a small infill proposal, it may be about how to integrate a building or two within an existing street scene with reference to elements such as existing building lines, heights, rhythm, proportions, materials and colour. In this instance the character assessment would usually be limited to the immediate street scene and nearby properties.

For larger scale proposals, e.g. a major new housing development, a study of the wider context may be necessary, not just its immediate surroundings, though this is important, but looking across the neighbourhood or settlement to identify positive patterns and features of development that can inform the design of the scheme. The assessment should be discerning and clearly identify what the positive features are that the design seeks to respond to and illustrate how it will do this. It is not enough to provide some images of development in the nearby environs of the site, some of which may be mediocre in terms of character and use that as a justification for the design approach.

The intention is that the character assessment will help draw out the components which contribute to positive local character which can then be interpreted through the design of contemporary new development, be that roof forms, building lines and proportions, boundary features or colours.

The checklist below is intended to help designers undertake and evidence character assessments, identifying the various elements that can influence local character. Not all of them will be relevant to every type of site. The Council will publish an update or addendum to the Homes and Neighbourhoods Design Guide alongside the Local Plan which will provide further detail on how to undertake character assessments with examples and case studies.

Note that for housing developments the Character Assessment should be balanced with Policy HO2 Housing Density and the objective of increasing housing densities in the district and making effective use of land. Local character should be taken into account but should not necessarily prevent increasing densities in well-connected locations where it is appropriate to do so.

Table 1. Character Assessment Checklist

CHARACTER ASSESSMENT CHECKLIST

Demonstrate and provide evidence within the Design and Access Statement on how the proposed development responds to positive and local distinctive features based on the following elements where relevant:

a. **Natural landscape**
   - ☐ the local topography and the way development relates to it
   - ☐ key views in and out of the site

b. **Urban form**
   - ☐ street layout patterns
   - ☐ urban grain (size, shape and arrangement of buildings, plots and blocks)
   - ☐ common building types or open space types
   - ☐ the scale and massing of buildings
   - ☐ typical heights, and changes in height e.g. between homes and mill buildings
   - ☐ roof lines
   - ☐ rhythm of frontages along the street (including building gaps)

c. **Relationship between buildings and streets (the 'Transition Zone')**
   - ☐ boundary treatments
   - ☐ building lines
   - ☐ depth of setback of buildings from street (e.g. front garden)

d. **Appearance**
   - ☐ primary materials and colours
   - ☐ distinctive building features and details
   - ☐ building elevations, composition, proportions etc. e.g. vertical emphasis of windows

e. **History & Heritage**
   - ☐ historic settlement evolution
   - ☐ existing features on site which contribute to local identity
   - ☐ local stories

f. **Existing character assessments/policies for the area**
   - ☐ Neighbourhood Plans
   - ☐ Conservation Area Appraisals
   - ☐ Landscape Character Assessment

Examples of evidence:

- Analysis: site and context visits, urban design analysis, photographic studies, mapping of local features, urban morphology studies, local vernacular studies, materials/colours palette, analysis of historical records, maps and local archives

- Justification: explanation of design concept and decisions, drawings showing the proposal in its wider context including annotated plans, and sections, sketches, 3D visualisations, diagrams

* The Character Assessment should form part of the Site & Context Analysis within the Design & Access Statement (see Policy DS1).

Landform / slopes

Bradford's natural topography can present significant challenges when it comes to designing and building development. Minimising groundworks by working with the natural slopes as much as possible can help to reduce the need for substantial retaining features which can undermine development when not integrated well. For instance, the layout of streets can follow the contours, and buildings can be built into the slope using split levels helping to absorb development into the wider landscape. Where retaining features are necessary the policy sets some options for their treatment to ensure they positively contribute to character.

Urban Form

Urban environments can be designed to be attractive and varied with a clear identity which is easy for people to understand. The way in which buildings are positioned can help to create interesting street scenes, define the edge of streets and spaces, and positively address key junctions and views. Buildings can be designed to turn corners well, and to have openings and windows facing onto streets to help animate them and provide surveillance.

A sense of 'enclosure' can be created with careful consideration of how the height and position of buildings relate to the width and alignment of the street. Further interest can be provided by small projections and setbacks from the building line and variation and incident in the roofline.

Sometimes sites contain existing buildings, walls or other structures which contribute to a sense of character. Developments can be designed to retain and incorporate such features and use them to inform the scale and layout of new development helping to create more memorable and distinctive places than would otherwise be the case.

On larger sites creating different character areas and a hierarchy of street types can help to provide structure and variety on larger sites. Character areas can be differentiated from each other in a number of ways, including street layout, building form, types of landscape and boundary treatments, and details and materials.

Homes and Neighbourhoods: a guide to designing in Bradford SPD provides guidance on many aspects of urban form including topography, roofs and building forms, corners, and building elevations (see below).

Appearance

Proposals should display architectural quality through the form and proportions of buildings, the rhythm of the façade and the coordination of elements such as windows, colours and materials, and the quality of the joins between elements. Standard solutions should be avoided or at the very least be tailored to their context, for instance adapting elevational treatments to complement the local context.

The dominant vertical nature of buildings is seen consistently across the District, through window proportions and the alignment of building features. It is likely then that designing buildings to have a vertical emphasis (e.g. with windows taller than they are wide) will be an appropriate response to character in most cases.

Tall buildings

Bradford is a district of relatively few tall buildings. Where they do exist they are often highly visible on the skyline, and their impact is often accentuated by the topography. New tall buildings can create memorable landmarks and can define important locations but they can also impact on important views and skylines. Therefore, it is important to ensure that they are appropriately sited to make a positive contribution to the townscape and also to avoid any adverse climatic effects.

The Bradford City Centre Design Guide SPD identifies zones for locating new tall buildings (defined as buildings of 9 or more storeys). Tall buildings may be acceptable outside of these zones where it can be justified under the criteria of the policy.

The Council working with University of Bradford has produced a 3D digital twin of Bradford City Centre and Southern Gateway and other key locations in the district for applicants to use for modelling and illustrating the visual impacts of their proposals in a real-life context.

Shopfronts

The design of shop fronts is an important component of creating attractive streetscapes. Designs should take into account local building traditions and materials and the architectural features of the building. The demand for shop front security measures can, if not considered well, detract from the quality of the street scene and it is important they are incorporated in a way which supports the character of the area. Further guidance on these aspects is provided in the Shop Front Design Guide supplementary planning document.

Links

Strategic Objectives	SO3: Efficient use of land SO5: Quality Design and Placemaking SO11: Conserving and Enhancing the Historic Environment

	SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies:** HO2, HO8, DS1, DS2, DS4, NE7, HE1
Evidence Base	Homes and Neighbourhood Design Guide SPD, Draft Design Code for New Homes and Streets, Bradford City Centre Design Guide SPD, Shopfront Design Guide, Conservation Area Appraisals, Neighbourhood Plans

POLICY DS4: STREET DESIGN

Development proposals should ensure the design of streets supports the quality of place and promotes healthy and active lifestyles through:

1. **<u>Movement strategy</u>**
   Creating a clear structure of connected streets and routes which:
   a) **connect to existing street and path networks, public transport and places where people may want to go in obvious and direct ways;**
   b) **avoid creating cul-de-sacs for pedestrians and cyclists;**
   c) **on large developments identify a clear hierarchy of routes, where each type of route has a specific character and function based on the Table of Street Type Requirements below.**

2. **<u>Green and blue streets</u>**
   Designing new residential streets (and other types of streets where appropriate) to be green and blue through the consistent application of green and blue infrastructure elements along their length (unless incompatible with site conditions) in accordance with the Table of Street Type Requirements below.

3. **<u>Inclusive streets</u>**
   Designing new residential streets (and other types of streets where appropriate) to encourage walking and wheeling and as public places where people can rest, meet and chat by including the following features:
   a) **A clear, wide footway, free of obstructions;**
   b) **Seating at regular intervals, outside of the clear footway width;**
   c) **A coordinated approach to the arrangement of street furniture, planting, seating and on-street parking e.g. in a dedicated zone**

between the footway and carriageway (see Table of Street Types below);

d) Continuous footways over minor junctions (where local and minor streets meet busier streets) and over access points to car parking.

Explanation

Movement strategy

Making it safer for children to walk and cycle to school and shops is a top priority for Bradford residents. This means providing a well-connected movement network that prioritises pedestrians and cyclists as the most important users of streets, making it more appealing and convenient to walk and cycle for all.

The policy requires that proposals avoid creating cul-de-sacs or dead ends for pedestrians and cyclists. This means streets should be linked at either end to other streets or traffic-free routes, except in instances where site characteristics mean that this is not possible or desirable.

In instances where it may be desirable to limit vehicle access then 'modal filters', such as bollards and planters can be used to still allow pedestrian and cyclist connectivity.

Green and blue streets

Streets designed with well-integrated 'green' (trees, planting) and 'blue' (sustainable drainage systems (SuDS)) features are attractive for people to move through. They manage surface water quality and quantity and provide the opportunity to increase biodiversity. These features also help to soften a hard urban environment.

People in Bradford want to see greener streets and research by Born in Bradford has shown the links between improved access to green places and good health, including the well-being of children.

Criterion 2 of this policy seeks to ensure that new residential streets are green and blue and it can also apply to the retrofit of existing streets and to other types of development too. The policy should be read in conjunction with the table below which enables different approaches to achieving green and blue streets for different street types and contexts. The Council will publish further visual guidance alongside the plan to show how green and blue streets can be achieved, with recommended design solutions and species advice.

This policy should be considered alongside Policy NE1 which it supports, including the requirements for the Green and Blue Infrastructure Plan and Urban Greening Factor, and long-term management and maintenance arrangements.

Inclusive streets

Streets are important areas of public space and should be designed to support public life for all including the mobility impaired, families, and the elderly. By making streets clutter-free and attractive for walking and wheeling (including wheelchairs and buggies) with wide, clear footpaths, and places to rest and meet neighbours they become safe, inviting and friendly places and encourage active lifestyles.

Seating should be located to support other activities and designed and positioned to limit anti-social behaviour and potential noise disturbance to residents. For example, seating could be co-located with bus stops, near building entrances and shops, next to trees for shade, or adjacent to doorstep play or play on the way (see Policy DS2).

Criterion 3 seeks to achieve inclusive streets and should be read in conjunction with the Table of Street Type requirements below. Again, it applies to new residential streets but can also be applicable to other types of streets where appropriate.

Table of Street Type requirements

	Connector Streets	**Local Residential Streets**	**Minor streets**	**Traffic-free routes**
Function	Main streets carrying local traffic, providing access to neighbourhoods and community facilities.	Likely to be the most common type of residential street providing access to homes with a focus on active travel.	Streets with low traffic flows providing access to small groups of homes, including shared space streets and home zones.	Non-trafficable routes, providing connections for pedestrians and cyclists.
No. of dwellings	Up to 700 dwellings	Up to 200 dwellings	variable	n/a
Minimum clear footway width	2m* (or 3m where higher levels of pedestrian activity e.g. by bus shelters)	2m*	2m* - where present	2m (or 3m for shared pedestrian/cycle route)
Green and blue infrastructure	At least two of the following located within either a ‘street furniture zone’ or ‘multi-functional lane’ (see below) or open space alongside the street: - Street trees - Diverse grass/wildflower verge or similar			At least low maintenance biodiverse planting alongside the route

	- Rain gardens - Swales - Other SuDS features that combine planting and water management - Other planting to support biodiversity			
Seating	Formal seating no less than every 150m (or 50m on gradients over 5% (1 in 20))	informal seating to create social spaces	informal seating to create social spaces	Where appropriate
Play	Where possible	Potential for 'doorstep play' or 'play on the way' – see Policy DS2		
Optional 'street furniture zone' width	0.5 - 2m - as and where required			n/a
Optional 'multi-functional lane' width	at least 2m - depending on function	at least 2m - depending on function	n/a - 2m wide on-street parking may be incorporated	n/a
Segregated cycle lane	Yes – where appropriate	No	No	Yes – where appropriate
Adoptable carriageway width	6-7m	5.5-6.5m	Variable – check with CBMDC Highways Development Control	n/a
Maximum design speed	20mph	20mph	15mph	n/a

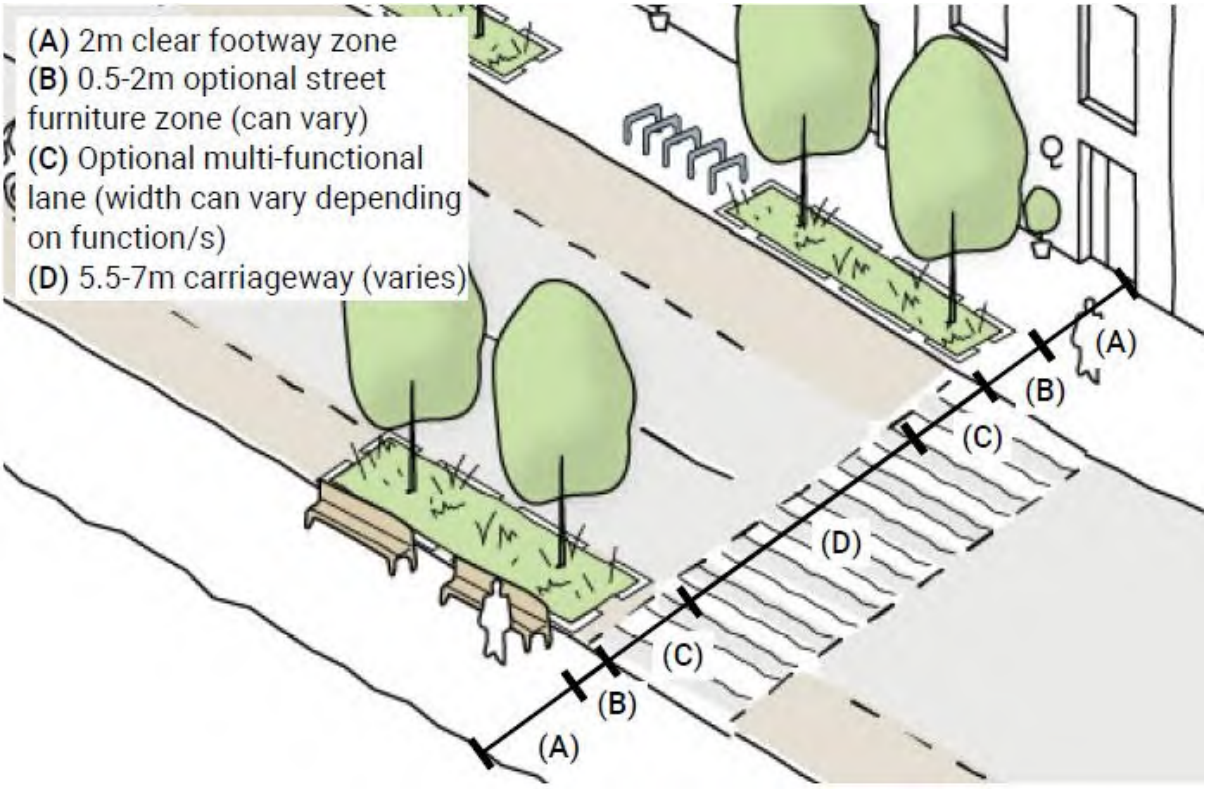
* where there are physical constraints, an absolute minimum 1.5m clear footway width can be provided for very short sections.

Definitions:

- Street Furniture Zone (optional*)* – a dedicated 0.5-2m wide zone that can be part of the footway where street furniture, seating, planting, cycle parking etc can be provided. This is additional to the minimum clear footway width to ensure footways are kept clutter free.

- Multi-functional lane (optional) – an area at least 2m wide between the kerb and the carriageway which can be used to accommodate planting/SuDS, street furniture, bus stops with shelters, and car parking.

Further detailed guidance on street design will be published alongside the plan to assist the implementation of this policy.



Illustrative section showing different street elements

Links

Strategic Objectives	SO3: Efficient use of land SO5: Quality Design and Placemaking SO11: Conserving and Enhancing the Historic Environment SO12: Tackling the Impacts of Climate Change SO16: Delivering Healthy Places and Communities SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies**: TR3, NE1, NE6, DS2, HO8
Evidence Base	Homes and Neighbourhood Design Guide SPD, Draft Design Code for New Homes and Streets, Manual for Streets

POLICY SC1: COMMUNITY FACILITIES AND INFRASTRUCTURE

1. **The provision of new or enhanced community facilities and infrastructure will be supported, whilst their loss, particularly where this would reduce the ability of local communities to meet their day-to-day needs, should be avoided.**
2. **Proposals for new or enhanced community facilities and infrastructure that improve their quantity, quality, access and range, as well as meet an identified need, will be supported where they:**
   a) **prioritise and promote access by walking, cycling and public transport. Where facilities have a local or wider catchment area, access should be considered proportionately relative to their purpose and scale;**
   b) **are accessible for all members of society;**
   c) **are designed so that they are flexible and adaptable to accommodate a range of community uses, and can be easily altered to respond to future demands if necessary;**
   d) **where applicable, can be operated without detriment to neighbouring uses and properties. This especially applies to facilities which are open in the evening, such as leisure and recreation facilities;**
   e) **would be compatible with its surroundings with no unacceptable impacts on the character and appearance through the use of good design and siting;**
   f) **would be in conformity with other policies within the Local Plan and made neighbourhood development plans**
3. **Where opportunities arise, the co-location of facilities will be supported, if it can be demonstrated that it improves access to facilities and results in most efficient use of land.**
4. **Proposals that would lead to the loss of community facilities and infrastructure will only be permitted where:**
   a) **appropriate alternative provision is made; or**
   b) **it can be demonstrated that there is no longer a need for the facility to serve the community in its existing use or as an alternative community use; and**
   c) **all reasonable efforts have been made to retain the facility, and other community uses and community ownership and designation as an Asset of Community Value (ACV) have been considered; and**
   d) **it can be demonstrated that is no longer economically viable in its current use.**

Explanation

Community facilities and infrastructure within the District are varied and extensive and have an essential and indispensable role in creating and supporting sustainable communities and places. More broadly they form a key part of the area's wider infrastructure provision. As part of planning the long-term development of Bradford District, it is essential to ensure that its communities have the appropriate infrastructure. The capacity, quality and accessibility of services and facilities are all key components in ensuring people can enjoy living, working and visiting the area.

There are many existing facilities of varying scales and nature that are embedded across Bradford's communities which provide for their ongoing health and well-being, social, educational, recreational, leisure, spiritual and cultural needs. Some of these, such as community centres or corner shops may only serve a very local community whilst others including schools, leisure centres or medical centres may cover a wider catchment or serve a cluster of settlements/communities. Some facilities such as hospitals, theatres or concert halls act as key facilities for the District as well as attracting people from beyond its boundaries across the wider West Yorkshire area.

As part of promoting healthy and safe communities, national policy recognises the need to plan positively for the provision of community facilities and services to enhance the sustainability of communities and residential development. It also seeks to ensure that such facilities are preserved, and unnecessary loss be avoided[13].

Having regard to national policy, the Plan seeks to support the provision of new or enhanced community infrastructure/facilities within the District and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the ability of local communities to meet their day-to-day needs.

To be sustainable, suitable good quality facilities and infrastructure should be provided locally, and be located where they are accessible by walking, cycling and public transport. This particularly benefits those who are less mobile. In addition, facilities should be designed to be accessible to all sections of the community and be flexible enough to accommodate a range of community uses and adapt to changing requirements over their lifetime.

New or enhanced community facilities and infrastructure should be of high-quality design that reflects and respects the character and appearance of their surrounding area. Proposals should include well-integrated facilities that allow effective use to made of buildings as community spaces. For example, this may include kitchen areas, toilets and washing facilities, communal areas, broadband connections, meeting spaces and appropriate storage spaces.

Alongside the design of new or enhanced facilities, consideration should also be given, where appropriate to their operation and the wider effects that they could have on the amenity of surrounding areas and communities. Proposals should seek to ensure any adverse effects are minimised.

As highlighted above, consideration should be given to designs that can accommodate a range of community uses and make them more adaptable to meet future needs. Providers and developers are encouraged to engage with each other to identify opportunities to enable the co-location or shared use of facilities. This can help to support the viability of facilities via increased usage.

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[13] National Planning Policy Framework (NPPF) (December 2024) – Paragraph 98

It is recognised that there may be instances where facilities become no longer fit for purpose and it can be demonstrated that there is no longer an existing or future community need for the facility, either in situ or elsewhere. Where the policy refers to 'proposals' this also includes proposals for the demolition, change of use and other forms of development that would result in the loss of an existing community facility.

Where proposals involve the loss of community facilities infrastructure, the Council will need to be satisfied that adequate alternative provision has been made, or that there is evidence to clearly show that there is no longer a need for it (either in its existing form or for another community use) or that its use is no longer viable. It will need to be demonstrated that:

- the site or premises have been marketed to the Council's satisfaction for at least 12 months and included both traditional and web-based marketing, and regular advertisement in local, regional and/or national publications as appropriate,
- consultation with the local community has been undertaken;
- opportunities to re-let premises have been fully explored including the formation of a social enterprise or charitable group that can take over the premises;
- the premises/site has been marketed at a price which is commensurate with market values (based on evidence from recent and similar transactions and deals); and
- it has been demonstrated that the terms and conditions set out in the lease are reasonable and attractive to potential businesses, and that no reasonable offer has been refused.

The Localism Act 2011 introduced the Community Right to Bid or Assets of Community Value (ACVs). It gives communities the right to identify a building or other land that is believed to be of importance to their social wellbeing. If the asset is listed for sale, the community is given a fair chance to bid to buy it on the open market, although the owner is not obliged to accept a bid. There is also no restriction on who the asset can be sold to. Should a nominated asset meet the definition of an ACV, the Council will list it. Such a listing may affect planning decisions – it is open to the Council to decide whether it is a material consideration if an application for change of use is submitted, considering all the circumstances of the individual case[14].

The Local Infrastructure Plan (LIP) is central in ensuring the appropriate infrastructure, including community infrastructure, is delivered across the District to support the growth and development outlined in this Plan. Its preparation has involved working closely, with internal and external partners to identify the specific infrastructure projects and requirements to be delivered over the Local Plan period. The LIP, including the IDS, is a “live document”. It will be monitored, as part of the Annual Monitoring Report process, and reviewed and updated to ensure that appropriate infrastructure is delivered.

It includes Infrastructure Delivery Schedule (IDS) that identifies what new or improved infrastructure is planned, who will be involved and the resource

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[14] Planning Aid England Website – Assets of Community Value and their relationship to planning -https://www.planningaid.co.uk/hc/en-us/articles/360009936577-Assets-of-Community-Value-and-their-relationship-to-planning

implications. It provides a detailed investment plan for infrastructure requirements in the District and will help the Council to negotiate levels of, and obtaining, planning contributions. It will also assist the Council in attempts to secure funding for infrastructure and key projects.

Developers are encouraged to work collaboratively with the Council and other key stakeholders regarding the identification and meeting of community facilities and infrastructure needs that may arise from development. The Council will also continue to work closely with a wide range of providers in this regard.

Where required, community infrastructure will be secured through developer contributions in line with the provisions of Policies ID1 and ID2.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO8: Vibrant Town and District Centres
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 20, 29, 35, 96 and 98 **Planning Practice Guidance**: Healthy and Safe Communities (Paragraph 001 Ref ID: 53-001-20190722); Planning Obligations (Paragraph 001 Ref ID: 23b-001020190315 to 038 Ref ID: 23b-038-20190315) **Local Plan Policies:** ST2, ST4, SC2, SC3, SC4, SC5, ID1 and ID2 **Adopted Neighbourhood Plans**: Addingham – Policy ANDP7; Bingley – Policy BING1; Burley in Wharfedale – Policy BW17; Harden – Policy HNDP13; Haworth, Cross Roads and Stanbury – Policy CF1; Ilkley – Policies INDP2, INDP3 and INDP4; Oxenhope – Policy GP3; Steeton with Eastburn and Silsden – Policy SWES9 and SWES11; Wilsden – Policies W/CF1, W/CF2 and W/CF3
Evidence Base	Local Infrastructure Plan (2026)

POLICY SC2: CEMETERY AND BURIAL PROVISION

1. **Proposals for new cemeteries or the extension of existing cemeteries will be supported provided that:**
   a. **it meets an identified need for additional burial space;**
   b. **the site is located in proximity to the communities it serves to reduce the need to travel;**
   c. **there would be no adverse impacts on the water environment, including water quality, water table or flood risk in the area, and would have suitable ground conditions;**
   d. **the use and operation of the site would have no adverse impacts on amenity and highways. They should also have adequate vehicular access and parking arrangements;**
   e. **the design approach, including the proposed layout and landscaping acts to minimise adverse impacts on the landscape or townscape;**
   f. **there is no adverse impact on the ecological or biodiversity value of the area; and**
   g. **there is no conflict between the proposed and neighbouring uses or any associated impacts on the amenity of residents or visitors to the cemetery.**

Explanation

Cemeteries and burial grounds provide a necessary community need. In addition, they also provide a valuable contribution to the District's green infrastructure and ecological networks. Ensuring that the District has sufficient burial space to meet the needs of its communities is an essential role for the Council in discharging its duties under various acts of parliament.

Bradford District has 67 sites classified as cemeteries, churchyards and burial grounds (44 closed churchyards and 24 municipal cemeteries). There are also three crematoria, two of which are in Bradford (Shay Grange and Bierley Wood), and one located at Oakworth. In recent years, the Council through its Bereavement Service Strategy has invested in new or refurbished crematoria facilities. The new Shay Grange was opened in 2023 to replace an older one at Nab Wood (Shipley), whilst Oakworth was refurbished and re-opened in 2022. A second new crematorium (Bierley Wood), opened in June 2026 on land at Shetcliffe Lane in Bierley on the southern edge of Bradford. This has replaced the Scholemoor facility.

In terms of cemetery and burial space, sufficient capacity exists at Council-owned cemeteries to cover existing levels of activity beyond the end of the Local Plan period. The exception to this is the need to provide additional space for Muslim burials in the medium term.

To address this an extension to the existing Muslim burial ground at Scholemoor Cemetery in Bradford was completed in 2020, whilst an extension of Bowling Cemetery has taken place. Other interventions proposed include the establishment

of a new cemetery and the acquisition of land to allow further and larger cemeteries to be established.

The Bereavement Service Strategy's third phase involves the development of a major new cemetery in the District to delivery longer term capacity beyond 2050, subject to relevant planning consents and funding approval.

It is essential that any new cemetery provision is located within proximity to the communities that it will serve, to reduce the need to travel, including vehicle use and trip numbers. Emphasis is placed on protecting the water environment, in particular ground water, and ensuring that sites have appropriate ground conditions. There may also be a need to apply for an environmental permit from the Environment Agency under certain circumstances. Details are provided in an Environment Agency guidance note[15]. Any proposals that come forward should also be compatible with their surrounding area including the landscape and/or townscape and neighbouring land uses. Potential impacts should be minimised or reduced by the inclusion of appropriate boundary treatments and landscaping.

Where appropriate, any new cemetery sites or cemetery extensions should provide opportunities to enhance the District's green infrastructure network through tree planting and landscaping and they should also support enhancements to wider ecological networks. Existing landscape features such as trees or hedgerows should be retained.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 98 and 154 **Planning Practice Guidance**: Not Applicable **Local Plan Policies:** ST5, ST6, SC2, CR2, NE1, NE2, NE4, NE5, NE6, NE7, NE9 and ID2.
Evidence Base	Local Infrastructure Plan (2026) CBMDC Bereavement Services Strategy (2017 onwards)

[15] Environment Agency (April 2026), Protecting Groundwater from Human Burials - https://www.gov.uk/government/publications/protecting-groundwater-from-human-burials/protecting-groundwater-from-human-burials

POLICY SC3: EDUCATION INFRASTRUCTURE

1. **The development of new or enhanced early years, schools, post-16 and Special Educational Needs and Disabilities (SEND) provision will be supported in the District where it is clearly demonstrated that it will meet an identified need for existing and future residents for additional school places.**
2. **New education facilities should be:**
   a) **Highly accessible to their intended catchments, particularly by walking, cycling and public transport.**
   b) **Located, designed and managed to minimise the impacts of associated traffic and car parking on the surrounding area.**
   c) **Of a high-quality design and of a scale that responds to its location and surroundings, including neighbouring buildings, townscapes and landscapes.**
   d) **Provide high-quality facilities appropriate to the number and age range of the pupils/students.**
   e) **Inclusive of outdoor/open space and playing fields that are sufficient to meet the needs of pupils/students.**
   f) **Fully accessible for all users including pupils/students, staff and visitors.**
   g) **Capable of a joint or dual use community benefit outside school hours, in agreement with the school/academy, with it being incorporated into the design.**
3. **Where appropriate, developer contributions for education infrastructure will be sought where development proposals would result in additional pressures on school places.**
4. **The role of the University of Bradford and the District's Further Education Colleges as important centres for learning will be supported. Proposals for the continued enhancement of university and college facilities and campuses should:**
   a) **Form part of a comprehensive strategy to ensure that the evolution of their estates is properly co-ordinated and managed.**
   b) **Demonstrate high-quality design, including the use of sustainable design and construction, and have positive impact on the character and amenity of the surrounding area.**

Explanation

Ensuring that the District's children and young people can access a high-quality education and educational facilities is an essential element in place making and creating places where people want to live. It is also important in supporting economic growth and prosperity, developing sustainable, strong and inclusive communities and sustaining quality of life. Education forms an important element of the Council's Plan

2025 to 2030 and its Regeneration and Growth Plan (2025 to 2035), in particular making sure that residents have the skills needed for the future economy and that skill levels are increased.

National policy highlights the importance of ensuring a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Planning authorities are encouraged to act in a proactive, positive and collaborative approach to meeting such requirements and to development that will widen choice in education. This includes:

- giving great weight to the need to create, expand or alter early years, schools and post 16 facilities through plan preparation and planning application decisions, and
- working with promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Accordingly, proposals for new or enhanced education provision will be supported, particularly where it meets identified needs and improves the scale, range, quality and accessibility to such facilities.

In providing new or enhanced education facilities, consideration will need to be given to ensuring that they are situated in sustainable locations for them to be accessible for those living in the surrounding community, in particular by walking, cycling and public transport. Facilities should be of a high-quality of design that responds to their surrounding areas, whilst it will be important to provide appropriate facilities based on the number and age range of pupils or students, including open and outdoor space.

The joint or dual use of education facilities can contribute to the availability of and accessibility to facilities and services for their surrounding areas. For example, facilities as school sports halls, playing pitches and changing rooms can often be under-utilised outside of school hours, and could be used to serve the community. Any such joint or dual use would be welcomed; however, this would need to be subject to an agreement with the school provider/management.

It is recognised that new housing development has the potential to create demand for additional education places and/or increase pressure on existing education facilities. To address this, developers may therefore be required to make contributions. This may include making financial contributions to the provision of additional school places and/or setting aside an area of land or space within the proposed development to allow a new facility to be constructed. In most instances the former approach will be taken, although the latter may be appropriate in certain circumstances. The need for school places arising from development both within and immediately adjacent to the relevant catchment area will be considered on a site-by-site basis having regard to the capacity of existing education provision within the area.

The Local Infrastructure Plan, which accompanies the Local Plan, seeks to ensure that appropriate infrastructure is provided across the District to support future growth and development, including education facilities. Where appropriate, it identifies where additional provision may be required. In all cases developers are advised to engage with the Local Education Authority when preparing their proposals.

Where the need for additional school places is identified because of the pressure on places from development either individually or due to multiple developments within an area, requests for proportionate developer contributions will be sought.

Engagement will continue to take place with neighbouring Local Education Authorities, particularly North Yorkshire and Leeds to identify any impacts on the cross-boundary movement of pupils to/from the district.

The University of Bradford and Further Education colleges - Askham Bryan, Bradford, Keighley and Shipley - play a major role in the District's economy and are important in helping to deliver economic and social transformation. This includes making sure that the District's population has the right skills to access employment opportunities and meets the needs of employers.

The University has a student body of 11,600 and employees 1,700 staff, whilst the colleges have a combined body of 30,150 learners. A range of investments have been made in the facilities as part of each campus over recent years. The University and Bradford College are located within the Knowledge Quarter Regeneration Area (as identified in Policy BCC1).

The policy seeks to integrate the District's higher and further education institutions into the wider spatial planning of the area, recognising their role as centres of learning and important economic assets.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO7: Supporting a Growing Economy SO9: Increasing Skill Levels SO16: Delivering healthy Places and communities
Key Policy Links	**National Planning Policy Framework**: Paragraphs 100 and 101 **Planning Practice Guidance**: Healthy and Safe Communities (Paragraphs 007 Reference ID: 53-007-20190722 and 008 Reference ID: 53-008-20190722); Planning Obligations (Paragraphs 007 Reference ID: 23b-007-20190315 and 008 Reference ID: 23b-008-20190315) **Other:** Planning for Schools Development: Statement (August 2011) **Local Plan Policies**: BCC1, KY1, EC3, SC1, ID1 and ID2.
Evidence Base	Bradford District Local Infrastructure Plan (2026) Bradford District Community Infrastructure Levy Charging Schedule (July 2017) Built Different – Bradford 2025 to 2035 - Regeneration and Growth Plan (2026) Bradford Council Plan (2025 to 2030) (2026)

POLICY SC4: PROVISION OF HEALTH INFRASTRUCTURE

1. **Proposals for new or enhanced health care facilities in the District will be supported where it is:**
   a) **Clearly demonstrated that it will meet an identified need for additional provision.**
   b) **Of a high-quality design and of a scale that responds to its location and surroundings, including neighbouring buildings and townscapes.**
   c) **Highly accessible to its intended catchment, particularly by walking, cycling and public transport.**
   d) **Fully accessible to all sections of the community.**
2. **Proposals that seek to utilise innovative means of delivering health services and infrastructure will be supported. This includes encouraging opportunities for the multi-use and co-location of health facilities with other services and facilities, co-ordinating local care and providing convenience for the community.**
3. **The roles of Bradford Royal Infirmary, St Luke's Hospital, Airedale General Hospital, Lynfield Mount Hospital and the Airedale Centre for Mental Health as key facilities for the District and beyond will be supported. Proposals for future hospital development should:**
   a) **Form part of a comprehensive development strategy or masterplan to ensure the estates are properly co-ordinated and managed.**
   b) **Ensure that buildings and wider urban design is of high quality**
   c) **Ensure that staff, patients and visitors can effectively access the hospital by public transport, cycling and walking and**
   d) **That negative impacts of traffic and car parking are minimised.**

Explanation

The health and wellbeing of the community is a key issue to be addressed in the Local Plan. National planning policy requires local planning authorities to understand and facilitate local healthcare strategic priorities. It is essential therefore that communities have access to high-quality health care services (either primary or secondary care facilities). This means working closely with a wide range of partners including the National Health Service (NHS).

Bradford District has several health challenges in the need to address health inequalities. The Bradford District Joint Strategic Needs Assessment (JSNA) is a living document that sets out a range of information that is used to help commission health services in the area.

Nationally, the NHS is rolling out the Neighbourhood Health Framework[16]. This represents a major shift in the way healthcare is provided with the aim of bring care

[16] Department of Health and Social Care (2026) – Policy Paper: Neighbourhood Health Framework - https://www.gov.uk/government/publications/neighbourhood-

closer to where people live, strengthening prevention and joining up services across various elements of the NHS, local government, social care and voluntary sector. There are also plans to build 250 Neighbourhood Health Centres in England by 2035, of this 120 would be delivered by 2030, as a means of bring services closer to residents and reduce waiting lists[17].

Bradford District and Craven Health and Care Partnership is one of 43 sites nationally that are taking part in Wave One of the National Neighbourhood Health Implementation Programmed (NNHIP). Within this, two areas have been selected to be part of the NNHIP work – Bradford South and Keighley and Airedale. These cover five Primary Care Networks and four Community Partnerships[18].

Primary care is generally the first point of contact between local people and health professionals. The Council will continue to work with the West Yorkshire Integrated Care Board, Bradford District and Craven Health and Care Partnership, Primary Care Networks, and other health care providers to ensure that the capacity and quality of health care facilities within District meets the requirements of the current and future population and their changing needs. There are 71 GP practices organised into 12 Primary Care Networks (PCNs).

The District's major hospitals – Bradford Royal Infirmary, St Luke's Hospital and Airedale General Hospital – provide a comprehensive range of services to the population of Bradford District as well as further afield. The NHS Trusts that run them are also major employers. Both trusts have experienced issues with their estate over recent years. Lynfield Mount Hospital (Bradford) and the Airedale Centre for Mental Health (Steeton with Eastburn), both of which are operated by the Bradford District Care NHS Foundation Trust provide mental health care services.

Airedale NHS Foundation Trust's main hospital facility (Airedale General Hospital) is located in Steeton with Eastburn and serves a population of over 200,000 people from a widespread area covering 700 square miles within West and North Yorkshire and East Lancashire. The hospital is one of a several in England constructed from Reinforced Autoclaved Aerated Concrete (RAAC). Accordingly, building a new hospital is an urgent priority for the Trust. Proposals are being developed for a new hospital using the nationally developed "Hospital 2.0" template and this forms part of the first phase of the Government's New Hospitals Programme. It will include a focus on being environmentally friendly and the use of latest digital technology. Construction is expected to commence in 2028.

Bradford Teaching Hospitals NHS Foundation Trust (BTHFT) operates five hospitals including Bradford Royal Infirmary (BRI) and St. Luke's Hospital as well as Eccleshill Community Hospital, Westwood Park Community Hospital and Westbourne Green Community Hospital. It serves a core population of around 500,000 as well as

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health-framework/neighbourhood-health-framework#neighbourhood-health-estates-and-locations

[17] Department of Health and Social Care (2026) – Policy Paper: Neighbourhood Health Framework - https://www.gov.uk/government/publications/neighbourhood-health-framework/neighbourhood-health-framework#neighbourhood-health-estates-and-locations

[18] Bradford District and Craven Health and Care Partnership (2026) – An Introduction to Integrated Neighbourhood Health (Slide Deck) - https://bdcpartnership.co.uk/wp-content/uploads/2026/01/An-introduction-to-INH-in-BDC.pdf

providing specialist services for some 1.1 million people. The Trust has developed, and invested in, its facilities, however it requires on going renewal to support the delivery of future healthcare. It has also embarked on a programme of works to improve and future-proof the built environment. The age of the estates and constrained nature of the BRI and St. Luke's sites is also a challenge.

Lynfield Mount Hospital (Bradford) is to be rebuilt in a £65 million investment that will improve facilities for service uses and staff. It includes refurbishment of existing buildings, upgrades to existing ward accommodation, construction of new ward block and creation of safe outdoor garden spaces and recreational areas. Completion is expected in 2029.

Where proposals for new or additional health care facilities and infrastructure come forward, they should be located where they can be served by existing and/or future public transport services or well-related to existing and/or future walking and cycling routes. Where appropriate, opportunities for the multi-use and/or co-location of facilities with services, in accessible locations, will be supported, to assist in the co-ordination of local service provision and allow greater convenience for residents.

Developers should have regard to the Local Infrastructure Plan. This sets out information about infrastructure capacity in the District and identifies infrastructure required to support development over the Local Plan period, alongside costs and responsibility for delivery. Engagement with health care providers at an early stage in developing the proposals is also advised.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO16: Delivering Healthy Places and Communities
Key Policy Links	**National Planning Policy Framework**: Paragraphs 20, 35, 56 to 59, 96, 98 and 101 **Planning Practice Guidance**: Healthy and Safe Communities (Paragraph 001 Ref ID: 53-001-20190722 and 002 Ref ID 002 Ref ID: 53-002-20190722; Paragraph 005 Ref ID: 53-005-20190722) **Local Plan Policies**: ST4, SC1, ID1 and ID2
Evidence Base	Local Infrastructure Plan (2026)

POLICY SC5: SPORTS AND RECREATION PROVISION

1. Development proposals for residential and other developments as appropriate will:

a) **Safeguard existing sports and recreation facilities in accordance with national policy and have regard to the Council's Integrated Sports Assessment (ISA), or any subsequent update.**
b) **In line with Policies NE2, ID1 and ID2 and in accordance with the needs identified in the Council's Integrated Sports Assessment (ISA), make provision on site for sports and recreation facilities whilst ensuring that the location of new facilities is sustainably located and in accordance with other policies in the Plan.**
c) **Where it is not appropriate to make provision for new sports and recreational facilities on site, off-site contributions will be required to contribute towards meeting:**
    i) **Local sport facility deficiencies as identified through the ISA and as agreed with the Council and relevant sport organisations.**
    ii) **Where this is not feasible, the qualitative or quantitative improvement of existing sustainably located provision in other parts of the District.**

2. Development on existing sport and recreation facilities will only be permitted where:

a) **A robust assessment has been undertaken that clearly demonstrates the site to be surplus for use for its current sport or recreation function; or**
b) **Any loss in provision would be replaced by equivalent or better provision in terms of quality and quantity in a suitable sustainable location, or support reprovision towards larger or integrated sport facilities through developer contributions; and**
c) **In circumstances where the sport or recreation facility has been demonstrated to be surplus to need for that function in accordance with part 2 (a) of this policy, any proposed replacement will remedy a deficiency in another type of sport or recreation facility in the local area.**

3. Developer contributions will be required to enhance existing provision of sports and recreation facilities, based on the additional demand generated by the new residential development and the sufficiency of existing provision to meet current and projected need as identified through the Integrated Sports Assessment (ISA) and subsequent strategies / action plans.

4. The Council will support proposals for the delivery of multi-use of sports and recreational facilities as appropriate, with particular emphasis on contributing toward the Local Plan Open Space priorities and Green and Blue Infrastructure Strategy to achieve benefits for both communities and biodiversity.

Explanation

Sport, Health and Communities

One of the core planning principles in the Framework is to improve health, social and cultural wellbeing for all. In terms of promoting healthy and safe communities the NPPF recognises that access to high-quality open spaces and opportunities for sport, recreation and physical activity can make an important contribution to the health and wellbeing of communities. It advises that assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreation provision and use these assessments to determine what open space, sports and recreation provision is required, which the Local Plan should seek to accommodate.

The NPPF also advocates that existing open space, sports and recreational buildings and land, including playing fields, should not be used for built development other than in exceptional circumstances.

Open space, sports and recreation provision play an important role in the sustainable development of settlements. There is a growing body of evidence that shows the importance of providing good quality and publicly accessible sport, recreational and open space and that these provisions provide a number of quality-of-life benefits to communities including:

- providing the opportunity for people to live active and healthy lifestyles, encouraging physical activity;
- helping improve mental and physical health, providing a connection to the natural environment, supporting wildlife and biodiversity; and
- helping to mitigate against the impacts of climate change.

Attractive, safe, accessible, and well-maintained open space, sports and recreation facilities are also essential to support the council's active and healthy lifestyles ambitions and are critical in ensuring opportunities at all levels for sport and recreation.

The retention of the vast majority of existing open space and sports and recreation facilities, making improvements to the quality and nature of the resources and meeting the existing and future needs of a growing and diverse population are

therefore important challenges that need to be addressed in order to provide a good quality of life for the District's residents.

Local Context

The District's population has historically seen lower than national and regional average levels of use of outdoor space for exercise / health and participation physical activity. Generally, activity levels are lower in females than males.

The Bradford District is in a particularly good position to benefit from increasing physical activity:

- There are high levels of urban deprivation, childhood obesity, diabetes and preventable deaths (particularly from cardiovascular disease) in the district.

- There is a low level of physical activity but the will to become more active is present as the proportion of people wanting to do more activity in the district is the same as nationally.

Innovative focused activity programmes can however make a real difference to increasing activity levels and health overall. The JU:MP programme[19] funded by Sport England has been working closely with communities in specific multi-cultural and economically deprived communities in Bradford over the last five years to give children and their families more opportunities to be active, with positive results for children's total physical activity levels, increased levels of moderate to vigorous activity and reduced inactivity[1].

The Bradford Council District Plan (2025-30)[20] has a strong focus upon tackling health inequalities with one of its priority outcomes being for residents to achieve good health and wellbeing and increase participation in sports, leisure and physical activity programmes.

The better health / better lives agenda forms part of a much wider portfolio of plans and strategies including:

- Health and Wellbeing Strategy
- Children's Services Improvement Plan
- Living Well
- Bradford Children, Young People and Families Plan
- Home First - Our vision for wellbeing (PDF)

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[19] https://www.bradfordhospitals.nhs.uk/bradford-delivering-world-leading-results-in-getting-children-active/#_ftnref2

[20] CBMDC 'Our Plan for Bradford District' (2021-25)

- Joint District Health and Wellbeing Strategy (PDF)
- Happy, Healthy and at Home (PDF)
- Health & Wellbeing – (Adult Social Care) - Commissioning Strategy and Intentions 2019 – 2021
- Better health and wellbeing for everyone: Our five year plan – West Yorkshire and Harrogate Partnership
- Mental wellbeing in Bradford district and Craven: a strategy 2016-2021
- Care Quality Commission System Review

The Active Bradford strategy 'Every Move Counts'[21] provides a comprehensive physical activity strategy for Bradford District and Active Bradford acts as the District Activity Partnership. Physical activity programmes in the strategy cuts across a number of priority and policy areas but the strategy includes a specific sport and active recreation priority. The ambition in the strategy is to build on current provision to increase community access to local settings for sport such as schools, sports centres and parks.

One of the aims is to proactively engage new groups and organisations who can deliver activities to reach new audiences and tackle inequalities. Promoting informal active recreation and different kinds of exercise to engage those who may be less active, such as women and girls, will be a key. Bradford's vibrant and appealing mass participation events will continue to be a priority with new opportunities sought to further develop them.

Yorkshire Sport Foundation[22] is the active partnership covering South Yorkshire and West Yorkshire. The priorities of the partnership in terms of vision themes include a focus upon active communities, healthcare and active design, active travel, workplaces and schools and sport and public campaigns.

Bradford District Integrated Sport Assessment

To understand current provision and identify future needs for sports and recreation provision the Council commissioned an Integrated Sports Assessment (ISA) that consists of a Playing Pitch and Outdoor Sport Strategy (PPOSS) and an Indoor Sports and Built Facilities Strategy (ISBFS), together with strategy / action plan work in compliance with Sport England guidance. For the PPOSS / ISBFS assessments the study included a focus upon an audit of current provision (quantity, quality, accessibility), a review of current demand and future demand together with extensive stakeholder engagement.

The studies have generally identified a need to protect all forms of provision, improve the quality and value of existing provision, improve the maintenance of provision, as well as a need to provide additional provision and associated facilities. This will

[21] https://www.activebradford.com/our-strategy
[22] https://www.yorkshiresport.org/

support the growth in population and sport participation levels associated with the development in the Local Plan over its plan period.

The PPOSS provides a supply and demand assessment of playing pitch provision across the District and has identified a need to protect all existing playing pitch provision and increase capacity through creating or enhancing access to school sites or bringing disused sites back into use, where feasible. Within the PPOSS the study included sports / facilities covering athletics, cricket, football, hockey (artificial grass facilities), bowling greens, netball, tennis courts (including padel), rugby league, rugby union, third generation turf (3G) pitches and golf. Non-pitch sports (i.e. tennis, bowls, athletics, netball) are assessed using Sport England's Assessing Needs and Opportunities Guidance (ANOG) to ensure the process is compliant with National Planning Policy Framework (NPPF).

Key PPOSS findings applied with housing growth factored in:

- Significant needs identified for pitches across adult football, youth football and mini soccer.
- Significant changing facilities needs identified for adult and youth football.
- Needs identified for pitches and changing rooms across Rugby Union and Rugby League.
- Needs identified for pitches and changing rooms for cricket
- More limited additional need for 3G artificial grass pitches and supporting facilities

Work on strategy development and action planning will look at priorities in detail and opportunities to improve provision in conjunction with stakeholders and sport organisations. The Local Plan has a key role to play in providing the right policy framework and identifying site / development opportunities.

In addition to PPOSS, the Council has also prepared a Playable Spaces Strategy which sets out how the Council will prioritise the refurbishment and enhancement of the range of play facilities that it manages across the District and to set out a spending and delivery programme.

The ISBFS has identified a need to optimise the use of existing sports halls and/or centres or where new development and ongoing growth indicates a requirement to provide new opportunities for purpose-built community facilities.

In line with identified needs, the Draft Indoor Sports Facilities Strategy highlights requirement to prioritise investment in council-managed sports facilities to improve quality, accessibility, customer experience and operational efficiency. The strategy also has a particular focus on facilities identified as below average or where condition surveys highlight significant future maintenance requirements. In the medium term, substantial refurbishment, major modernisation and/or replacement of

Eccleshill Swimming Pool, Ilkley Swimming Pool and Shipley Pool & Gym is likely to be necessary, reflecting their age and the scale of investment likely to be needed to maintain their long-term viability. In addition, the evidence suggests there is a need for a planned and substantial programme of lifecycle investment across sports halls, swimming pools and health and fitness facilities to address ageing infrastructure, maintain service quality and reduce future maintenance liabilities.

Given the levels of demand and deficiency for sports and recreational facilities within some parts of the District, and the important role that these provisions play for people and the environment, Policy SC5 provides protection against the loss of these existing facilities, where they are required to meet current and future needs and demands. The provision and access to such sites and facilities is important in ensuring communities can participate in active and healthy lifestyles. Policy SC5 therefore restricts the loss of sport and recreation sites and sets out the exceptions tests where losses may be acceptable.

New residential development will generate additional demand for sports and recreation facilities, so new provision or a contribution to increase capacity of an existing site(s) may be required to accommodate this additional demand. Policy SC5 sets out the need to provide such facilities as part of development proposals and highlights the requirement to address deficiencies, with reference to the Council's Integrated Sports Assessment (ISA) and with full consideration of the relevant criteria of Policy NE2 and Appendix 11– ensuring that adequate and appropriate provision is made. This will further be subject to meeting other development plan policies, including proposals being appropriately located, accessible by a range of transport modes and appropriately designed.

Planning Applications and Sport Infrastructure

The actual amounts of provisions required will be determined at planning application stage and on a case-by-case basis, informed by the most up to date evidence base and in the context of the specific details of the proposed development. In this respect, when new developments occur the policy seeks to ensure that provision does not fall below current levels. Additionally, in order to facilitate, where feasible, integration of sports and recreational provision into the Local Plan open space/green infrastructure network, the Policy advocates the multi-use and functioning of spaces to achieve benefits to communities and to biodiversity (through the creation of natural habitats) in accordance with Policy NE4 of the Local Plan.

To determine an appropriate amount and type of contribution or provision with new development, the Council will use the findings from the Integrated Sports Assessment (ISA), with associated strategy plans to determine how additional demand should be met.

In relation to increasing capacity of an existing provision the Council will seek to achieve this by working with stakeholders and sports organisations to enhance the quality, accessibility, range (including changing room provision) and maintenance of sport sites and secure greater community access, subject to relevant Local Plan policies.

When a development proposal requires replacement or on-site sport pitch provision, the Council may require the applicant to provide additional information, such as a Feasibility Study and/or Agronomy Report, to assess suitability of the site to accommodate the pitch. The Council may stipulate requirements of new pitch provision through planning conditions.

Major strategic development, if requested to provide indoor sports facilities, will be required to ensure that community buildings are delivered with appropriate facilities suitable for multiple indoor sports and daytime activities in line with Sport England guidance. Large scale regeneration areas are likely to require the provision of new sports infrastructure to support residents and the delivery of an integrated approach to place-development.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO13: Enhancing Delivering the Green and Blue Infrastructure Network SO16: Delivering Healthy Places and Communities
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 96, 98, 103 and 104 **Planning Practice Guidance**: Healthy and Safe Communities (Paragraph 001 Ref ID: 53-001-20190722); **Open space, sports and recreation facilities, public rights of way and local green space** (Paragraph 002 Ref ID: 37-002-20140306), (Paragraph 003 Ref ID: 37-003-20140306); **Planning Obligations** (Paragraph 001 Ref ID: 23b-001020190315 to 038 Ref ID: 23b-038-20190315) **Local Plan Policies:** ST3, ST4, ST7, ST8, SC1, NE2, ID1 and ID2
Evidence Base	Integrated Sports Assessment (2026) Open Space and Green Infrastructure Strategy (2026) Local Infrastructure Plan (2026)

POLICY SC6: DIGITAL AND TELECOMMUNICATIONS CONNECTIVITY

1. **The development and expansion of advanced, high-quality digital and communications infrastructure networks in Bradford District, where practical, will be supported. This includes the improvement and rollout of high capacity, ultrafast and affordable digital infrastructure including fibre broadband infrastructure and services, enhancing existing 4G coverage in urban and rural areas, extending and enhancing 5G coverage and supporting, where necessary other wireless and satellite-based technologies.**
2. **Proposals should include appropriate measures to enable full fibre broadband or equivalent gigabit capable infrastructure connectivity to all end users. It should be demonstrated that the development will be connection ready on first occupation. Early engagement with providers will be encouraged and should address the issue of open access encouraging consumer choice of service providers.**
3. **Proposals for new telecommunications infrastructure and equipment should demonstrate that:**
   a) **For new mobile installations, it has processed an exercise of pre-consultation with the Council to inform site selection and any subsequent planning application.**
   b) **It is of the minimum standard required to meet operational requirements, having regard to future demand or planned improvements.**
   c) **Opportunities for mobile infrastructure and equipment sharing, use of existing buildings, use of other appropriate structures including use of street assets for small cell deployment or integrating the installation into new development, have been fully investigated and taken into consideration, before identifying the need for new sites.**
   d) **It is sensitively located and appropriately designed having regard to:**
      i. **The need to avoid unacceptable harm to the character or appearance of the area or the host building or structure on which the infrastructure and equipment is located;**
      ii. **The need to avoid adverse effects on the quality or special interest of any environmentally sensitive areas, including open spaces and biodiversity assets such as the South Pennine Moors Special Protection Area and Special Area of Conservation;**
      iii. **The need to preserve and enhance the significance of designated and non-designated heritage assets and their settings;**
      iv. **Avoiding significant adverse impacts on the amenity of the occupiers of the host building and, where appropriate, occupiers of neighbouring properties as well as the wider area;**

v. **The cumulative impact of telecommunications installations on a structure, site or area.**

e) **Is certified to be in conformity with latest national guidelines on radiation exposure**

f) **Street clutter is limited through minimising the number, size and prominence of equipment cabins; and**

g) **It does not impede pedestrian movement or compromise highway safety.**

4. **To minimise visual impact all infrastructure and equipment should be removed as soon as reasonably practicable once it is no longer required for use, and the site restored.**

Explanation

Digital connectivity and high-quality communications infrastructure play an important role in society and how it functions, in particular how infrastructure and services are provided. It offers opportunities for residents to be better connected, access digital services and can generally improve the wellbeing of communities as well as enabling social inclusion. It can be a driver for increased productivity, economic growth and job creation as well as enabling flexible approaches to work.

It also has implications for physical connectivity and the transport network. For example, new technologies have changed the way in which people work and commute, including reducing the need to travel. Smart technologies are supporting efficiencies in the distribution and logistics sector, with improved timing and co-ordination in servicing and deliveries.

Nationally, Government has a target of gigabit broadband being available to 99% of UK premises by 2032. The expansion of electronic communications networks including next generation mobile technology and full fibre broadband connections is supported by national planning policy, whilst amended Building Regulations were introduced in 2022 requiring gigabit broadband infrastructure and connectivity in the construction of new homes. The aim is to ensure they are installed with the fastest possible broadband connections available within a cost cap, or to be future proofed with the infrastructure to support such connections, where gigabit connections are not possible within the cost cap.

The policy also aligns the Council's Regeneration and Growth Plan (2025) and the Bradford District Digital Strategy (2022 to 2027). The former recognises the importance of digital (including full fibre broadband) and enhanced mobile connectivity underpinning smart city technologies, advanced manufacturing, automation, connected healthcare and creative industries. It also enables innovation and supports increased productivity. The latter seeks to support the District's transition towards an area where the best of digital and smart technologies improves the lives of residents and support the delivery of Clean Growth.

However, support for enhanced digital and telecommunications connectivity must be balanced against the need to ensure that any new or enhanced provision does not have any significant adverse impact on the District's natural and built environment as well as its communities.

Accordingly, it is important the infrastructure and equipment are of a high-quality design and managed in an appropriate way. This will ensure that development does not adversely affect amenity, local character, heritage assets, open spaces and biodiversity as well as the functioning of the public realm. This should clearly be demonstrated as part of any proposals that may come forward.

Proposals should be sited and designed to avoid or have the least detrimental impact on the wider environment including addressing visual impact and responding positively to local character. This includes the significance of heritage assets and their settings. Consideration should be given to keeping new installations to a minimum, consistent with the efficient operation of networks, and making use of existing equipment, buildings and structures. Where new sites are needed, equipment should be sympathetically designed and concealed using appropriate design treatments to camouflage it including colour, landscaping and screening.

Development is required to have regard to the latest guidelines of the International Commission for Non-Ionising Radiation Protection. These guidelines are for the protection of humans exposed to electric and magnetic fields in the low-frequency range of the electromagnetic spectrum. They are intended to provide protection against all established adverse health effects.

Some digital and electronic communications developments do not require express planning permission due to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, the Council is able to exercise some control over siting and appearance of these developments. In such circumstances, the policy outlined above will apply.

Applicants, developers and providers should consider co-ordinating the provision and implementation of digital and telecommunications and other utilities infrastructure, such as connections to the electricity, gas and water supply, to ensure that they are designed into new development to reduce impacts on the wider area.

Links

Strategic Objectives	SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO7: Supporting a Growing Economy SO11: Conserving and Enhancing the Historic Environment SO14: Protecting and Enhancing the Natural Environment
Key Policy Links	**National Planning Policy Framework**: Paragraphs 118 to 122 **Planning Practice Guidance**: New Build Connectivity: Information for Developers **Building Regulations**: The Building etc. (Amendment) (England) (No. 2) Regulations 2022 **Local Plan Policies**: ST4, DS3, DS4, CR2, NE3, NE4, NE7, HE1, ID1 and ID2
Evidence Base	Bradford District Digital Strategy 2022 to 2027

	Built Different – Bradford 2025 to 2035: Regeneration & Growth Plan Local Infrastructure Plan (June 2026)

Climate & Resources

POLICY CR1: AIR QUALITY
Strategic Approach **1. The Council is committed to maintaining and improving air quality across the District to protect human health, wellbeing and the environment. The Council will work collaboratively with partners and stakeholders to implement Clean Air Plans and Strategies[23] ensuring that the individual and cumulative impacts of development are minimised and mitigated, and that public exposure to poor air quality is reduced.** **Air Quality Exposure and Protection of Sensitive Receptors** **2. Any developments which introduce new relevant receptors and are likely to give rise to material air quality exposure will be required to submit an Exposure Assessment.** **3. The location of new homes and other sensitive uses, including schools, care homes, hospitals and outdoor recreation spaces, must be assessed with regard to the proximity to:** **a) existing roads;** **b) industrial and commercial activities (including quarries);** **c) combustion processes; and** **d) agricultural emission sources** **4. All development proposals must incorporate design measures to minimise exposure to air pollution (including PM2.5), including (where appropriate):** **a) building orientation and internal layout;** **b) physical separation distances and buffer zones; and** **c) the use of landscaping and appropriate green infrastructure** **5. Any developments which are likely to give rise to material air quality impacts on existing sensitive receptors will be required to submit an air quality impact assessment and damage cost calculation, proportionate to the scale and nature of the proposal.** **6. Industrial, combustion or emissions-generating developments must be appropriately located and robustly screened and assessed to ensure that**

1. West Yorkshire Low Emissions Strategy or any successor documents

they do not cause unacceptable additional public exposure to air pollutants.

7. **Where a development has access to the electricity and/or gas grid, proposals should be designed to prioritise low emission and non-combustion heating solutions. The use of solid fuel or wood burning combustion appliances will not be supported unless it is clearly demonstrated that their inclusion would not result in adverse air quality or public health impacts.**
8. **Green infrastructure proposals must be designed to maximise air quality co-benefits, with careful consideration given to species selection, location and function of planting.**

Major Development (District-wide)

In addition to the above, major development should also:

9. **Incorporate low-emission mitigation measures to offset any additional emissions to air arising from the development in accordance with the Bradford Low Emission Strategy Planning Guidance (as updated or superseded)**
   a) **where provision is required to reduce emissions, this should normally be made on-site**
   b) **where it can be demonstrated that on-site provision is impractical or inappropriate, equivalent air quality benefits should be provided off-site or as a financial contribution made towards alternative emission offsetting within the vicinity of the site**
10. **Consider cumulative air quality impacts at the design and assessment stage.**
11. **Avoid unacceptable increased exposure for the natural environment, particularly sensitive habitats and designated sites of importance for biodiversity.**
12. **Employ sustainable design and utilise Construction Emission Management Plans to reduce air pollutant emissions arising from the demolition and construction of buildings.**
13. **Have site-specific EV charging strategies appropriate to the size and scale of the development (except for new housing developments, which need only comply with Building Regulations (Approved Document S or future iterations)).**

Proposals for Biomass Boilers

14. **Proposals for biomass boilers must demonstrate, through a proportionate assessment, that they would not result in unacceptable adverse impacts on air quality or public health, having regard to cumulative effects and the presence of sensitive receptors.**
15. **Where biomass boilers are proposed at a scale or in a location where air quality impacts may be materially significant, including where residential receptors may be affected, assessment should include use of the Defra**

Biomass Emissions Screening Tool, to determine whether detailed dispersion modelling is required.

16. **Within or adjacent to residential areas, biomass boilers will be supported only where it is clearly demonstrated that emissions can be effectively controlled and that there would be no unacceptable increase in public exposure to air pollutants.**
17. **Proposals must demonstrate that lower-emission or non-combustion heat alternatives have been considered, particularly in residential locations.**

Clean Air Zone (CAZ) – Enhanced Requirements

18. **Within the Clean Air Zone, as identified on the Policies Map, and while the CAZ remains in force, enhanced and more stringent measures will apply. In addition to the requirements of Section C, major development within the CAZ must demonstrate, through provision of a quantitative emission reduction strategy that it will:**
    a) **achieve a high standard of mitigation, ensuring emissions are minimised beyond District-wide requirements and actively contribute to local air quality improvement**
    b) **avoid the use of biomass boilers or solid fuel appliances and instead maximise renewable and low-carbon energy**

Explanation

Evidence demonstrates that exposure to air pollution is associated with a wide range of adverse health outcomes, including respiratory and cardiovascular disease, reduced life expectancy and impacts on child development. These effects disproportionately impact vulnerable populations such as children, older people, those with existing health conditions and communities experiencing deprivation, contributing to health inequalities across the District.

Development can affect air quality through traffic generation, combustion-based energy systems, construction activity and the siting of sensitive uses near existing pollution sources. National policy requires planning decisions to ensure that development is appropriate for its location, considering the likely effects of pollution on health, living conditions and the natural environment, and to mitigate and, where possible, reduce adverse impacts. This policy provides a local framework to deliver that requirement.

Strategies and Proposals

In the UK, concentrations of a range of pollutants in ambient air are regulated by The Air Quality Standards Regulations (AQSR) (2010). These regulations set ‘limit values’, ‘target values’, ‘long-term objectives’ and ‘critical levels’ for ambient concentrations of pollutants.

Limit values must not be exceeded. They are set for individual pollutants and comprise a concentration value, an averaging period for the concentration value, a number of exceedances allowed (per year) and a date by which this must be achieved. Some

pollutants have more than one limit value, for example relating to short-term average concentrations (such as the hourly mean) and long-term average concentrations (such as the annual mean).

The UK government is legally required to meet the limit values. Target values are set for some pollutants and are configured in the same way as limit values. The UK government is legally required to take all necessary measures not entailing disproportionate costs to meet the target values. Local Air Quality Management (LAQM) provides the framework under Part IV of the Environment Act 2021 within which air quality is managed by local authorities to assist with national compliance with air quality standards.

Under the LAQM regime all local authorities are required to report annually on air quality in their areas and to implement local polices and strategies to improve air quality. Progress must be reported against 'Air Quality Objectives' as set out in the Air Quality (England) Regulations 2000, as amended. These 'objectives' are similar to the legally binding limit values and target values set out in the Air Quality Standards Regulations but only cover pollutants that can be reasonably controlled at a local level and only apply at 'relevant locations'. At relevant locations where air quality objectives are not met an Air Quality Management Area (AQMA) must be declared and an Air Quality Action Plan (AQAP) put in place to improve air quality through planning policies, transport policies and public awareness/education activities. Bradford currently has four AQMAs in place. The Council has prepared both an Air Quality Strategy (2011) and Low Emission Strategy (2013) setting out its commitment to taking a pro-active stance in addressing air quality issues. As the impact of transport is a cross-boundary issue, the five West Yorkshire Local Authorities have prepared the West Yorkshire Low Emissions Strategy (2016-2021) which outlines the key challenges in relation to air quality within West Yorkshire.

Where the government considers there is still a risk of air quality limit values being exceeded it must draw up a national air quality plan and can mandate local authorities to implement further air quality improvement plans. The UK government prepared a UK Air Quality Plan for nitrogen dioxide (2019) and a Clean Air Zone Framework as part of its response to addressing air quality breaches across the country and to comply with EU legislation on Limit Values[24]. As part of this process Bradford was mandated to implement a charging Clean Air Zone (CAZ) in 2020. The CAZ commenced in September 2022 and certain non-compliant vehicles, excluding private cars, are subject to a daily charge.

The Environment Act 2021 introduced further legally binding national air quality targets for England, particularly for fine particulate matter (PM2.5), which is the most harmful pollutant to health. Targets include:

- Annual mean PM2.5 concentration of no more than 10 μg/m³ by 2040.
- Population exposure reduction of 35% by 2040 (compared to 2018 levels).

[24] The air quality limit values set by the EU Ambient Air Quality Directive were implemented in UK law through the Air Quality Standards Regulations 2010 and have been retained in domestic legislation following Brexit.

As there are no known safe limits for PM2.5 planning guidance requires exposure to PM2.5 to be reduced as far as possible on all new developments through good site design.

Air Quality in Bradford

The Council has a proven track record of positive action to improve air quality, including the implementation of the Bradford Clean Air Plan and the introduction of a District-wide CAZ.

Monitoring and evaluation show that these measures have delivered substantial reductions in nitrogen dioxide concentrations and early, measurable improvements in public health outcomes. However, air pollution continues to pose risks in some locations, particularly from fine particulate matter (PM2.5), for which there is no identified safe threshold. Continued intervention through the planning system is therefore essential to secure further improvements and prevent new or avoidable exposure arising from development.

Further improving and maintaining good air quality within Bradford District is a key priority and the Local Plan can influence air quality through several policy areas and measures including:

- where development is located and how it is supported – overall growth and distribution strategies and proximity to services, facilities and travel options;
- the types of places that are built – development of active healthy streets, levels of green infrastructure and open space;
- effective infrastructure planning – to provide real alternatives to private car use through developing bus and rail options and cycling and walking alternatives

Air Quality Exposure and Protection of Sensitive Receptors

Design-led solutions are prioritised as an effective and durable means of reducing exposure. Measures such as building orientation and layout, separation distances, buffer zones and the use of appropriate green infrastructure can significantly influence pollutant dispersion and exposure, including to PM2.5. The policy therefore requires these issues to be addressed at an early stage in the design process, rather than relying solely on technical mitigation measures.

Where development introduces new sensitive receptors that may be exposed to poor air quality, or where proposals may increase pollution affecting existing receptors, proportionate assessment is required. The use of Exposure Assessments, Air Quality Impact Assessments and damage cost calculations ensures that potential impacts are properly understood, cumulative effects are considered and appropriate mitigation is secured. This approach aligns with established planning practice in the District and provides clarity and consistency for applicants and decision-makers.

Major Development

Major development is expected to demonstrate a higher standard of performance, reflecting its greater potential to generate emissions and cumulative impacts. The requirement to incorporate low-emission mitigation measures in accordance with the Bradford Low Emission Strategy Planning Guidance ensures that additional

emissions are addressed in a transparent and proportionate way. While on-site mitigation is preferred, the policy provides flexibility for equivalent off-site measures or financial contributions where on-site provision would be impractical or inappropriate, ensuring that meaningful air quality benefits are still delivered locally.

The policy supports the transition to low-emission development by prioritising non-combustion heating solutions where electricity, gas or district heating networks are available. Solid fuel and woodburning appliances are not supported unless it is clearly demonstrated that they would not result in adverse air quality or public health impacts, reflecting both local evidence and the need to prevent incremental deterioration in air quality.

Proposals for Biomass Boilers

Specific criteria guide the assessment of biomass boiler proposals. While biomass may offer carbon benefits in some circumstances, the policy adopts a precautionary approach to ensure that installations do not cause unacceptable localised impacts, particularly in or near residential areas. Proposals must demonstrate that lower-emission or non-combustion alternatives have been considered and that cumulative effects and sensitive receptors have been considered.

Clean Air Zone (CAZ)

Enhanced requirements apply within the CAZ, whilst it is in force, reflecting the historic concentration of air quality issues, high pedestrian activity and the presence of sensitive receptors. Development in the CAZ must achieve a higher level of mitigation and avoid solid fuel and biomass combustion. This ensures that development actively supports local air quality improvement rather than merely avoiding harm, in line with national policy to improve environmental conditions and human health.

Overall, the policy provides a clear, proportionate and locally evidenced framework to ensure that development across the Bradford District protects health, reduces inequalities and contributes positively to clean air objectives while supporting sustainable growth.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO10: Delivering Improved Transport Connectivity and Sustainable Transport Networks SO12: Tackling the Impacts of Climate Change SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment SO15: Safeguarding Our Natural Resources SO16: Delivering Healthy Places and Communities

	SO17: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies:** ST3, ST4, ST6, CR3, DS1, NE1, NE5 Homes and Neighbourhoods Design Guide SPD
Evidence Base	Bradford Clean Air Plan (2020) (CBMDC) Air Quality Action Plan (2009) (CBMDC) Air Quality Strategy (2011) (CBMDC) Low Emissions Strategy (2013) (CBMDC) West Yorkshire Low Emissions Strategy (2016-2021)

POLICY CR2: ENVIRONMENTAL PROTECTION

1. **Developments which are likely to cause pollution or are likely to result in exposure to sources of pollution (including noise, odour, vibration, dust, light, water or soil pollution) or risks to safety, will only be permitted where it can be demonstrated that any unacceptable risks are avoided or appropriately mitigated, ensuring the development is suitable for its location and provides a high standard of protection for health, environmental quality and amenity. The following issues require particular attention:**

Land Contamination and Stability

2. **Development on land that is unstable, contaminated, or suspected of being contaminated due to its previous use, history or geology, must be supported by a proportionate, risk-based assessment, demonstrating that the site is suitable for its intended use, including consideration of risks to human health, controlled waters, property and the wider environment.**
3. **Where there is evidence of contamination or instability, options appraisal and a remediation strategy must be identified and incorporated into the scheme to provide appropriate remediation and/or protections to ensure that development will not pose a risk to human health, public safety and the environment (including groundwater and surface water). Such measures must be sustainable and resilient to climate change. Verification of remediation must be submitted and approved before the development comes into use.**
4. **All works must be undertaken in line with best practice guidance and by a competent environmental specialist as defined in the Land Contamination Risk Management[25] (LCRM), NPPF, PPG and relevant updates to that guidance.**

[25] Land contamination risk management (LCRM) - GOV.UK

Best & Most Versatile Land and Soils

5. **Development should avoid the unnecessary loss of Best and Most Versatile (BMV) agricultural land (Grades 1, 2 and 3a). Where development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to higher quality land.**
6. **Proposals should carry out an investigation of land quality in accordance with the principles of best practice[26] to understand the potential impacts on soil resources and identify protection measures.**
7. **Development should ensure the sustainable management of soils throughout the construction process, including:**
   a) **the careful handling, stripping, storage and re-use of soils in line with best practice;**
   b) **the retention and re-use of topsoil and subsoil on-site, or where this is not practicable, within the local area;**
   c) **measures to maintain soil health, structure and function**
8. **Proposals must also demonstrate how the movement of soils will be managed to avoid environmental harm, including the spread of invasive non-native species where soils are imported, exported or redistributed.**
9. **Development that fails to demonstrate the effective protection and sustainable management of soil resources, or which would lead to the unjustified loss of BMV agricultural land, will not be permitted.**

Development affected by hazardous installations

10. **Development proposals located within consultation zones of hazardous installations (as defined by the Health and Safety Executive) must:**
    a) **be assessed against HSE consultation advice; and**
    b) **demonstrate that the type and intensity of development is appropriate to the level of risk**

Safeguarding infrastructure

11. **Development proposals must safeguard National Grid infrastructure and other hazardous infrastructure, including overhead lines and high-pressure gas pipelines by:**
    a) **maintaining required statutory safety clearances and easements;**
    b) **consulting the Health and Safety Executive and relevant operators where applicable; and**
    c) **incorporating appropriate stand-off distances, buffer zones and design mitigation into site layouts**
12. **New development must not prejudice the continued safe operation of existing hazardous installations.**

[26] Including the DEFRA safeguarding soils strategy and Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Nuisance

13. **Proposals for development must identify potential nuisance issues (including noise, vibration, odour, light and dust) arising from the nature of the proposal and address impacts on that development from existing land uses. Where potential nuisance issues are anticipated, the proposals must be supported by appropriate environmental nuisance assessments and, where required, proportionate mitigation proposals.**
14. **Lighting schemes should be appropriate to the type of development and its location. Proposals for outdoor lighting should not have an unacceptable adverse impact by reason of light spillage or glare on neighbouring buildings or uses; the open countryside; highway safety; or biodiversity (including nocturnal species such as bats and invertebrates).**

Water Environment

15. **Where relevant, development should:**
    a) **safeguard ground and surface water resources, including protecting Source Protection Zones from contamination;**
    b) **ensure no deterioration in the status of any water courses or water bodies occurs;**
    c) **not compromise the objectives of the Water Framework Directive Regulations; and**
    d) **protect and improve water quality.**
16. **Proposals for development will only be accepted where they result in no deterioration on the quantity, quality, hydromorphology, hydrogeology or ecological status of surface water and groundwater bodies. Proposals should:**
    a) **contribute to achieving 'good ecological status or potential' under the Water Framework Directive for surface and groundwater bodies;**
    b) **enhance geomorphology (including culvert removal, naturalisation, fish passage improvements);**
    c) **incorporate water efficiency measures including rainwater harvesting and grey-water recycling;**
    d) **include measures which help to reduce the potential for, or mitigate against, water shortages or drought;**
    e) **where necessary, demonstrate that they take account of the potential presence of private water supplies, protect and ensure the continuing sufficiency and quality of such supplies**

Riparian buffers

17. **Development adjacent to watercourses must provide undeveloped buffer zones, normally a minimum of 10 metres for main rivers and ordinary watercourses. A reduced buffer will only be permitted where it is clearly demonstrated, through site-specific ecological and hydrological**

evidence, that this is necessary and to the satisfaction of the local planning authority and the Environment Agency.

18. **Buffers must protect and enhance riparian corridors as multifunctional blue-green infrastructure networks, supporting biodiversity, flood risk management and water quality.**

Explanation

The NPPF sets out the requirements for addressing the risks posed by pollution and contamination. It specifically indicates that planning policies should ensure that proposals take account of ground conditions and any risks arising from land stability and contamination. It also requires development to be appropriate for its location having regard to likely effects of pollution on health, living conditions and the natural environment. Any potential adverse impacts should be kept to a minimum and adequately mitigated.

It is important that the quality of land, air and water in the District is protected and not adversely affected by new development. This policy covers several areas relating to pollution control including land, nuisance, and water quality.

Unstable and Contaminated Land

The development of Brownfield land is likely to raise some of these environmental protection issues due to former land uses. However, development of greenfield or Green Belt land may also raise issues such as land stability linked to former mining activity, the presence of pollutants associated with current agricultural practices, sources of ground gas or health and safety concerns associated with electricity pylons, power lines, gas pipelines and other subterranean infrastructure.

Land instability may arise from former mining activity, made ground, natural geological conditions or historical landform alteration. Where instability is suspected, applicants should undertake appropriate site investigations including, where pertinent, ground gas assessments and identify any mitigation measures necessary to ensure that development is safe for its intended lifetime and does not adversely affect neighbouring land or infrastructure.

The legacy of past manufacturing, engineering and industrial processes, has resulted in the potential for residual contamination of sites across the District. The focus on encouraging the recycling of Brownfield land and the need to identify suitable sites for accommodating future growth means that land contamination is an important planning consideration. Sites must be subject to appropriate investigation and assessment of potential risks associated with previous land uses to determine their suitability for alternative uses. Climate change has the potential to impact on the implementation of remediation, and this should be addressed in remediation proposals. Any such contamination issues will need to be resolved, and remediation verified before development can progress. Addressing land contamination can play a key role in protecting and improving groundwater and surface water quality and supporting compliance with the Water Environment Regulations 2017 (as amended) and the PPG.

Best & Most Versatile Land and Soils

Soil is an important resource for wildlife, food production and the general ecological well-being of the planet and should be protected from being polluted or becoming contaminated through development processes. As soil is a finite resource,

sustainable management of soils supports biodiversity, carbon storage and food security. The PPG requires that the economic and environmental value of Best and Most Versatile (BMV) agricultural land is considered whilst developing proposals. This will include directing development to areas of low value land in the first instance. Agricultural land is a finite resource, and its protection supports food production, climate resilience and wider ecosystem services.

In addition to land classification, the way in which soils are handled during development has a significant influence on their long-term function and quality. Poor soil management during construction can result in compaction, erosion and loss of soil structure, reducing its ability to support vegetation, manage water and store carbon. National guidance and best practice emphasise the importance of sustainable soil management, including careful stripping, storage, handling and reuse of soils.

The reuse of site-won soils, particularly topsoil and subsoil, helps to conserve resources, reduce waste and minimise the need for importation of materials. Where reuse on-site is not practicable, local reuse can still deliver environmental benefits and support circular economy principles.

Where soil is found to be contaminated on a development site, measures should be put in place to ensure adequate remediation and/or safe disposal of the effected soil. The movement of soils also has the potential to introduce or spread invasive non-native species, which can have significant adverse impacts on biodiversity, land management and infrastructure. Appropriate precautionary measures are therefore necessary where soils are transported, including the identification and management of any risks associated with invasive species.

Hazardous Installations

Within the District there are several high-pressure gas pipelines, overhead electricity transmission lines and associated infrastructure, as well as several industrial sites where significant quantities of potentially hazardous chemicals are used and stored. These assets require safeguarding through consultation zones, easements and building proximity restrictions. In particular it may restrict the amount and types of development that can be located in the surrounding area. The Health and Safety Executive and Environment Agency may need to be consulted when determining applications for new hazardous substances installations, or other development which may be affected by an existing hazardous installation site.

Existing high-pressure gas pipelines and electricity transmission assets are nationally significant infrastructure and are generally expected to remain in situ. Development proposals should be designed to accommodate these assets and maintain the required easements, stand-off distances and statutory safety clearances.

Nuisance

Nuisance issues can include noise, vibration, dust, odour and lighting which can have a significant impact on the quality of life. When identifying land for development and in responding to development proposals, consideration of existing land uses within the vicinity of the site need to be taken into account.

Planning Practice Guidance provides further advice on the assessment and management of noise, odour, air quality, dust and artificial lighting impacts.

Development should seek to minimise adverse effects on living conditions, public health, tranquil environments and biodiversity.

Artificial lighting can adversely affect intrinsically dark landscapes and wildlife, particularly nocturnal species such as bats and invertebrates, and therefore requires careful design.

Water Quality

There are several important water assets within the Bradford District, including the Rivers Aire, Wharfe, Worth and Bradford Beck, which continue to shape the landscape and provide valuable wildlife habitats, areas for recreation, and a supply of water for consumption. There are also 394 known private water supplies in the District, including some in the urbanised areas.

There are four areas in the District which are covered by groundwater source protection zones (SPZ) located to the west of Harden, south of Haworth, south of Yeadon and north of Silsden. These zones show the risk of contamination from any activities that might cause pollution in the area. It is therefore imperative that the water environment is protected from pollution and contamination, and efforts are made to protect and improve the quality of these water assets.

Water Framework Directive (transposed into domestic law through the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017) establishes the legal framework for the protection of surface and ground waters. It provides a set of common objectives, principles and basic measures for the management of the water environment.

The Environment Agency has prepared a number of River Basin Management Plans to support the implementation of the WFD. Bradford District is covered by the management plan for the Humber and addresses the integrated management of the water environment, supporting initiatives to prevent and mitigate the effects of floods and droughts.

The plan seeks to support the delivery of the main aims of the directive and recommendations of the Humber River Basin Management Plan, which include:

- preventing the deterioration of aquatic systems;
- helping to restore polluted surface water and ground water to a good ecological and chemical status. (This may in part be achieved through the restoration of physically modified water courses, to allow the water body to return to a more natural state);
- reducing pollution;
- promoting water efficiency in new development;
- identifying opportunities for ecological enhancement;
- promoting use of sustainable drainage systems (Policy CR4);
- ensuring flood risk is not increased and is reduced where possible (Policy CR4)

Riparian buffers

Riparian corridors form strategically important blue-green infrastructure networks that connect habitats, support species movement, improve water quality and provide opportunities for natural flood management and climate adaptation.

A minimum 10 metre buffer to watercourses reflects established best practice and is informed by Environment Agency advice, ecological guidance and the Biodiversity Net Gain framework. Evidence indicates that buffers of this scale are typically

required to provide effective protection for water quality, enable natural river processes, and support functioning riparian habitats. The 10-metre distance is also consistent with the definition of the riparian zone used in biodiversity assessments, which applies a 10-metre corridor to rivers and streams. While not prescribed nationally, this approach provides a proportionate and evidence-based baseline, with flexibility retained to respond to site-specific conditions and where wider buffers may be necessary to achieve environmental objectives. Development proposals must also comply with any separate environmental permitting, maintenance access or easement requirements imposed by relevant legislation or regulators.

The policy addresses the need to protect water resources and water quality and ensures the efficient use of water. It recognises the potential impact that new development and growth could have on water resources and quality in the District.

Links

Strategic Objectives	SO4: Quality Design and Placemaking SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network Strategic Objective 13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO15: Delivering Healthy Places and Communities
Key Policy Links	**Local Plan Policies:** ST6, CR4, NE1, NE3, E4, NE6 Homes and Neighbourhoods Design Guide SPD
Evidence Base	25 Year Environment Plan (2018) Environmental Improvement Plan (2023) Humber river basin district river management plan: updated (2022) (EA)

POLICY CR3: RENEWABLE AND LOW CARBON ENERGY
Energy Use in New Developments **1. Proposals for developments must contribute to the transition to clean and secure energy by increasing the use and supply of renewable and low carbon energy sources.** **2. Proposals must comply with the Future Homes and Buildings Standards (as incorporated into the Building Regulations) where applicable, and demonstrate[27] the use of the energy hierarchy within their scheme as follows:**

[27] The Council has developed a Developer Sustainability Checklist (Appendix 10) to help applicants comply with the requirements of Policy ST3 and this policy to ensure climate impacts are considered at an early stage in scheme design.

a) **maximise energy efficiency by following a fabric first approach through the use of insulation and building orientation/layout;**
b) **reduce the energy demand for lighting, heating and cooling, and from appliances by employing the use of smart technologies;**
c) **utilise renewable and low carbon energy sources**

Renewable Energy Developments

3. **Proposals for renewable and low carbon energy generation schemes, including wind, solar, hydro, ground and air source heat pumps will be supported where they are appropriately and sensitively located. The Bradford Local Area Energy Plan (LAEP) identifies potential renewable and low carbon energy opportunities across the District.**
4. **Proposals must provide a proportionate assessment which sets out the potential individual and cumulative impacts of the scheme on the following elements (where relevant), and show that they can be adequately addressed and/or mitigated:**
   - **landscape character and visual impacts (including those on Protected Landscapes in neighbouring areas)**
   - **biodiversity and geodiversity assets (including on the South Pennine Moors)**
   - **best and most versatile agricultural land**
   - **blanket bog and peatland**
   - **flood risk and the water environment**
   - **heritage assets**
   - **highways safety**
   - **aircraft safety (for wind energy consideration must be given to the aerodrome safeguarding area)**
   - **amenity of sensitive neighbouring uses**
   - **noise**
   - **light flicker, glare or dazzle (depending on the type of renewable technology)**
   - **air quality (specifically in relation to biomass sources, bio-gas combustion and associated fossil fuel generation plant top-up/backup)**
5. **Proposals for renewable and low carbon energy and its associated infrastructure which are located in the Green Belt will need to demonstrate that very special circumstances exist for the scheme to proceed.**
6. **A decommissioning and site restoration programme will be required and conditioned for three years after cessation of operations.**
7. **Proposals for repowering and life extension of existing installations will be supported provided that they address any adverse impacts as set out in point 4 above.**
8. **Proposals which combine site uses to maximise the delivery of renewable and low carbon energy (including solar arrays above car**

parking sites) will be supported, where this is practical and addresses any environmental and social impacts.

9. **Community-led initiatives for renewable and low carbon energy will be supported where they can be shown to have involved, been genuinely led by, and have the support of the community.**

Decentralised Energy and Heat Networks

10. **In designated Heat Network Zones certain developments[28] will be required to connect to the network in that area or be able to connect to it once it is available.**
11. **Outside of designated zones, major developments[29] should:**
    a) **connect to an existing district energy, heating and cooling network where this is available, unless it can be demonstrated that it is not technically feasible or viable for the specific development.**
    b) **provide a site wide energy, heating and cooling system where reasonable and practical to do so.**

Energy Storage and Infrastructure

12. **Proposals for energy storage systems (including battery energy storage systems) should be located close to the agreed grid connection point and be sensitively designed addressing the impacts as set out in point 4 above. Proposals should also address any safety implications, particularly in relation to the prevention of thermal runway, firefighting access and facilities.**

Supporting business decarbonisation

13. **Proposals to decarbonise the District's businesses will be supported, including through the electrification of industrial processes, increased energy efficiency, development of on-site renewable energy, on-site electrolysis (hydrogen production), other low-carbon hydrogen-generating technologies, and the rollout of low-carbon hydrogen networks.**

Explanation

The NPPF indicates that the planning system should support the transition to net zero by 2050, shape places in ways that contribute to radical reductions in greenhouse gas emissions, and support renewable and low carbon energy and associated infrastructure. Local plans should help to increase the use and supply of renewable and low carbon energy and heat this could be achieved through a variety of measures and interventions.

The PPG explains that increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to help slow down climate change and stimulate investment in new jobs and businesses in the renewable and associated industries.

[28] Those developments required to connect to a heat network will be defined in the forthcoming regulations. Guidance suggests these may include: new buildings, existing communally heated buildings and some existing non-domestic, non-communally heated buildings.

[29] Residential developments of 10 dwellings or more, non-residential floorspace of 1,000m^2.

Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

The Government's Clean Power 2030 Action Plan aims to tackle three main energy challenges: the need for a secure and affordable energy supply; the creation of essential new energy industries, supported by skilled workers; and the need to reduce greenhouse gas emissions and limit the contribution to the damaging effects of climate change. At a local level the District has a part to play in helping to achieve these aims through the delivery of renewable and low carbon energy schemes.

Regional and Local directions

The West Yorkshire Combined Authority (WYCA) has prepared a Climate and Environment Plan (CEP) (2025-2038) which includes a key objective of: secure, cost effective and clean energy for all. This is driven by the target of becoming a net zero region by 2038. To achieve this the electricity demand in the region will need to be generated from renewable and low carbon sources such as wind, solar and hydro. The demand for electricity is likely to rise as the region moves away from traditional fossil fuel options and adopts new technologies such as zero-emission vehicles, low carbon heating, and data centres.

The CEP explains that the region's electricity supply needs to be more diverse, secure and affordable. Making the switch to more renewable sources can help to lower fuel costs, thereby helping to tackle fuel poverty, reduce household energy bills and also maximise the region's growth potential.

The CEP is supported by the Carbon Emissions Reduction Pathways (CERP) evidence base which looks at the ways in which the region can meet net-zero emissions. This shows that there will need to be a series of actions in all sectors of society to transition to a low carbon future. Heating of buildings (domestic and non-domestic) is one of the biggest emission contributors and so transitioning to low-carbon heating needs to be a priority.

The Council's Climate Action Plan 2025-2028 (CAP) sets out the aim of switching the District's energy sources to renewable alternatives, as part of the drive to meet the net zero targets. This aligns with goals of the government's Clean Power 2030 Action Plan and WYCA's Climate and Environment Plan.

The Local Area Energy Plan (LAEP) prepared and hosted by WYCA is a technical evidence document that supports local energy planning by identifying decarbonisation opportunities across the District. It provides an assessment of key data to understand the future energy needs within the District and looks at those opportunities which can meet the demand, support capability-building, investment planning and future delivery considerations. It provides a baseline of the current energy position for Bradford in terms of energy consumption by sector. It models a number of potential scenarios for the decarbonisation of each sector in order to meet net-zero carbon emissions which aligns with the Carbon Emissions Reduction Pathway work carried out by both WYCA and Bradford Council.

National Standards and The Energy Hierarchy

The Government has updated and amended the Building Regulations to implement the Future Homes and Buildings Standards. Compliance with these standards will ensure that new homes and non-domestic buildings achieve high levels of energy efficiency as well as low carbon heating and will not need to be retrofitted to become

net zero. These regulations will require the provision of a system of on-site renewable energy generation for new dwellings and buildings containing dwellings and also reflect the dual aims of reducing greenhouse gas emissions and conserving energy. The use of other standards, such as BREEAM, LEED and Passivhaus will also be encouraged and supported where these are above the building regulations.

The energy hierarchy provides a framework for achieving the best energy outcomes by prioritising demand reduction before considering renewable or low-carbon technologies. Within the sustainability statement, applicants should set out how their scheme meets the following approach:

Be lean – demonstrate how the design of the scheme has reduced energy demand, this should be through a fabric first approach (maximising airtightness and using solar gain through building orientation whilst avoiding overheating, use of high levels of insulation of roofs, floors and walls, reduction of thermal bridges) and could be achieved through the use of Passive design.

Be clean – demonstrate how the properties will use energy more efficiently, this may be through the use of smart technologies, connection to an energy and/or heating network.

Be green – the remaining energy requirements of the property should be met through the use of on-site renewable energy, most likely to be through the use of roof-mounted solar panels and/or air or ground source heat pumps.

Renewable Energy Developments

The NPPF indicates that Local Plans should consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development. The Bradford District contains a number of sensitive environmental assets which limit the locations where renewable energy developments can take place, and historically there has been limited developer interest in the District for such developments. The plan does not therefore designate specific areas for such developments, but includes a criteria-based policy which aims to ensure that any proposals which come forward are sited in appropriate locations. The LAEP provides technical evidence of potential locations which could be suitable for renewable energy developments but that require further investigation in relation to the possible constraints. Where proposals are located in the Green Belt, applicants must demonstrate that very special circumstances exist to allow the scheme to proceed. Such circumstances are likely to include the wider environmental benefits of the scheme in relation to the national and local climate change targets and objectives.

The LAEP explains that the electrification of the energy system is essential to its decarbonisation because it must meet the demand of other net-zero measures such as electric vehicle charging infrastructure and heat pumps. Wind turbines and solar panels are cost-effective ways to produce low-carbon electricity. The LAEP provides an assessment of the current pipeline of such projects and also undertakes a technical analysis of the theoretical potential for future projects. The evidence indicates that the District has a significant opportunity for wind and solar development, representing an opportunity to deliver jobs, emissions reductions and regional growth. However, the analysis also shows that there are barriers to these opportunities particularly grid capacity and connection issues, as well as wider environmental constraints and varying levels of community support.

Renewable energy schemes above certain thresholds will be determined through the Nationally Significant Infrastructure Projects (NSIPs) consenting regime and not by the Local Planning Authority. Onshore wind and solar energy projects with a generating capacity over 100MW will be deemed to be NSIPs and be determined under that regime.

The LAEP identifies areas in the District with the most potential for wind development, in terms of good grid-connection and wind speeds. However, some of these areas are in particularly sensitive locations and have notable environmental constraints. The policy indicates that any proposal for wind energy development will need to carry out a full assessment of the potential adverse impacts, demonstrating how they will be addressed and mitigated. Decision makers will need to consider whether the benefits of the scheme outweigh any identified harms and whether the proposed mitigation is sufficient to reduce the harm. The life extension and/or repowering of existing sites will also need to be assessed against the relevant environmental considerations.

The LAEP also identifies areas which are most suitable for ground mounted solar installations. These locations are areas which have high technical potential for grid-connected solar energy generation, with good proximity to substations and fewer constraints.

The policy encourages the multi-use of sites to deliver renewable energy. This may be through the installation of solar arrays above car parking sites, or through agrivoltaics (dual-use solar) which involves the mounting of solar panels higher off the ground or using flexibly angled panels which still allows for grazing or growing to take place underneath the panels, and for machinery to move between the panelled areas. This has multiple benefits as it delivers clean electricity and allows the land to remain productive, maximising economic outputs, making the most efficient use of land, and protecting the best and most versatile agricultural land.

Other strategic renewable and low carbon technologies such as hydro-electric generation and biomass/combined heat and power (CHP) plants will need to be appropriately sited and address the specific environmental issues of those locations – for hydro installations consultation with the Environment Agency will be required, for biomass boilers/CHP plants air quality considerations will need to be addressed including the height and positioning of exhaust flues, the impacts on sensitive receptors and the use of associated top-up/back up fossil fuel generation plants.

For all stand-alone renewable energy developments and infrastructure, it will be important that a decommissioning and site restoration strategy is provided and this will be conditioned for three years after the cessations of operations. This is to ensure that the site is restored to a natural state or appropriate use and avoid the potential for dereliction. It is recognised that there may be opportunities to extend the life of existing installations, repower or redevelop them with newer technologies. Where this is the case the timescales on the restoration condition will be paused until the outcome of the proposal for life extension / repowering / redevelopment is known. If the proposal is unsuccessful, the restoration will need to be completed in the original specified timeframe. If the proposal is successful a new condition will need to be attached to any permission outlining the need for decommissioning and restoration of the new proposal.

Heat Networks

Heat networks supply heat from a central source to multiple buildings through well-insulated underground pipes, removing the need for each property to have an individual boiler. They are particularly effective in dense urban areas and present an opportunity to create long-term infrastructure that can integrate low-carbon heat sources such as waste heat, mine water and large-scale heat pumps.

The Government is working to introduce Heat Network Zoning across the country. The Energy Act of 2023 laid the foundation for national policy by introducing a regulatory framework for the heat network sector. This act established a market structure, granted Ofgem the authority to regulate the industry, included new consumer protections, and introduced heat network zoning. This will fundamentally transform the development of heat networks by designating zones where heat networks are expected to offer the lowest-cost solution for decarbonising heat, giving communities the tools to accelerate the development of the networks and ensuring more homes and businesses have access to connecting to them. Once these zones are designated in Bradford and the networks are made available, new buildings will be expected to connect to these networks or be 'connection-ready' once new networks are developed and available.

The private sector-led Bradford Energy Network (BEN) is a centralised heat system located within the city centre, distributing heat energy to a number of key city centre buildings via a series of pipes which are connected to a large air-source heat pump located on Thornton Road. The Council has connected City Hall to the network and also provides support to drive the successful rollout of the scheme, with a number of public buildings providing anchor loads. There is potential for the network to expand further with additional connections. It is important that prospective connections engage with the heat network supplier at an early stage to ensure the viability of connections and that planned extensions can be developed with confidence.

Outside of the city centre, the LAEP identifies other areas which offer clusters of relatively dense heat demand, such as Keighley, Ilkley and Shipley, and which could be targeted for the development of future networks.

Major development proposals which are located outside a designated heat network zone should connect to an existing energy, heating and cooling network where this is available. If this is not possible applicants must demonstrate through their Sustainability Statement that they have assessed the feasibility of connection and show that they have used the heating hierarchy in determining the heat provision for the new development. In addition, major developments should look to provide a site-wide energy, heating and cooling system where this is reasonable and practical to do so. Consideration will be given to the size and scale of the proposed development and the viability of installing site-wide networks.

Heat generating uses such as data centres or some industrial uses may be co-located adjacent or close to a district heat network so that the waste heat can be captured and reused locally. Where this is proposed, the heat generating use should not have adverse amenity impacts on the heat users.

Energy Storage and Infrastructure

Renewable energy sources such as wind and solar power are dependent on weather conditions to generate electricity and are therefore less responsive to changes in demand from consumers compared to traditional fossil fuel energy generators. To ensure that the electricity network can continue to function and support fluctuations

in supply and demand, a balancing process needs to be in place, which includes the use of energy storage systems.

The Bradford District already has a number of battery energy storage systems (BESS) in place or in the development pipeline. There may be limited further opportunities available given the options for grid connections. However, where proposals do emerge, the siting of such schemes should be within close proximity to the agreed grid connection point. It will also be important to ensure that such facilities are designed to minimise any adverse impact on amenity, landscape, biodiversity and geodiversity, heritage, and water. They should be appropriately sited and landscaped to reduce, screen and mitigate any impacts. The PPG sets out the requirements for such proposals to also address issues of safety, particularly in terms of fire risk and the relevant consultation requirements with the fire service.

Where an energy storage system proposal is located within the Green Belt it must be associated with a renewable energy project, and demonstrate very special circumstances exist, or if on Grey Belt land meet the tests in the NPPF, to allow the proposal to go ahead.

Supporting business decarbonisation

The Council has partnered with local manufacturing industries in a project which looks at how manufacturing in the District can be decarbonised. Manufacturing in Bradford accounts for approximately 16% of the District's total greenhouse gas emissions and has high energy demands. To achieve the WYCA goal of net-zero emissions by 2038, manufacturing has an important role to play in helping the District to decarbonise by transitioning to the use of renewable and low carbon energy, specifically moving away from natural gas and towards electrification for key processes.

The Bradford Manufacturing Futures (BMF) project sets out a range of investment opportunities and developments required to create a low carbon and future-proofed manufacturing sector in the District. These include on-site renewable energy generation, centralised renewable energy generation, electrification of heat, energy storage, on-site electrolysis and other innovative local low-carbon hydrogen-generation technologies, and hydrogen and biogas boilers/combined heat and power. The LAEP indicates that the concentration of manufacturing and industrial businesses in clusters is important for decarbonisation as it enables collaborative action on challenges such as energy infrastructure upgrades, clean heat networks and access to renewable energy and low-carbon fuels like hydrogen or biogas. BMF identifies a number of Clean Growth Hubs which will develop propositions for collaborative decarbonisation of the businesses in these hubs. The policy supports this initiative to deliver a cut of over 90% of manufacturing emissions by 2038.

Links

Strategic Objectives	SO11: Conserving and Enhancing the Historic Environment SO12: Tackling the Impacts of Climate Change SO14: Protecting and Enhancing the Natural Environment SO15: Safeguarding Our Natural Resources SO17: Enhancing Environmental Quality

Key Policy Links	**Local Plan Policies:** ST3, HO8, CR1, CR2, NE7
Evidence Base	Energy Act 2023 Clean Power 2030 Action Plan (DESNZ) Climate and Environment Plan (CEP) (2025-2038) WYCA Carbon Emissions Reduction Pathways (CERP) WYCA Local Area Energy Plan (LAEP) WYCA/CBMDC Bradford Climate Action Plan (CAP) (2025-2028) CBMDC Bradford CAP Emissions Reduction Pathway and Associated Co-Benefits Bradford Manufacturing Futures Investment Prospectus

POLICY CR4: FLOOD RISK AND WATER MANAGEMENT

The Council will pro-actively manage flood risk when assessing proposals for development as follows:

1. **Applications should be supported by a site-specific flood risk assessment (FRA) in line with the requirements of the NPPF.**
2. **Direct development to areas with the lowest risk of flooding. Where applicable, apply the sequential test and, if necessary, the exception test, taking account of the current and future impacts of climate change.**
3. **Ensure that development proposals:**
   a) **address the risks from all sources of flooding including: fluvial, surface water, ground water and residual risks, and make allowances for the impacts of climate change**
   b) **safeguard land that is required, or likely to be required for flood management**
   c) **do not increase the risk of flooding elsewhere**
   d) **take account of, and address the need for, improvements to drainage infrastructure, including through the provision of green and blue infrastructure and use of natural flood management techniques**
   e) **avoid any cumulative impacts of flood risk by phasing development on a site-by-site basis and within a site**

Fluvial

4. **Not permit development located within the functional floodplain (Flood Zone 3b) as defined in the most up-to-date Strategic Flood Risk Assessment (SFRA)[30], with the exception of water compatible uses, essential infrastructure (which have passed the exception test), and the conversion/change of use of existing buildings which have culverts underneath them where it can be demonstrated that the structural**

[30] Bradford District Level 1 Strategic Flood Risk Assessment (SFRA) (2023) or any successor document.

condition of the culvert will remain intact and safe for the lifetime of the development.

5. **Proposals for the conversion or change of use of existing buildings located within the functional floodplain must not increase the vulnerability classification of its users.**
6. **Proposals for the demolition and redevelopment of existing buildings located within the functional floodplain must not increase the development footprint, and where possible should reduce the development footprint or be converted to greenspace.**
7. **Proposals for extensions to existing buildings in the functional floodplain will not be supported unless it can be demonstrated that it would not result in a net loss of flood storage, not impede flood flows and not increase flood risk elsewhere.**
8. **Proposals for development located in areas of medium and high flood risk[31] (Flood Zones 2 and 3a) which meet the sequential and exception tests (as applicable) should:**
   a) **be designed to be safe for their lifetime.**
   b) **provide an appropriate Emergency Plan that accounts for the possibility of a flood event and shows the availability of safe access and egress points accessible during times of flood.**
   c) **include flood mitigation measures such as compensatory storage of flood water, and Sustainable Drainage Systems (SuDS) (see below). The appropriateness of these measures should be documented and explained in the site-specific flood risk assessment.**
   d) **incorporate resistance/resilience measures which are appropriately designed to deal with current and future risk.**
   e) **ensure that there will be no adverse effect on the operational functions of any existing flood defence infrastructure.**
9. **Manage flood risk on a catchment scale basis, with the following interventions being prioritised:**
   a) **safeguard areas which have the potential to provide flood storage**
   b) **improve defences within the River Aire and Wharfe corridors**
   c) **adopt a holistic approach to flood risk in the Bradford Beck corridor to deliver key regeneration projects**
   d) **manage and reduce the impacts of flooding along the river and beck corridors, using natural flood management processes and techniques that value wildlife and increase biodiversity**
   e) **identify opportunities and support proposals for natural flood management, including the restoration of culverted watercourses to open channels, tree planting schemes, and the restoration of peatland and blanket bog**
10. **Proposals for new development which are located over a culvert will be resisted.**

[31] Flood Zones 2 and 3 are nationally defined datasets. Flood Zone 2 is a 1 in 1,000 year fluvial flood event (0.1% Annual Event Probability (AEP)). Flood Zone 3 is a 1 in 100 year fluvial flood event (1% AEP). Flood Zone 3a is the part of Flood Zone 3 which is not classed as functional floodplain (Flood Zone 3b) i.e. land where water from rivers or the sea has to flow or be stored in times of flood.

11. **Only allow the use of culverting for ordinary watercourses, and additional flood defence works that could have an adverse impact on the environment, in exceptional circumstances and in consultation with the Environment Agency and Lead Local Flood Authority.**

Surface Water

12. **Surface water run-off from new development should be minimised in line with the standards set out in the Level 1 SFRA[32] and the following:**
    a) **on previously developed sites, proposals will be measured against the existing performance of the site, plus a further 30% reduction in run-off rates where possible.**
    b) **on greenfield sites there should be no change to the existing overall run-off rate, with improvements made to reduce it where possible.**
13. **Surface water run-off should be drained on a separate system and follow the drainage hierarchy in order of priority:**
    a) **drain into the ground (infiltration)**
    b) **drain to a surface water body**
    c) **drain to a surface water sewer, highway drain or another drainage system**
    d) **drain to a combined sewer as a last resort**
14. **Proposals should incorporate Sustainable Drainage Systems (SuDS) to reduce the risk of flooding from surface water, unless it can be demonstrated that it is not technically feasible. SuDS should be designed to meet the relevant industry standard, and be incorporated into schemes from the outset, using natural-based solutions to achieve high water quality standards and maximise habitat value.**
15. **Arrangements should be made to ensure that suitable management and maintenance of the SuDS scheme is provided for the lifetime of the development.**
16. **The retrofitting of SuDS into existing developments will be supported where opportunities arise and can be demonstrated to be suitable.**
17. **Proposals which include outdoor space (including parking areas) should use natural and permeable surface materials to encourage infiltration as well as preventing water pooling and flooding.**

Ground Water

18. **Proposals located in areas identified as being at risk of flooding from ground water emergence should undertake a detailed hydrogeological investigation and risk assessment as part of their site-specific Flood Risk Assessment to fully understand the risk from this source, identify suitable mitigation where required, and determine the acceptability of using a SuDS scheme.**

Other sources and Residual Risk

19. **Proposals located in areas identified as being at possible risk of flooding from other sources such as canals, reservoirs, or from the residual risk posed by breaches of flood defence infrastructure will need to be**

[32] Bradford District Level 1 Strategic Flood Risk Assessment (SFRA) (2023) or any successor document.

designed in a way as to avoid internal flooding from these sources and ensure people are not exposed to hazardous flooding. The site-specific flood risk assessment should include details of how these sources of flood risk will be addressed in the development.

Explanation

The NPPF requires inappropriate development in areas at risk of flooding to be avoided and that development is directed away from the areas at highest risk (whether existing or future). National policy requires Local Plans to take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk.

The PPG defines flood risk as a combination of the probability and the potential consequences of flooding. Areas at risk of flooding are those that could flood from any source, now or in the future. Sources include rivers, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canal and lakes and other artificial sources.

The water environment in Bradford District

The Bradford District is located within the Humber River Basin District (RBD) and the catchments of the River Aire and Calder and the River Wharfe and Lower Ouse. Within the District the Rivers Aire, Wharfe and Worth, plus their many tributaries are the primary sources of fluvial flood risk.

The River Aire is fed by a number of swift flowing upland streams as it flows down through the towns of Keighley, Bingley and Shipley along the valley. It then skirts across the northeast of the City of Bradford towards Leeds. The density of development within the valley has resulted in significant restrictions to the natural floodplain. The upper reaches of the river have a largely rural character with the floodplain in the Silsden and Steeton-with-Eastburn area being quite extensive. The River Worth is one of the larger contributing catchments and joins the Aire at Keighley.

Bradford Beck is an Ordinary Watercourse which flows through the city centre from the west, northwards and into the River Aire at Shipley. The beck is primarily culverted through the city centre and is hidden from view, resulting in a lack of awareness of its presence and the risks it poses. As part of the regeneration ambitions of the city centre, key projects will need to take a joint, comprehensive and holistic approach to considering the flood risk issues from the Bradford Beck and look at the potential to develop city-wide mitigation measures, which will offer wider public benefits.

The River Wharfe skirts the settlements of Addingham, Burley-in-Wharfedale, and passes through the central area of Ilkley in the north of the District. It is a fast-reacting river with flood flow rapidly moving downstream. As well as the flows which come from the upper Wharfe, there are also a number of smaller streams and becks descending from the moors, which can be a source of flood risk in extreme rainfall events.

In addition to the watercourses identified above, the District also contains a number of other water bodies including the Leeds and Liverpool Canal which runs through the Aire valley, and a variety of reservoirs and ponds.

Flood risk across the District is varied, but in the main is caused by overland flow following short, high intensity, or heavy, prolonged rainfall events and/or the overtopping of rivers and water courses. The impacts of climate change are likely to see an increase in the intensity and severity of rainfall events and may exacerbate existing areas of flood risk and cause new ones.

The Humber RBD Flood Risk Management Plan (FRMP) sets out various measures to help manage flood risk in the Aire and Calder catchment and the Wharfe and Lower Ouse catchment. These FRMPs explain the importance of manging flood risk at a catchment scale.

Strategic Flood Risk Assessment

The Council has prepared a Strategic Flood Risk Assessment (SFRA) for the District to support the development of the local plan and help inform development management decisions. The Level 1 SFRA identifies the flood risk from all sources of flooding, for both the present day and the future, taking account of the impacts of climate change.

The main sources of flood risk are identified as coming from: fluvial (watercourses), surface water (pluvial), groundwater, and residual risk from defence breaches, reservoirs and canals. The SFRA provides a framework and guidance on how to effectively manage flood risk and should be consulted when considering the flood risk of any development site. It provides guidance in relation to the requirements for site-specific flood risk assessments, indicating that such assessments are required when a site is:

- located within Flood Zone 2 and/or Flood Zone 3
- greater than 1ha in area
- within Flood Zone 1, but where there is a risk of surface water flooding as indicated on the Risk of Flooding from Surface Water maps
- identified as in an area with Critical Drainage Problems
- situated over or within 8m of a culverted watercourse or where development will be required to control or influence the flow of any water course
- within 20m of a Main River
- identified as being at increased flood risk from climate change
- at risk of flooding from other sources and/or at residual risk
- subject to a change of use to a higher vulnerability classification
- situated in an area currently benefitting from defences

The Level 2 SFRA provides more detailed assessments of development sites identified for allocation in the plan to demonstrate their ability to pass the sequential test and where necessary the exception test.

Sequential Approach

The NPPF sets out the sequential approach, the aim of which is to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. The sequential approach must be followed to ensure development is provided in a sustainable location and where possible avoid flood risk to people and property.

When applying the sequential test developers should consider any other reasonably available sites within a suitable catchment area (the area of search), this should be at least within the settlement area (see defined settlements in the settlement hierarchy) where the proposed development is to be located. Where there are no

reasonably available sites in a suitable location for the type of development proposed, the flood risk vulnerability of land uses and reasonably available sites in areas of medium flood risk should be considered, applying the Exception Test if required. The main principle should be that development will only be permitted in areas of higher flood risk where no suitable site is available in an area of lower risk, and that the overall benefits of the proposal can be demonstrated to outweigh the risk from flooding.

Policy CR4 also requires the use of a phased approach to development to ensure that any sites at risk of causing flooding to other sites are developed first to ensure that flood storage measures are in place and operational before the other sites are developed – thereby ensuring no net loss in flood storage. It may be possible that flood mitigation measures put in place at sites upstream could provide wider benefits and alleviate flooding downstream and on nearby sites. Development phasing within large strategic sites of multiple developments should also be considered where parts of such sites are at flood risk.

Fluvial Flood Risk

The Environment Agency (EA) is the national body responsible for protecting the water environment and managing flood risk. The EA undertake river modelling to define the national Flood Zones 2 and 3 which are the areas that are principally at risk of river flooding.

The Council as the Local Planning Authority is responsible for defining the functional floodplain (Flood Zone 3b) within its administrative area and comprises largely of open and undeveloped land where water has to flow or be stored in times of flood. The SFRA interactive map provides the spatial extent of Flood Zone 3b with further details on the definition of the functional floodplain being set out in the accompanying SFRA report document. The spatial extent of Flood Zone 3b may change overtime with the development of new and more detailed river modelling. The areas in, under or over all watercourses or water bodies are considered to be Flood Zone 3b.

The application of the sequential approach is the key policy approach for managing flood risk and this is explained above and within national planning policy. In relation to proposals located in areas defined as functional floodplain (Flood Zone 3b), there must be no net loss of floodplain storage, nor should development impede flood flows, or increase flood risk elsewhere. Sites containing areas of functional floodplain may still be developable if the area affected can be excluded from development.

Where development involves the demolition and redevelopment of an existing building within the functional floodplain, it must be demonstrated that the existing building is of solid construction, and the new building will not extend beyond the existing development footprint, and where possible the footprint should be reduced, with the remaining area being converted to open/green space. The number of receptors should not be increased, and the vulnerability classification should be the same or lower than the existing development. Extensions to existing buildings within the functional floodplain are unlikely to be acceptable as they would reduce the flood storage area and may impede flow paths.

Areas of higher land within the functional floodplain (known as ‘dry islands’) are also considered to be undevelopable, except for water compatible uses, essential infrastructure or where it can be adequately demonstrated that a safe access and egress route can be provided and maintained during times of flood.

Where watercourses have been culverted, these can lead to further flood risks through blockages and as such, new development must not take place over the top of existing culverts and there should be a presumption against the use of culverts for existing open watercourses. Where existing buildings are located over culverts and there are proposals for their conversion, applicants must demonstrate within the site-specific flood risk assessment that the culvert will be structurally sound and remain in good condition for the lifetime of the development. Opportunities for the removal of culverts should be explored and implemented where possible, as part of the use of wider natural flood management techniques.

Surface Water and SuDS

Surface water flooding can occur where extensive rainfall exceeds the drainage capacity in an area. The shape of the landform in Bradford, especially in and around a number of the built-up areas, makes the District potentially prone to flooding caused by direct rainfall, due to the extent of hard surfaces and a lack of sufficient sewer capacity.

Flooding from surface water should be afforded equal weight in importance and consideration as fluvial flood risk, particularly given the likely increase in rainfall intensities due to climate change and the increase in impermeable surfaces due to development.

Surface water flooding includes surface water run-off (pluvial flooding) and sewer flooding. The policy requires proposals to effectively manage surface water run-off and limit the flow rates according to the type of development site. The Council has introduced Surface Water Drainage Standards which set out these run-off rates in more detail and should be consulted as part of the design process.

The Flood and Water Management Act 2010 gave Lead Local Flood Authorities the responsibility for identifying sources of local flood risk and reducing the likelihood and impacts of local flooding.

A key mechanism for tackling surface water flooding is the use of Sustainable Drainage Systems (SuDS). These can be used to aid natural drainage and help to reduce surface water run-off. As part of this approach hard-surfaced areas should be made up of permeable materials as far as possible.

Developments, through their site-specific Flood Risk Assessments, should consider surface water flood risk management and options for on-site flood storage through the use of appropriate SuDS. A Sustainable Drainage Strategy should set out the proposed design, construction, adoption and management and maintenance arrangements for the proposed SuDS scheme. Consultation should be carried out with the Local Planning Authority, Lead Local Flood Authority, as well as Yorkshire Water and the Environment Agency where required.

SuDS schemes should meet the following industry standards (and any replacements or additions) and best practice guidance:

- National standards for sustainable drainage systems (SuDS)
- The SuDS Manual (CIRIA)
- Sewerage Sector Guidance
- Homes and Neighbourhoods: A Guide to Designing in Bradford SPD

Natural flood management techniques should be used to aid with flood alleviation. These include a wide range of techniques to restore or simulate natural functions of the water environment to store water and slow the rate that it runs into rivers, helping

to reduce the risk of flooding downstream. The national Working with Natural Processes mapping should be consulted, along with local investigation, to identify whether there are relevant measures at or near to the site which could be employed.

Ground Water Flood Risk

Groundwater flooding is caused by the emergence of water from the ground. The occurrence of groundwater is usually local and does not generally pose a significant risk due to the slow rate at which water levels rise. However, it can cause significant damage to property and can pose further risks to the environment and ground stability.

The areas of the highest groundwater flood risk are focussed to the west of Bradford city centre, Oxenhope, Keighley, Menston and Addingham. Consideration of groundwater flooding should be on a site-by-site basis. Proposals located in areas susceptible to groundwater flooding should carry out detailed hydrogeological investigations to fully understand the risk and determine what mitigation measures would be appropriate. This assessment should also be used to determine the acceptability of any proposed SuDS scheme.

Other sources and Residual Risk

As noted above, the other sources of flood risk within the District include the Leeds and Liverpool Canal, a number of reservoirs, and residual risks from the failure/breach of flood defence infrastructure.

The SFRA notes that there are no records for the overtopping or breach of the canal within the District. The risks associated with the canal include the elevated nature of the structure in some places, the erosion and rupture of the canal lining, overtopping of the banks due to increase water flow, and blockage or collapse of conduits/culverts.

Similar to canals the risk of flooding from reservoirs is associated with the failure of dams, outfalls or breaching. This risk is reduced through regular maintenance by the operating authorities and the requirement for regular inspection. The Reservoir Flood Map should be consulted to understand the potential risk of flooding from reservoirs.

Other residual risks may come from the failure or breaching of flood defence infrastructure. The Level 2 SFRA sets out a proxy approach to identifying the hazards associated with a defence breach. However, any site situated behind a defence embankment should be assessed in more detail through the site-specific flood risk assessment.

For all residual risks, the site-specific flood risk assessment will need to consider the risk posed from each of these sources of flooding and provide details of appropriate mitigation measures to adequately address the risks before proposals can be considered acceptable.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO12: Tackling the Impacts of Climate Change SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment

	SO15: Safeguarding Our Natural Resources SO16: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies:** ST3, ST6, DS1, CR2, NE1
Evidence Base	Bradford District Strategic Flood Risk Assessment (Level 1) (2024) (CBMDC) Bradford District Strategic Flood Risk Assessment (Level 2) 2026) (CBMDC) Humber river basin district river management plan: updated (2022) (EA)

Natural Environment

POLICY NE1: GREEN AND BLUE INFRASTRUCTURE STANDARDS

19. **Development proposals should use a design-led approach to integrate Green and Blue Infrastructure (GBI), ensuring it is connected, accessible, nature-based and responsive to local character. GBI in developments should contribute to biodiversity enhancement, ecological connectivity, climate resilience and provide measurable improvements to health and wellbeing. Where relevant, GBI should support the objectives of the Local Nature Recovery Strategy.**

Green and Blue Infrastructure Plan

20. **A Green and Blue Infrastructure Plan will need to be submitted for all major developments and any other developments that results in the loss, fragmentation or creation of Green and Blue Infrastructure. The Green and Blue Infrastructure Plan should provide details of the features and design of the Green and Blue Infrastructure to be included in the scheme and demonstrate how the proposal will:**
    a) **Support the delivery of greenspace, green and blue streets, tree planting, green roofs/walls, wildlife habitats and SuDS, where appropriate and in accordance with other policies in the plan (including CR4, NE2, NE6, DS2, DS4 and HO8).**
    b) **Provide new connections and enhancements to the existing Green and Blue Infrastructure network (Policy ST6), including filling gaps in the network, through on-site provision or off-site connections where this is appropriate and possible.**
    c) **Improve accessibility and provide inclusive, safe and convenient access for all users to greenspace by connecting to existing walking, wheeling and cycling networks and greenways, with this becoming an integral part of the integrated active travel network.**
    d) **Deliver and phase the Green and Blue Infrastructure provision alongside the development.**

e) **Deliver the Urban Tree Canopy Cover (UTCC) standards, as set out in the Policy NE6.**
f) **Achieve the Urban Greening Factor score (see point 4 below) in ways that support design and placemaking objectives for landscapes and spaces, streets, and outdoor space for homes set out in Policies DS2, DS4 and HO8.**
g) **Arrange for the long-term management and maintenance of the Green and Blue Infrastructure provision, ensuring spaces remain functional for biodiversity, physical activity and wellbeing over time. This could be through a financial contribution to the Council or the use of a private or residents' management company.**

21. **Where development is proposed within or adjacent to a defined Green and Blue Infrastructure network, proposals should seek to avoid harm to the network, or where this is not possible, provide adequate mitigation and/or compensation which sufficiently maintains network functionality, connectivity, and accessibility.**

Urban Greening Factor

22. **Major development proposals must meet an Urban Greening Factor score of:**
    a) **Major residential development proposals: minimum score 0.4**
    b) **Major commercial/industrial development proposals: minimum score 0.3**
23. **The Urban Greening Factor should be calculated in accordance with the latest national methodology or guidance[33]. Details of the UGF proposal design and the resulting score should be set out in the Green and Blue Infrastructure Plan accompanying the application. Conditions or a legal agreement should be used to secure the delivery of the proposed UGF scheme.**
24. **Where it is robustly demonstrated that site-specific circumstances prevent full achievement of the relevant UGF target score, proposals will be required to show how alternative design measures deliver equivalent or greater green infrastructure, environmental and placemaking benefits, having regard to the overall objectives of this policy and the development plan as a whole.**

Nature Based Solutions and Sustainable Drainage

25. **Major development proposals should incorporate nature-based solutions as a fundamental component of Green and Blue Infrastructure, supporting climate resilience, biodiversity enhancement, water management, and high-quality placemaking.**
26. **Sustainable Drainage Systems (SuDS) should be designed and delivered as multifunctional green and blue infrastructure features, integrating water management with landscape, ecological and amenity benefits.**
27. **Within the Green and Blue Infrastructure Plan, applicants should demonstrate how nature-based solutions and SuDS:**

[33]Urban Greening Factor for England User Guide, Natural England (2023) as updated or superseded

a) **Contribute to ecological connectivity and nature recovery;**
b) **Enhance public realm quality, health and wellbeing;**
c) **Support urban cooling and climate adaptation; and**
d) **Integrate positively with the character and layout of the development.**

28. **Detailed requirements relating to surface water management, drainage hierarchy and flood risk are set out in Policy CR4, and proposals must demonstrate a coordinated approach across both policies.**
29. **Where appropriate, SuDS features such as swales, rain gardens, wetlands, attenuation basins, green roofs and permeable surfaces should contribute to the Urban Greening Factor score.**

Explanation

Green infrastructure (GI) is a fundamental component of sustainable place-making, providing a multifunctional network of natural and semi-natural features that deliver environmental, social, and economic benefits. This policy sets out the standards and expectations for the protection, enhancement, and delivery of green and blue infrastructure across the district, ensuring that development contributes to a resilient and well-connected ecological network.

In line with national policy and the Local Nature Recovery Strategy (LNRS), this approach prioritises the restoration and enhancement of habitats, the strengthening of ecological connectivity, and the recovery of biodiversity at a landscape scale. The LNRS provides a strategic framework for identifying areas of opportunity for nature recovery, and this policy supports its delivery by embedding these priorities into plan-making and decision-taking.

Through the application of these standards, development will be required to deliver high-quality, accessible, and climate-resilient green infrastructure that supports nature recovery, improves health and wellbeing, and contributes to the District's response to the climate and biodiversity emergencies. Developers must consider the incorporation of green and blue infrastructure at an early stage of the design process as part of an integrated design approach.

Urban Greening Factor

The Urban Greening Factor (UGF) is a planning tool developed by Natural England through the Green Infrastructure Framework to secure measurable, multifunctional green and blue infrastructure within urban environments, where development density, land-use competition and climate pressures limit opportunities for traditional greenspace provision.

The UGF User Guide emphasises that the UGF is intended to be applied primarily in urban and suburban locations, particularly areas experiencing regeneration, intensification or higher-density development. Within the District, these conditions are most evident within the Regional City and larger towns, where compact development patterns, extensive hard surfacing and environmental inequalities create a strong need for a consistent and transparent approach to urban greening delivery. However, these conditions can also exist in other parts of the District, and the Council's Green and Blue Infrastructure Strategy recommends that it is appropriate to apply the UGF to all major residential developments, including those in rural areas.

The UGF provides a clear and proportionate method for assessing the amount and quality of green and blue infrastructure delivered as part of development proposals, while allowing flexibility in design responses. It achieves this by assigning weighted scores to different green and blue infrastructure elements - such as trees, green roofs, Sustainable Drainage Systems (SuDS), wetlands and permeable surfaces - based on their relative ecological, climatic and amenity value. This enables development proposals within Bradford's most urbanised areas to contribute positively to urban cooling, surface water management, biodiversity enhancement and placemaking outcomes.

The User Guide also highlights that the UGF is most effective when embedded within Local Plan policy and targeted to locations where on-site green infrastructure delivery is critical to meeting wider planning objectives. In the District, applying the UGF to all major residential/commercial/industrial developments supports:

- Climate adaptation and resilience in areas vulnerable to overheating and surface water flooding;
- Biodiversity enhancement and ecological connectivity in line with emerging Local Nature Recovery Strategy priorities; and
- Health, wellbeing and environmental quality in areas with limited access to natural greenspace.

For minor developments it is considered that alternative methods to secure green infrastructure are often more appropriate and effective than a site-based urban greening metric. However, smaller developments are still encouraged to incorporate relevant on-site urban greening elements and can use the UGF as a method to demonstrate this.

Limiting the application of the Urban Greening Factor to major developments reflects the standard approach in national guidance, ensuring that the tool is used proportionately and strategically, where it adds the greatest value, while supporting a flexible and locally responsive approach to green and blue infrastructure delivery across the wider District.

Working with Natural Processes (Nature Based Solutions)

Innovative green and blue infrastructure provision can contribute to many wider requirements of development including flood mitigation through use of SuDS, swales and rain gardens, and mitigation of the heat island effect through tree planting. Unless there is good reason, SuDS and other attenuation or drainage features should be designed to hold water and/ or remain wet throughout the year and all weather conditions, providing varied habitat to support species diversity.

Health and Wellbeing with GBI

Green and blue infrastructure is essential infrastructure that supports healthy, sustainable communities. It plays a critical role in improving physical and mental health, encouraging active lifestyles, reducing air pollution and noise impacts, and supporting climate resilience.

Access to high-quality green space is not evenly distributed. In areas with poorer health outcomes and limited provision, enhancing green and blue infrastructure is a key mechanism for reducing health inequalities. Development proposals are therefore expected to respond to local needs, informed by evidence such as the Green and Blue Infrastructure Study and Joint Strategic Needs Assessment.

Green and blue infrastructure should function as both a destination and a connected network, enabling safe and attractive routes for walking and cycling as part of everyday journeys. Integrating green infrastructure with movement networks supports increased physical activity and healthier lifestyles.

The long-term benefits of green and blue infrastructure depend on its quality, accessibility and usability. Effective management arrangements are therefore essential to ensure that spaces remain functional, inclusive and beneficial to health and wellbeing over time. Sites with a low existing level of green and blue infrastructure present particular opportunities to increase and enhance green and blue infrastructure functions.

Links

Strategic Objectives	SO9: Delivering Improved Transport Links and Connectivity SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO15: Delivering Healthy Places and Communities SO16: Enhancing Environmental Quality
Key Policy Links	**Local Plan Policies**: ST6, NE2, NE5, NE6, NE7, DS2, DS4, HO8 Homes and Neighbourhoods Design Guide SPD
Evidence Base	25 Year Environment Plan (2018) (DEFRA) Environmental Improvement Plan (2023) (DEFRA) Local Nature Recovery Strategy (2025) (WYCA) Bradford District Green and Blue Infrastructure Strategy (2026) (CBMDC) Joint Strategic Needs Assessment (CBMDC)

POLICY NE2: OPEN SPACE, PLAY, SPORT AND RECREATION
Protection of open space **1. Open space as identified on the Policies Map will be protected. This includes open space, children's and young people's play facilities, sports and recreational buildings and land, including playing fields. Local Green Space identified in Neighbourhood Plans will also be protected. Other open spaces not identified on the Policies Map will be protected where their open space, recreational, sporting, ecological or community value is**

demonstrated. Proposals to improve the accessibility, quality, function or connectivity of existing provision, including to the wider green and blue infrastructure network, will be supported. Communities wishing to consider further Local Green Space designations through neighbourhood planning, subject to the national criteria, will be supported.

2. **Development resulting in the loss of open space, sports or recreational land or buildings will only be permitted where one of the following circumstances has been demonstrated:**
   a. **An up-to-date assessment has been undertaken which clearly shows the provision to be surplus to requirements, and it is not required to meet an identified need for another open space, sport or recreational function; or**
   b. **The loss will be replaced by provision that is equivalent or better in quantity and quality, in a suitable location, and made available for use before the existing provision is lost; or**
   c. **The development is for alternative open space, sports or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.**

3. **Development affecting retained open space must not result in an unacceptable adverse impact on its accessibility, function, quality, capacity or connectivity.**

Open space requirements arising from development

4. **All minor and major residential development must provide on-site amenity greenspace, landscaping and other space required to create an acceptable design and layout that meets the needs of its occupants. Where development includes communal open space, it must also provide the applicable play space features appropriate to the size of that space in line with Policy DS2(C) and Appendix 11. Minor development below the quantitative thresholds in Appendix 11 may also be required to provide site-specific mitigation where this is necessary to address and identifiable impact of the development and satisfies the statutory tests for planning obligations.**

5. **Residential development of 10 or more net additional dwellings must assess and meet the open space needs generated by the development in accordance with the standards and methodology in Appendix 11. Development schemes will need to:**
   a. **Be supported by an Open Space Needs and Provision Statement proportionate to the scale and nature of the proposed development in accordance with Appendix 11.**
   b. **Identify the relevant open space typologies and calculate the starting requirement using the standards set out in Table 11.1 of Appendix 11**

c. **Provide appropriate on-site amenity greenspace as an integral part of the layout, using the applicable per-dwelling standard in Appendix 11 as the starting point**
d. **Incorporate applicable play provision on-site in accordance with Policy DS2.**
e. **Set out how any remaining open space typology requirements will be met through further on-site provision, an off-site contribution, or a combination of both, as determined under Section 11.6 of Appendix 11.**

6. **Specialist housing schemes of 10 net additional units or more must be supported by a proportionate, occupancy-led assessment reflecting the intended occupiers and the nature of the accommodation. Any departure from the relevant open space starting requirements in Appendix 11 must be supported by proportionate evidence and justified to the satisfaction of the Council.**

7. **Major non-residential development will be expected to provide on-site space or contribute to an identified intervention where the development would generate a material open-space, public-realm or recreational need. The application must be supported by a proportionate assessment of the anticipated number and characteristics of users and occupiers, and the nature and operation of the development.**

8. **Any development which proposes to reduce or omit on-site open space provision, having regard to the delivery thresholds and assessment criteria in Appendix 11, must be supported by robust and proportionate evidence. The applicant must demonstrate that:**
   a. **All reasonable options for accommodating functional and appropriately located open space within the development have been explored;**
   b. **The proposed reduction is justified by genuine site-specific constraints and not from the choice of layout or an intention to overdevelop the site;**
   c. **The development would still provide an acceptable, healthy, functional and accessible layout which meets the needs of its occupants; and**
   d. **Any residual open space requirement can be met through identified off-site provision or enhancement serving the development, in accordance with Appendix 11.**

9. **Where off-site provision or enhancement of open space is required, it will be secured through a planning obligation in accordance with Appendix 11. Any financial contribution will be calculated using the Council's latest published cost schedule or, where no applicable rate is available, current and proportionate project-specific cost evidence. The planning obligation**

will also secure management and maintenance arrangements where these are necessary.

Mitigating recreational pressure on the South Pennine Moors SPA/SAC

10. **All residential development resulting in a net increase of 1 or more dwellings within the South Pennine Moors SPA/SAC and its zone of influence must comply with Policy NE3 and mitigate any resulting recreational pressure on the SPA/SAC, irrespective of the open space thresholds in Appendix 11. Where both open space provision and ecological mitigation are required, both requirements must be addressed.**

Sports and recreation facilities

11. **Development that would generate additional demand for outdoor or built sport and recreation facilities must make appropriate provision to address that demand. The requirement will be determined having regard to the Council's latest Open Space Audit, public GIS mapping, Playing Pitch Strategy, Integrated Sports Assessment and any subsequent updates.**

12. **Outdoor sports requirements arising from development below the indicative on-site threshold in Appendix 11, will normally be met through a proportionate contribution towards identified new or improved off-site provision serving the development.**

13. **Where development meets or exceeds the indicative on-site threshold for outdoor sports provision, the need and feasibility of providing a new facility on-site must be assessed. The Council may determine that the requirement should instead be met wholly or partly off-site where on-site provision would not be feasible, functional or sustainable, and/or where investment in an identified off-site facility or project would provide a more appropriate response to the demand generated by the development.**

Design and quality

14. **New or improved open space must be safe, publicly accessible, usable, and of a high quality and design. It must be designed for its intended function and likely users, having regard to the applicable design requirements in Policies DS2, DS3(B) and DS5 and the guidance in Appendix 11.**

15. **New open space should, where compatible with its primary function, deliver multifunctional benefits for biodiversity, drainage, flood-risk management, landscaping, climate resilience and active travel. Opportunities to connect with and enhance the wider green and blue infrastructure network must should be incorporated where practicable.**

16. **All new play provision, including doorstep play, play on the way, informal playable space and equipped play areas, should:**
    a. **Be integrated into the wider design of the development, including its streets, public realm and open spaces;**
    b. **Be appropriately located, safe, inclusive, accessible and designed to support independent use;**
    c. **Respond to the ages, abilities and needs of the children and young people likely to use it;**
    d. **Provide opportunities for different forms of play, social interaction and informal recreation; and**
    e. **Be durable and supported by sustainable arrangements for its long-term management and maintenance.**

17. **Proposals for new play space should be informed by early engagement with the Council's Parks service, particularly in determining its location, type, design and future management. The involvement of children and young people in the design of new place spaces is also encouraged.**

Explanation

The role of open space, sport and recreation

The National Planning Policy Framework (NPPF) recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. It also recognises the wider benefits that these spaces can provide for nature and in responding to climate change.

Bradford has a wide variety of open spaces. These include parks and gardens, natural and semi-natural greenspace, amenity greenspace, allotments, green and blue corridors, outdoor sports facilities, children's and young people's play space, cemeteries, civic spaces and open land within settlements. Built sports and recreation facilities also form an important part of the district's recreational infrastructure. Different spaces perform different functions and are used at different geographical scales; they should therefore be planned as a network rather than as interchangeable areas of land.

Open spaces and recreation facilities are part of the district's social as well as its green and blue infrastructure. They provide places to play, exercise, relax, meet other people and connect with nature. Convenient access can make physical activity easier to incorporate into everyday life, support walking and cycling, and help reduce health inequalities. Open space can also reinforce local character, provide habitat, help manage surface water and flood risk, cool urban areas and improve resilience to climate change.

The central challenge for the Plan is to retain the open spaces and facilities that communities value, improve the quality and usefulness of the existing network, and meet the needs of a growing and diverse population. This is not simply a question of increasing the total area of open space. A space must be appropriately located,

accessible, safe, attractive, functional and capable of being maintained if it is to meet local needs.

Bradford's evidence base and local priorities

National policy requires plans to be informed by robust and up-to-date assessments of need, including quantitative and qualitative deficits or surpluses and opportunities for new provision. Policy NE2 draws on several complementary evidence sources, each of which answers a different part of that question.

The Bradford Open Space Audit 2021 provides the district-wide baseline. It records the distribution and accessibility of open space, assesses provision against locally derived quantity standards and recommends priorities for individual settlements. The Audit is a 2021 snapshot rather than a static record for the whole plan period. The current public GIS mapping should be used to establish the latest mapped position, whilst the Open Space Technical Paper records the updates made to the evidence since the Audit was prepared.

The Open Space Needs and Demand Assessment 2020 provides the community perspective. It draws on more than 2,000 responses from residents, organisations and partners to examine how people use and perceive open spaces and their satisfaction with different forms of provision. It also helps explain why a nearby space may not meet local needs: barriers can include poor condition or maintenance, concerns about safety, unsuitable facilities, weak walking connections, physical accessibility and a lack of information or awareness.

Taken together, the evidence shows marked differences between the district's settlements and catchments. Some places have shortages of particular types of space, whilst in others the more pressing issue is quality, capacity, accessibility or connectivity. The settlement priorities identified by the Audit and subsequent evidence are signposted through the Area Strategies in Section 5 of the Plan. They provide an important local context for development proposals, but do not replace the site and catchment specific assessment required by Appendix 11.

Quantity standards are indicators of need, not a complete answer. A numerical shortfall does not automatically justify a contribution from every development, and provision above a standard does not by itself show that a site is surplus. Nor should every development be expected to provide or contribute towards every type of open space. The relevant response depends on the needs generated by the proposal, the function and accessibility of existing provision, evidence of capacity or deficiency, and whether there is a suitable project or other practical means of meeting the need.

The Audit continues to recognise cemeteries, civic spaces and open land within settlements as part of Bradford's open-space resource. They are not included in the routine per-dwelling calculations in Appendix 11 because development will not normally generate a need for each of these typologies in the same way as amenity, play or recreational provision. Their omission from those calculations does not reduce their value or protection. Any need for additional provision will normally be addressed through wider infrastructure planning, regeneration proposals or site specific evidence.

Protecting existing provision

Open space, sports and recreation land is often difficult to replace once it has been lost. Even relatively small or informal spaces can be important to a neighbourhood, particularly in densely developed areas or where access to other provision is limited. Sites may also perform several functions at once, including recreation, drainage, habitat, movement and local character. The policy therefore protects mapped provision and allows the value of smaller or previously unmapped spaces to be considered.

The exceptions for the loss of open space, sports and recreational buildings or land reflect paragraph 104 of the NPPF. An assessment of whether provision is surplus must consider its present and potential functions and current and future needs; it cannot be based solely on the amount of provision in a settlement. Where replacement is proposed, its location, accessibility, quality, capacity and timing all affect whether it is genuinely equivalent or better.

Local Green Space is a separate national designation through which communities can identify green areas of particular importance. Local Green Spaces designated in Neighbourhood Plans form part of the Development Plan and receive the protection established by national policy. Policy NE2 also supports communities wishing to consider further Local Green Space designations through neighbourhood planning, subject to the national criteria.

Meeting the needs generated by development

New homes and other development increase the number of users of the district's open spaces and recreation facilities. The effect of one scheme may be modest, but the cumulative effect of growth can place significant pressure on the quality and capacity of existing provision. The purpose of Policy NE2 is to ensure that development provides a satisfactory environment for its own users and, where justified, addresses the additional demand it creates, rather than worsening an existing deficiency.

There is an important distinction between the requirements applying to all residential development and the quantitative assessment applying from 10 net additional dwellings. Every residential scheme must provide the on-site amenity greenspace, landscaping and other space needed for a satisfactory, healthy and functional layout. Where public realm is included, the applicable play requirements in Policy DS2(C) also apply. From 10 dwellings, Appendix 11 is additionally used to identify and assess the wider open-space needs generated by the development.

Private gardens, balconies and shared residents' space can contribute to residential amenity, but they do not necessarily perform the same role as publicly accessible open space. The appropriate balance between private, communal and public provision will depend on the type and density of development, the likely occupiers, local character, accessibility and the overall quality and inclusiveness of the design. Public open space should help integrate a development with its surroundings rather than create gated or isolated enclaves.

Some needs are best met within a development. This is particularly true of amenity space required to make the layout acceptable and of play or natural space that residents need close to home. Other typologies require a larger catchment, specialist design or a coherent minimum area. In those cases, creating a small isolated fragment on-site may offer less public benefit than expanding or improving an accessible facility nearby, increasing its capacity or contributing to a planned new facility. This is why Appendix 11 combines locally derived standards with indicative delivery thresholds and a case-by-case assessment, rather than prescribing the same mix for every site.

The amount generated by the standards is therefore a starting point, not a menu of charges, and not an entitlement to replace essential on-site space with a payment. The Council's Parks service, and its Sport and Leisure service where relevant, can advise at an early stage on the most appropriate typology and delivery route, local priorities, suitable projects and future management. This is particularly important for major and strategic sites, where open space should shape the masterplan and infrastructure delivery strategy from the outset.

Where a planning obligation is necessary, it must be directly related to the development and fairly and reasonably related in scale and kind. An off-site contribution must be linked to provision that will serve the development and be capable of accommodating its additional demand. Appendix 11 explains how the requirement and delivery package will be established and how current, project-specific cost evidence will be used where a contribution is sought.

Children’s and young people’s play

Bradford's Playable Spaces Strategy seeks a better and more equitable mix of play opportunities across the district. Its hierarchy ranges from doorstep spaces for younger children, through local and neighbourhood provision, to destination spaces offering a wider range of experiences. It also includes Multi-Use Games Areas (MUGAs), wheeled sports, ball sports and outdoor fitness provision. The strategy aims to place suitable opportunities close to the homes of younger children while providing larger neighbourhood and destination facilities for older children, young people and families.

Good play provision is not limited to fenced areas of fixed equipment. Natural and informal play, playable landscapes, doorstep play and 'Play on the Way' can allow play to be woven into streets, routes and public spaces. Policy DS2(C) sets the design requirements for doorstep play and Play on the Way where development includes public realm. Policy NE2 has the wider role of protecting existing play provision and ensuring that the full range of additional play needs generated by development is considered.

The location and design of play space should respond to the ages, abilities and needs of the children and young people likely to use it, as well as local barriers such as traffic, severance, safety concerns and poor accessibility. Inclusive design, play value, natural surveillance, convenient walking routes and sustainable construction are more important than simply providing equipment. Early discussion with the Parks

service is encouraged, and children and young people should be involved in the design of significant new play provision wherever practicable.

Sports and recreational facilities

Sports provision includes playing fields and pitches, artificial grass pitches, courts, greens, tracks and their supporting facilities, as well as indoor sports and recreation facilities. These uses have different catchments, capacity issues and operational requirements from general open space and must be considered through the relevant specialist evidence.

The Playing Pitch Strategy provides the strategic framework for the protection, maintenance, improvement and management of outdoor sports facilities and ancillary provision. It considers the supply and demand for football, rugby and cricket pitches, 3G and other artificial grass pitches, and facilities for sports including hockey, bowls, tennis and athletics. Evidence supporting the Plan identifies current or future shortfalls and capacity pressures in a number of sports and areas. The latest Playing Pitch Strategy, Integrated Sports Assessment, action plans and public GIS mapping should be used to establish the current position and the priority response to development.

For most developments, the most effective response will be to improve the capacity, quality or accessibility of an existing facility, or to contribute to an identified new project. Appendix 11 nevertheless requires the feasibility and desirability of on-site outdoor sports provision to be assessed at the indicative threshold. Reaching that threshold does not automatically mean that a new stand-alone facility is the right outcome; an off-site or combined response may provide a better sporting, operational and financial result, including through secured community use of an existing or planned facility.

Proposals affecting playing fields or pitches must also be considered against national policy, the latest Playing Pitch Strategy and Sport England's policy and guidance. The loss of, or harm to, a facility cannot be justified simply because another form of open space or recreation is proposed; the sporting function, pitch capacity and need for ancillary facilities must be properly assessed.

South Pennine Moors

The Habitats Regulations Assessment (HRA) identifies the potential for residential growth to increase recreational pressure on the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC). Policy NE3 and the South Pennine Moors SPA/SAC Planning Framework set out the relevant mitigation approach. Measures may include suitable alternative natural greenspace where this forms part of the agreed mitigation strategy. These Habitats Regulations requirements have a different purpose and legal basis from the open-space requirements arising under Policy NE2, so one cannot automatically be used in place of the other.

Green and blue infrastructure, quality and management

Open spaces are important components of the wider green and blue infrastructure network. Development should protect and strengthen connections between spaces and, where functions are compatible, use open space to support biodiversity, sustainable drainage, flood-risk management, active travel and climate resilience. Policies ST6 and NE1 provide the strategic framework for green and blue infrastructure. These wider benefits should be designed into provision without undermining the amount, usability, safety or primary amenity, play or sporting function for which it is required.

The value of provision depends as much on its quality and management as on its size. New and improved spaces should be welcoming, inclusive, safe, accessible, durable and designed for their intended users. Relevant guidance includes publications by Fields in Trust, Play England and Sport England, together with the Council's design, play, sports and green-infrastructure guidance. The appropriate guidance will depend on the typology and proposal.

Links

Strategic Objectives	SO4: Delivery Infrastructure for Growth SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment SO16: Delivering Health Places and Communities
Key Policy Links	**Local Plan Policies**: ST6, DS1, DS2, SC2, SC5, ID1, ID2
Evidence Base	Bradford District Open Space Audit (2021) (CBMDC) Bradford District Open Space Needs and Demands Assessment (2020) (CBMDC) Integrated Sports Assessment (2026) (CBMDC) Playable Spaces Strategy (CBMDC) Bradford District Green and Blue Infrastructure Strategy (2026)

POLICY NE3: PROTECTING THE SOUTH PENNINE MOORS SPA/SAC
1. **The South Pennine Moors SPA/SAC as identified on the Policies Map are internationally important habitats sites[34]. The Council will protect their integrity by ensuring that development does not give rise to adverse effects on these sites, in line with the requirements of the Habitats Regulations.**

[34] The North Pennine Moors SPA/SAC is located outside of the District boundary, but development within the District may have an impact on this Habitats Site. Policy NE3 will also be applicable to development proposals affecting the North Pennine Moors SPA/SAC.

Protection of Habitats Sites Integrity

2. **Development will only be permitted where it can be demonstrated, through proportionate assessment, that it will not, either directly or indirectly, adversely affect the integrity of the South Pennine Moors SPA/SAC habitats sites[1], having regard to potential effects alone and in combination with other plans or projects.**

Zones of Influence

3. **For the purposes of this policy, three zones of influence have been identified based on evidence relating to urban edge effects, supporting habitat for qualifying species, and recreational pressures. The zones of influence inform the type of assessment and mitigation required. Further detailed guidance for each zone is set out in the South Pennine Moors Planning Framework Supplementary Planning Document (SPD) which developers should have regard to.**

Zone A – Urban Edge Effects (0–400m)

4. **Zone A – is land up to 400m from the SPA and SAC boundary. In Zone A, no residential development resulting in a net increase in dwellings will be permitted.**

Zone B – Supporting Habitat / Functionally Linked Land (0–2.5km)

5. **Zone B – is land up to 2.5km from the SPA and SAC boundary. In Zone B proposals will be required to consider whether the land proposed for development affects foraging habitat for qualifying species of the SPA. Applications must be supported by such ecological evidence or survey work as is reasonably required to determine impacts.**

Zone C – Recreational Pressure (0–7km)

6. **Zone C – is land up to 7km from the SPA and SAC boundary - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development. The mitigation may be:**

    a) that the developer elects to offer, either on-site and / or deliverable outside the boundary of the development site, such as the provision of Suitable Accessible Natural Greenspace and/or other appropriate measures; or

    b) providing financial contributions towards the strategic mitigation strategy (as set out in Appendix 17) to support:

        i) The provision of additional natural greenspace and appropriate facilities to deflect pressure from moorland habitats and the long-term maintenance and management of that greenspace.

        ii) The implementation of access management measures, which may include further provision of wardens, to reduce the impact of visitors on the SPA/SAC.

iii) A programme of habitat management and manipulation and subsequent monitoring and review of measures.

Explanation

The South Pennine Moors SPA and SAC are among Bradford District's most important ecological assets, recognised internationally for their rare habitats, distinctive moorland ecology, and the significant breeding bird populations that underpin their European-level conservation designations. These internationally protected habitats require strong and effective protection to ensure their integrity is maintained for future generations.

Bradford District contains two overlapping European site designations: the South Pennine Moors Phase II Special Protection Area (SPA) and the South Pennine Moors Special Area of Conservation (SAC). The North Pennine Moors SPA/SAC also lies close to the District's northern boundary. Collectively referred to as 'European sites', these areas are protected due to the exceptional value of their habitats and species at an international scale.

Habitats Regulations Assessment

As part of preparing the Local Plan, a Habitats Regulations Assessment (HRA) screening exercise considered whether the Plan, either alone or in combination with other plans or projects, is likely to have significant effects on any European site. The screening identified that certain policies and spatial strategies have potential to give rise to pathways of effect on the South Pennine Moors SPA/SAC, particularly through recreational pressure, urban edge effects, and loss of supporting habitat. As such, likely significant effects could not be ruled out at the screening stage.

In accordance with Regulation 63 of the Habitats Regulations, the relevant elements of the Plan were therefore subject to Appropriate Assessment. This process confirmed that, through the incorporation of protective policies, clearly defined zones of influence, and strategic mitigation measures supported by the South Pennine Moors Planning Framework Supplementary Planning Document (SPD), the Plan provides a robust and effective framework to avoid or mitigate potential adverse impacts. The findings of the HRA have directly informed the Local Plan, demonstrating that it can be delivered without adverse effects on the integrity of any European site.

South Pennine Moors SPD

The South Pennine Moors SPD adopted in 2022 sets out a strategic mitigation strategy and a mechanism for the calculation of the financial contributions to mitigate recreational impacts on the SPA and SAC resulting from housing growth and subsequent population increases, forming part of the strategic approach to ensure no adverse effects on the integrity of habitats site occur.

The SPD also provides comprehensive guidance on the application of the three Zones of Influence, which form the basis for the policy approach recommended by the Habitats Regulations Assessment. These zones reflect the different pathways through which development could impact the protected sites and set out the expectations for assessment and mitigation. They are defined using evidence from the Habitats Regulations Assessment, including ecological data on urban edge effects, survey data on foraging patterns of qualifying bird species, and visitor survey findings identifying the recreational catchment of the moors:

Zone A – Urban Edge Effects (0–400m)

Within 400 metres of the SPA/SAC boundary there is a presumption against net additional residential development. This zone is required to address the combined risks of urban edge effects, recreational disturbance and impacts on supporting habitat. Urban edge effects may arise through increased fire risk, noise and light disturbance, encroachment, fly-tipping, predation by domestic pets and other pressures associated with development immediately adjoining sensitive habitats. The evidence indicates that such impacts are difficult to mitigate effectively where development is located in very close proximity to the designated site. Consequently, the HRA recommends that residential development resulting in a net increase in dwellings should not be permitted, as it is not possible to be reasonably certain that adverse effects can be ruled out.

Zone B – Supporting Habitat / Functionally Linked Land (0–2.5km)

Within 2.5 kilometres of the SPA boundary, development proposals must consider whether land is functionally linked to the SPA and supports qualifying bird species. Functionally linked land is land outside the designated boundary that is used by SPA bird populations for activities such as foraging and is therefore important to maintaining their conservation status. Evidence indicates that species including Golden Plover, Curlew, Twite, Lapwing and Ring Ouzel may utilise land beyond the SPA boundary, with Golden Plover being particularly relevant within the Bradford District.

Applicants should provide sufficient ecological information to establish whether functionally linked habitat is present. Information provided must be adequate to permit the Local Planning Authority to carry out an assessment against the Habitats Regulations at the applicable stage. Certain sites are unlikely to support SPA bird species and can generally be screened out from further assessment. These include brownfield sites, land within the immediate curtilage of existing buildings, land within settlement boundaries or within 25 metres of a settlement boundary, land within 25 metres of a main road, woodland and arable land.

Where these circumstances do not apply, a habitat survey undertaken by a suitably qualified ecologist will be required as a minimum. The following habitats indicate a credible risk as they are known to be associated with SPA bird foraging activity:

- Grassland with abundant molehill activity;
- Semi-improved pasture and rough grazing;
- Hay meadows;
- Floodplain grassland; and
- Wet grassland habitats.

Where habitat surveys identify the potential for supporting habitat and a functional linkage to the SPA, further species surveys will be required to inform Screening or Appropriate Assessment. Development proposals must demonstrate that any direct

or indirect effects on supporting habitat can be avoided or adequately mitigated. Mitigation measures may include modifications to site layout and design, the creation of suitable replacement habitat, or habitat management and enhancement measures that maintain or improve the ecological function of the affected land. Where adverse effects on the integrity of the SPA cannot be ruled out, planning permission will not be granted.

Zone C – Recreational Pressure (0–7km)

Evidence from visitor surveys demonstrates that the majority of visitors to the South Pennine Moors originate from within approximately 7 kilometres of the SPA/SAC boundary. Residential development within this zone therefore has the potential to increase recreational pressure on the designated sites through activities such as walking, dog walking, cycling and informal recreation. Such pressure can result in disturbance to breeding birds, trampling and erosion of sensitive habitats, increased fire risk, dog fouling and difficulties in securing appropriate habitat management.

Residential development and other forms of accommodation likely to generate additional visitor pressure will be required to provide appropriate mitigation. The Council may support strategic or site-specific mitigation measures where these are capable of mitigating adverse effects on site integrity. Measures are expected to focus on visitor management, education and awareness initiatives, access management, monitoring programmes and the provision or enhancement of alternative recreational opportunities and green infrastructure capable of reducing pressure on the designated sites.

The SPD sets out a strategic mitigation strategy designed to manage this pressure. This includes:

- provision of Suitable Alternative Natural Greenspace (SANG)
- improvements to existing accessible greenspace
- visitor access and management measures
- warden/ranger services
- long-term management and monitoring of mitigation measures

The SPD also sets out the mechanism for calculating financial contributions from residential development to support these interventions. It also identifies opportunities for delivering alternative natural greenspace, improving existing sites, and implementing visitor access and management measures, alongside establishing the mechanism for calculating planning contributions from new development to fund these interventions.

However, since the adoption of the SPD, there have been changes to the costs of the mitigation measures and therefore to provide certainty for applicants and decision-makers, the updated mitigation contribution rates required to address recreational impacts on the South Pennine Moors SPA/SAC are set out in Appendix 17. The charging schedule will be monitored and periodically reviewed to reflect

updated evidence, development assumptions, mitigation measures and costs, and delivery requirements.

Policy NE3 and the SPD are targeted towards the South Pennine Moors SPA/SAC as this is the area most geographically relevant and where most recreation change will be experienced. All the housing allocations in the plan that fall within 7km of the North Pennine Moors are also within 7km of the South Pennine Moors and so will contribute towards mitigation provision regardless. Certain components of the mitigation set out in the strategy will cover both European sites, for example education and awareness raising, social media content and green infrastructure provision will all be relevant to the North Pennine Moors SPA/SAC. As such the measures in the SPD cover impacts to both European sites relating to development in Bradford.

Development proposals should therefore have full regard to the South Pennine Moors SPD and Appendix 17 of the Local Plan, which provide the detailed guidance and strategic mitigation mechanisms necessary to ensure that development within any of the zones avoids or mitigates recreational impacts and other pathways of effect on the SPAs and SACs arising from new housing and population growth.

Other impact pathways, such as increases in emissions/air pollution, have been addressed as part of the detailed testing and traffic modelling being carried out to inform the preparation of the Local Plan.

The Council will undertake project-level Habitats Regulations Assessments where required and applicants must provide sufficient information to demonstrate compliance with the Habitats Regulations. Development will only be permitted where it can be concluded, beyond reasonable scientific doubt, that the proposal will not adversely affect the integrity of the South or North Pennine Moors SPAs/SACs, either alone or in combination with other plans and projects.

Links

Strategic Objectives	SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO15: Delivering Healthy Places and Communities
Key Policy Links	SS1, ST6, NE1, NE2, NE4, NE5 South Pennine Moors SPA/SAC Planning Framework Supplementary Planning Document
Evidence Base	Bradford District Habitats Regulations Assessment (2026) (CBMDC)

POLICY NE4: BIODIVERSITY AND GEODIVERSITY

1. **The Council will seek to protect, enhance, restore and expand the District's biodiversity and geodiversity assets. The table below sets out the hierarchy of sites which are designated for ecological or geological conservation from international to local importance. These designated sites within the District are identified on the Policies Map and listed in Appendix 9.**

Designation Level	Designation Type	Notes
International	Special Protection Areas (SPA)	South Pennine Moors (Phase 2) SPA (North Pennine Moors SPA – outside Bradford District)
	Special Areas of Conservation (SAC)	South Pennine Moors SAC (North Pennine Moors SAC – outside Bradford District)
National	Sites of Special Scientific Interest (SSSI)	Bingley South Bog; Trench Meadows; Yeadon Brickworks (geological); South Pennine Moors
	National Nature Reserve (NNR)	Bradford Pennine Gateway
Local	Local Nature Reserves (LNR)	Railway Terrace; Sun Lane; Ben Rhydding Gravel Pits; Tong Moor, Judy Woods, Littlemoor Park, Low Wood, Middleton Woods, Northcliffe Park, Park Wood, Prince of Wales Park, Undercliffe Cemetery.
	Local Wildlife Sites (LWS)	See Appendix 9 for list of sites
	Local Geological Sites (LGS)	See Appendix 9 for list of sites
	Wildlife Habitat Network*	See Appendix 9 for details of the habitat types which form the network.

*The Wildlife Habitat Network is shown on a separate map in Appendix 16.

Designated Sites

2. **Where proposals for development are likely to affect a designated site, an appropriate ecological assessment (proportionate to the ecological features present) will be required to be submitted with the planning application, and the proposal will be assessed against the relevant points below (depending on the type of designation). The submitted ecological assessment will need to demonstrate how the mitigation hierarchy has been followed.**
3. **In exceptional circumstances where adverse impacts on designated sites are demonstrated to be unavoidable and the benefits outweigh the harm, as set out in the relevant points below (depending on the type of designation), development proposals will only be permitted where impacts are appropriately mitigated, with compensation measures towards loss used as a last resort where mitigation is not possible and appropriate provision for management is made.**
4. **For irreplaceable habitats (including, but not limited to, ancient woodland and blanket bog), development should be refused unless there are wholly exceptional reasons and a suitable compensation strategy is in place; compensation will not be treated as an acceptable routine outcome for the loss of such habitats.**

International Sites – Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)

5. **Proposed development that would be likely to have a significant effect on an International Site (within or outside of the District) (including where any impact on functionally linked land is shown to have a likely significant effect on the integrity of the designated site and its designation features) either alone or in combination with other plans or projects, will be subject to Habitats Regulations Assessment at the application stage. Permission will only be granted where no adverse effect on site integrity is ascertained; otherwise, it must be refused unless the derogation tests in the Habitats Regulations are satisfied and compensatory measures are secured.**

National sites - Sites of Special Scientific Interest, National Nature Reserves

6. **Proposed development on land within or outside a national site likely to have an adverse effect on a national site (either individually or in combination with other developments) will not normally be permitted.**
7. **Exceptions will only be made where, at that site, the benefits clearly outweigh harm to the notified features and to the national SSSI network, with full mitigation and/or compensation secured. The SSSI Impact Risk Zones should be used to determine whether the type of proposal is likely to affect an SSSI.**

Local sites - Local Nature Reserves, Local Wildlife Sites and Local Geological Sites

8. **Proposed development which is likely to result in significant harm to a locally designated site (including Local Nature Reserve (LNR), Local**

Wildlife Site (LWS) or Local Geological Site (LGS)) will not normally be permitted unless it is demonstrated that there are no suitable alternatives and that the benefits of the development clearly outweigh the harm, having regard to the site's importance and role in local ecological networks. Appropriate mitigation must be secured, with compensation provided only as a last resort to address any residual harm and achieve no net loss of biodiversity or geodiversity value.

Wildlife Habitat Network

9. **Where relevant and proportionate, development proposals should protect, enhance and, where possible, restore the Wildlife Habitat Network. Opportunities should be taken to strengthen the network through habitat creation, enhancement and improved connectivity.**
10. **Development resulting in significant harm to the integrity or functioning of the Wildlife Habitat Network will not normally be permitted unless it is demonstrated that the harm cannot be avoided or adequately mitigated, and that the benefits of the development clearly outweigh the harm. Where development is permitted, appropriate mitigation must be secured, with compensation provided only as a last resort to address any residual harm and maintain overall network functionality.**

Habitats and Species of Principal Importance

11. **Wherever possible, development proposals will conserve, restore and enhance Habitats and Species of Principal Importance. Where the benefits of the development clearly outweigh the biodiversity interest, long term compensatory measures will be required, and be secured by condition / obligation.**

Local Nature Recovery

12. **Where relevant and proportionate, development proposals should identify and contribute to opportunities to safeguard, manage, enhance, restore and, where appropriate, expand priority habitat areas and species identified in the West Yorkshire Local Nature Recovery Strategy (LNRS), including actions that improve connectivity and enlarge core areas for nature identified on the LNRS local habitat map.**

Explanation

Overview – importance of biodiversity and geodiversity

Biodiversity is the widespread term for biological diversity, which represents the richness and variety of plants, birds, animals and insects. In recent years, concerns about the loss of biodiversity have increased. It is recognised that without this variability in the living world, ecological systems and functions could break down, with detrimental consequences for all forms of life.

The NPPF requires planning policies to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing measurable net gains in biodiversity, contributing to the government's commitment to halt the overall decline in biodiversity and establishing coherent ecological networks that are more resilient to current and future pressures. Distinctions should be made between the hierarchy of international, national and locally designated sites.

Bradford's biodiversity and geodiversity assets

The District contains a variety of habitats, including substantial areas of upland heathland, blanket bog, woodlands, valley wetlands and unimproved grasslands. Past development on the lower-lying coal measures has fragmented these habitats, although unique habitats have also been created throughout the District as by-products of industrialisation, such as reservoirs, canals and quarries.

Designated Sites

Bradford has a significant number of sites that need to be preserved and enhanced to protect their ecological value; these include sites with international designations (Special Protection Areas, Special Areas of Conservation), national designations (Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR)) and local designations (Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites (LGS), Wildlife Habitat Network (WHN)). These designated sites are defined in the policy and identified on the policies map. Different organisations are responsible for defining and declaring the different levels of designation. Further designations may be made over the plan period, and the relevant policy requirements will apply to these designations. There may also be instances where sites are de-designated and therefore the policy requirements will no longer apply.

The South Pennine Moors represent a significant proportion of heathland in England and show exceptional diversity compared to other examples in Europe. As a Special Protection Area (SPA) and Special Area of Conservation (SAC), the South Pennine Moors are protected under the European Habitats Directive and the European Birds Directive because they contain habitat types which are rare or threatened, and due to the importance of the breeding bird populations. The South Pennine Moors retain their protection under UK legislation now that the UK has left the EU. The North Pennine Moors (SPA/SAC) are located outside of the District and are also designated for their habitat and the important breeding bird populations which they support. Consideration should be given to designations both inside and outside of the District when determining any potential impacts from development on these sites.

Sites of Special Scientific Interest (SSSIs) are nationally designated sites which are the finest sites for wildlife and natural features in England. They support many rare and endangered species, habitats and natural features. There are four SSSIs in Bradford. Natural England has also defined associated SSSI Impact Risk Zones (IRZs) which can be used to determine if a proposed development is likely to affect an SSSI and when to consult Natural England.

The District also contains a National Nature Reserve (spread across a number of sites), as well as 12 Local Nature Reserves, 108 Local Wildlife Sites and 16 Local Geological Sites, all of which contribute to environmental quality and sense of place. A full list of designations can be found in Appendix 9.

A regional Wildlife Habitat Network (WHN) has been identified and mapped by the West Yorkshire Ecology Service in relation to grassland, woodland, wetland and heathland habitats connecting designated sites of biodiversity and geological importance and notable habitat links. The creation of the WHN is intended to prevent further fragmentation of ecological resources within the District and to adjoining authorities. The policy aims to ensure developments do not result in the severing of the network or impair the functioning of the network by preventing movement of

species relevant to that part of the network. Opportunities to create connected habitats will help to promote the resilience of the network to current and future pressures. In addition, more localised Wildlife Habitat Networks may be defined in Neighbourhood Plans and the policy will also apply to these networks.

In addition to the designated sites, development proposals also need to take account of any habitats and species of principal importance. Any ecological assessment submitted with a planning application will need to identify whether the site includes any habitat or features which may support protected or notable species.

Local Nature Recovery Strategies

The Environment Act 2021 introduced a requirement for the preparation of Local Nature Recovery Strategies (LNRS). These strategies should agree priorities for nature's recovery, map the most valuable existing areas for nature; and map specific proposals for creating or improving habitat for nature and wider environmental goals. The West Yorkshire Combined Authority (WYCA) is the Responsible Body for preparing the LNRS for Bradford. To help deliver the measures contained in the LNRS, new development should contribute to the creation, enhancement, restoration and management of those habitats considered to be a priority for nature recovery in the District.

Through the Environment Act the government has introduced the Nature Recovery Network (NRN) which is a growing national network of wildlife-rich places. The aim of the NRN is to move from solely protecting sites, to active restoration. This will be achieved through creating more wildlife-rich places that are bigger, better and joined-up – following the principles in the Lawton Review – Making Space for Nature. The LNRS will be at the centre of this work, by identifying, prioritising and mapping actions. The Wildlife Habitat Network will be important element of this as it will be a focus of where actions should take place.

Links

Strategic Objectives	SO4: Quality Design and Placemaking SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO15: Delivering Healthy Places and Communities
Key Policy Links	ST6, NE1, NE2, NE3, NE5 South Pennine Moors SPA/SAC Planning Framework Supplementary Planning Document
Evidence Base	25 Year Environment Plan (2018) (DEFRA) Environmental Improvement Plan (2023) (DEFRA) Local Nature Recovery Strategy (2025) (WYCA)

POLICY NE5: BIODIVERSITY AND DEVELOPMENT (INC. NET GAIN)

1. **Development proposals will be required to contribute to and enhance the natural and local environment, by minimising impacts on biodiversity, applying the mitigation hierarchy, and providing net gains for biodiversity and eco-system services including through features that support priority or threatened species.**

Ecological information requirements

2. **Planning applications must be supported by proportionate ecological surveys and assessments (including baseline habitat mapping) in compliance with standard guidance and appropriate to the type, scale and location of development, prepared by competent ecologists and conforming to CIEEM good practice and BS 42020 (or its replacement). Where relevant, submissions must address designated sites, irreplaceable and priority habitats, protected and notable species and ecological networks, with Habitats Regulations Assessment undertaken where likely significant effects on the National Site Network[35] may arise.**

Biodiversity Net Gain (BNG)

3. **All eligible development must deliver a 10% measurable net gain in biodiversity value in line with the mandatory requirements set out in the Environment Act.**
4. **BNG must be calculated using the statutory biodiversity metric (or the small sites metric), following the relevant user guides.**
5. **Applicants will need to prepare and submit a Biodiversity Gain Plan (BGP) with a fully completed statutory biodiversity metric (or small sites metric), and this will need to be approved by the local planning authority before development commences.**
6. **The Council will encourage and support development proposals that deliver Biodiversity Net Gain in excess of the statutory minimum requirement of 10%, particularly where additional gains are achieved on-site and contribute towards local biodiversity priorities, ecological network enhancement, habitat resilience and the objectives of the Local Nature Recovery Strategy.**

Where and how BNG should be delivered

7. **Applicants must provide evidence of how the application has, and development will, apply the ten biodiversity gain good practice principles[36].**
8. **On-site delivery is strongly preferred where ecologically appropriate and especially when in compliance with the Local Nature Recovery Strategy, consistent with site constraints and the biodiversity gain hierarchy.**

[35] The National Site Network is the UK-wide network of protected sites made up of all existing Special Areas of Conservation and Special Protection Areas designated under the Nature Directives, along with any additional sites designated under the post-EU Habitats Regulations.

[36] Biodiversity net gain. Good practice principles for development. Baker, J., Hoskin, R., Butterworth, T.

Where on-site delivery cannot provide the mandatory Net Gain, alternative locations may be sought with a preference for those in the immediate vicinity[37], followed by strategic areas within the District. The Council will accept, in order of preference:

a) Biodiversity units purchased from registered habitat banks in the Bradford District wherever possible; or,

b) Biodiversity units purchased from registered habitat banks within West Yorkshire, when suitable units are not available in Bradford District; or,

c) Biodiversity units purchased from registered habitat banks elsewhere in Yorkshire; or,

d) Biodiversity units purchased from registered habitat banks elsewhere in the UK, or as a last resort and following consultation and agreement of the LPA

e) Statutory biodiversity credits.

9. All Biodiversity Net Gain must align with metric rules, including trading and spatial risk multipliers.

10. BNG proposals must wherever possible demonstrate strategic significance, giving weight to locations and habitats that deliver priorities in the Local Nature Recovery Strategy (LNRS) and support ecological networks.

11. Securing, management and monitoring: any significant[38] on-site enhancement and all off-site habitat creation/enhancement used to meet BNG must be secured for at least 30 years by planning obligation or conservation covenant, with a Habitat Management and Monitoring Plan (HMMP) specifying outcomes, monitoring intervals and reporting to the Local Planning Authority (LPA).

Biodiversity enhancements for development outside the mandatory BNG provisions

12. For exempt or out-of-scope development (such as householder applications, or any other nationally prescribed exemptions), applicants must employ the mitigation hierarchy and integrate biodiversity enhancements proportionate to scale and location of the development, having regard to the green and blue infrastructure standards set out in Policy NE1, along with measures identified in the Homes and Neighbourhoods Design Guide SPD.

13. Enhancements should support LNRS habitat and species priorities and ecological networks where practicable.

14. All residential developments must provide; a number of integral swift bricks equal to number of dwellings AND a number of integral bat bricks

[37] This means within or adjacent to the settlement that the proposal is located within.

[38] In line with government guidance, in Bradford 'significant' on site biodiversity provision means any site with Medium, High or Very High Distinctiveness habitats. It also means any on site provision of habitats providing three or more biodiversity units of any habitat type. This includes created, enhanced and retained habitats.

equal to 30% the number of new dwellings. All garden fences or walls must incorporate passage for hedgehogs and small mammals.

15. **All other developments must include bat and bird bricks or other boxes at a number commensurate with the scale and nature of the development in collaboration with the LPA.**

Validation and decision-making

16. **Applications within scope must include:**
    a) **baseline habitat plan; completed statutory metric baseline and post-development forecast;**
    b) **outline BNG delivery strategy;**
    c) **a statement of exemption (if relevant).**

    A draft BGP is encouraged at the application stage to evidence deliverability.
17. **Where permission is granted, conditions/obligations will be used to secure the 30-year delivery of BNG, a Habitat Management and Monitoring Plan, and/or other appropriate documentation.**

Explanation

The NPPF and 25 Year Environment Plan both emphasise the importance of providing measurable net gains for biodiversity. The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising the impacts on, and providing net gains for, biodiversity, and also identify and pursue opportunities for securing measurable net gains for biodiversity and the incorporation of features that support priority or threatened species.

This policy applies to all planning applications. Requirements in policy criteria 3–5 apply where development falls within the statutory Biodiversity Net Gain (BNG) regime whilst criteria 6 applies to all development whether liable for BNG or outside the mandatory regime.

Ecological information and assessments

All surveys, reports and assessments must be proportionate to the scale and likely impact of development. The Council will not ask for information or assessments that are unreasonable however, it is essential that applicants clearly state at the application stage how surveys and assessments have been scoped and where decisions have been made to omit certain surveys, justification is clear and robust.

Most planning applications will require an Ecological Impact Assessment (EcIA). The EcIA must include baseline survey data, assessment of importance of ecological features and assessment of the significance of any impacts. Only in cases where it can be robustly demonstrated that sites are of low ecological value for habitats and species will simple survey reports such as a Preliminary Ecological Appraisal (PEA), be considered sufficient. Applicants should refer to CIEEM Guidelines for Ecological Report Writing.

Mitigation Hierarchy

The mitigation hierarchy requires developers to first avoid damaging biodiversity wherever possible; if impacts cannot be fully avoided, they must minimise them through careful construction and design practices. Any remaining impacts should

then be remediated or restored on site, and only as a final step should compensation or offsite measures be used. This hierarchy ensures that biodiversity loss is prevented wherever feasible and that any unavoidable impacts are properly addressed in a consistent, accountable way.

By requiring proportionate ecological information and adherence to the mitigation hierarchy, the policy aligns with national expectations to avoid harm, reduce residual impacts and support biodiversity enhancement within and around development sites. Ensuring species measures are ecologically justified and embedded at an early stage helps prevent piecemeal or ineffective mitigation, supporting high-quality outcomes.

Mitigation of impacts includes indirect impacts on designated sites, including Local Wildlife Sites; irreplaceable, priority and other habitats, populations of protected, priority and other notable species of importance at a local, regional, national or international scale.

Mandatory BNG

The Environment Act (2021) (and associated regulations) introduced mandatory biodiversity net gain for new developments. BNG is an approach which makes sure that wildlife habitats are left in a measurably better state than they were before development. Developers must deliver a minimum 10% biodiversity net gain.

Other biodiversity enhancements

The mandatory BNG requirements do not apply to all development types. However, it is still important to ensure that those developments outside of the BNG regime enhance the biodiversity of the District.

Developments must include strong, biodiverse landscaping proposals where opportunities exist. Native species of local provenance must be used wherever possible in preference to non-native species unless those species offer additional value for native wildlife in addition to their aesthetic contribution to the development.

Integrated biodiversity enhancements should be incorporated into the proposal such as, but not limited to, swift bricks, bird boxes, insect ‘hotels’, bee blocks, bat boxes and / or hibernation holes. Enhancements must be placed in ecologically coherent locations and should be considered at an early stage of development in order to ensure placement and materials offer the best chance of uptake by relevant species. For residential developments additional guidance is contained in the Council’s Home and Neighbourhoods Design Guide SPD. The Planning Practice Guidance provides further information along with a links to guidance documents on wildlife friendly features and more specific support for the selection and installation of swift bricks.

Local Nature Recovery Strategy

The policy seeks to achieve measures which contribute to the West Yorkshire Local Nature Recovery Strategy (LNRS) priorities, to strengthen their strategic value.

The West Yorkshire LNRS identifies more than twenty key priorities for nature recovery across the region. These include restoring peatlands to enhance carbon storage and reduce flood risk, reviving rivers and wetlands to support wildlife and improve water quality, expanding tree cover and urban green infrastructure, and

strengthening ecological networks. The strategy also highlights the importance of water as the region's 'big blue thread', recognising the vital role of rivers, canals and wetlands in biodiversity, flood management and community wellbeing.

By aligning site-level biodiversity measures with LNRS priorities, development can contribute to wider, plan-led ecological resilience, rather than isolated gains, ensuring that habitat creation and enhancement deliver the greatest ecological value. This approach is consistent with national guidance on LNRS implementation.

Monitoring and review

The Council will monitor delivery of significant[39] on-site and all off-site BNG provision (including the area and number of units of each habitat type created or enhanced, habitat condition on- and off-site for at least 30 years) including triggers for implementation of remedial steps. The Council will report on these in compliance with its Extended Biodiversity Duty.

Links

Strategic Objectives	SO4: Quality Design and Placemaking SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO15: Delivering Healthy Places and Communities
Key Policy Links	ST6, CR4, NE1, NE2, NE3, NE4, NE6, NE7 Homes and Neighbourhoods Design Guide SPD.
Evidence Base	25 Year Environment Plan (2018) Environmental Improvement Plan (2023) Local Nature Recovery Strategy (2025)

POLICY NE6: TREES, WOODLANDS AND HEDGEROWS
Protection and Enhancement of Trees, Woodlands and Hedgerows 1. **The Council will seek to retain, protect and enhance trees, woodlands and hedgerows and the contribution they make to the character and amenity of the District, biodiversity and the wider environment. The Council will continue to make Tree Preservation Orders where necessary,**

[39] In line with government guidance, in Bradford district, 'significant' on-site biodiversity provision means any site with Medium, High or Very High Distinctiveness habitats. It also means any on-site provision of habitats providing three or more biodiversity units of any habitat type. This includes created, enhanced **and** retained habitats.

especially within and/or adjacent to development and will rigorously enforce such orders.

Irreplaceable Habitats

2. **Development proposals which would result in the loss or deterioration of irreplaceable tree habitats (such as Ancient Woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons. In such cases, Government Standing Advice[40] for irreplaceable habitats must be adhered to, including the use of appropriate buffer zones and a suitable compensation strategy.**

Retention and Replacement of Trees in Development

3. **Development proposals should be appropriately designed to retain, protect, integrate and enhance existing healthy trees, woodland and hedgerows. The Council expects that, wherever feasible, for healthy trees to be retained and that proposed losses or likely damage to trees during the construction period would only be supported by the inclusion of compelling justification. Proposals must demonstrate how retained trees will be physically protected during the construction phase to prevent or minimise damage, and how the design has been developed to support the long-term health and integration of retained trees within the completed development.**
4. **Appropriate arboriculture information should therefore be submitted with all planning applications, where trees are present on or adjacent to a site. The information provided should be in accordance with the guidance set out in British Standard BS 5837: 2012[41].**
5. **Where appropriate justification has been accepted which identifies trees for removal through the design process and in consultation with the Local Planning Authority, replacement trees of an appropriate species and specification will need to be planted, and it should be demonstrated how those new trees will be retained and maintained in the long term.**
6. **In such circumstances, an assessment must be undertaken to determine the appropriate level of replacement planting. As a minimum, a replacement ratio of three new trees (of an appropriate size and species) for every tree removed will be required, Higher ratios will be required to reflect the size, maturity, and value of the trees lost and to ensure no net loss of canopy cover and associated ecosystem services.**
7. **Replacement trees should be delivered within proposed on-site public spaces. Where on-site provision is not feasible, an appropriate financial contribution towards off-site tree planting within the vicinity of the development will be sought.**
8. **Developers are expected to avoid the pre-emptive removal of trees on sites identified for development Where pre-emptive felling has occurred, this will be a material consideration in the determination of planning**

[40] https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions

[41] British Standard BS 5837: 2012: Trees in relation to design, demolition and construction (or any successors)

applications. In such circumstances, the tree replacement strategy set out above will apply as if the trees had not been removed.

New Tree and Hedgerow Provision[42]

9. **Development proposals should include the provision of tree-lined streets within the public realm (unless site specific reasons make this inappropriate) and include a fruit tree for every new home. This can contribute toward achieving Green and Blue Streets alongside other suitable green infrastructure options (see Policy DS4). There should be a preference for planting native tree species which match climatic and site conditions to ensure that the right trees are planted in the right places.**

Urban Tree Canopy Cover (UTCC) Standards

10. **The resulting development, including both retained and newly planted trees (with priority given to the retention of existing trees) should meet the following Urban Tree Canopy Cover (UTCC) standards:**
    e) Major residential development proposals: minimum tree canopy cover of 25% (or no net loss, whichever is greater).
    f) Major commercial/industrial development proposals: minimum tree canopy cover of 16.5% (or no net loss, whichever is greater).

    The way this will be achieved should be set out in the applicant's Green and Blue Infrastructure Plan[43] and should also make provision for the long-term maintenance of trees which form part of the development.
11. **Hedgerows, of native species, should be the preferred boundary treatment for new developments in preference to fences wherever site circumstances allow**.

Explanation

Overview – importance of trees, woodland and hedgerows

Trees, woodlands, and hedgerows are key elements of a sustainable environment. They play an important role in producing oxygen and tackling the climate emergency by sequestering atmospheric carbon and providing shade to combat the urban heat island effect. They can help to improve the District's air and water quality by absorbing harmful pollutants and runoff, whilst also helping to reduce the impacts from flood risk. They provide valuable biodiversity functions and habitats for wildlife, whilst visually enhancing both urban and rural landscapes by adding to the area's character and amenity. They provide important components of the wider green infrastructure network and create improved opportunities for leisure and recreation, which in turn support the health and well-being of communities.

The Bradford Landscape Character Assessment SPD provides detailed guidance on the distribution, function and contribution of trees, woodlands and hedgerows across different landscape character types. This should be used to inform proposals, ensuring that the protection and enhancement of such features respond appropriately to local character and supports positive landscape change.

Protection and enhancement

[42] The provision of tree lined streets and fruit trees does not count towards the 3:1 ratio for on-site replacement tree planting requirements.

[43] Further information on this can be found in the Green and Blue Infrastructure Policy NE1.

Protecting and enhancing the District's trees, woodlands and hedgerows, given the potential threats from disease and the need to accommodate development and infrastructure, will potentially be a significant challenge.

Tree Preservation Orders (TPOs) will be used where it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in the area. TPOs provide a means of ensuring that mature and healthy trees are retained, particularly where development occurs, providing visual amenity for residents and the wider community.

The impact of development proposals on trees, especially ancient woodland or veteran trees, those protected by a Tree Preservation Order (TPO) or within a Conservation Area, is an important consideration as they are vulnerable to damage during construction work. Development can cause direct damage to trees through collision, accidental or illegal removal, root damage due to excavation work and ground compaction by construction plant, vehicle activity or storage of materials. Damage can occur to trees on or adjoining a development site. Trees are also vulnerable to the pressure for removal from the occupants of new development, particularly if their placement has not been fully considered in the design process.

The NPPF sets out a number of principles relating to the natural environment, including for the protection of ancient woodland and ancient or veteran trees, stating that development resulting in the loss or deterioration of irreplaceable habitats (including such trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy is in place.

Policy NE6 reflects national policy and offers an increased level of protection for the District's 550ha of ancient woodlands and ancient or veteran trees which have a unique biodiversity value which cannot be replaced once destroyed. The exceptional reasons for the removal of such trees may include the development of infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of the habitat, this would need to be suitably demonstrated at the application stage.

The Government's Standing Advice on protecting ancient woodland, ancient trees and veteran trees, is a material consideration and must be adhered to at all times. This includes advice regarding the mitigation hierarchy, the use of buffer zones, compensation, the planting of new native woodland and the restoration of existing ancient woodland. The Woodland Trust recommends, as a precautionary principle, that a minimum buffer zone of 50m should be used, particularly where significant engineering operations are involved or for after-uses that generate significant disturbance. The buffer will form a landscape feature to protect the sensitive assets and can be used for habitat enhancement and tree planting.

Provision within developments

One of the ways in which the District can respond to the environmental challenges it faces is through emphasising the important role that protecting trees, woodlands and hedgerows, and the planting of additional ones, can play in new developments. For instance, the proper integration and protection of trees, woodlands and hedgerows within the design and layout of a development can help to ensure that nature is prioritised. The retention of existing mature trees is particularly important given their biodiversity value and ability to store carbon. This will allow diverse ecosystems to flourish and will support the quality of place and local distinctiveness, as well as helping to address climate change mitigation and resilience. The provision of trees in

new developments is also important in adding to the character and amenity of the place.

Data shows that the tree canopy cover for the Bradford District stands at 10.1%[44] as of 2025, which is lower than the national average of around 13%. The Government's statutory Environment Act target is to increase England's tree canopy and woodland cover to at least 16.5% of all land in England by 31st December 2050. It has an interim target of 15.23% of land area by December 2030 from the 2022 baseline of 14.9% (equivalent to a net increase of 43,000 hectares). At a regional level, the White Rose Forest looks to increase woodland cover in North and West Yorkshire to 16.5% by 2050. Their action plan sets out targets, measures and interventions to plant more trees across North and West Yorkshire by 2050. Bradford has committed to increase its tree cover in partnership with the White Rose Forest to 17% by 2050. New developments can help to meet these targets by planting trees both on and off site.

The NPPF includes a requirement for new streets to be tree-lined and that opportunities should be taken to incorporate trees elsewhere within developments. The Building Better, Building Beautiful Commission's Living with Beauty report includes a recommendation to plant urban orchards including one fruit tree for every new house built. The policy reflects this recommendation, and the provision of such trees could be located in each residential garden or as part of an on-site or off-site urban orchard. Trees can also form part of the wider Green Infrastructure provision, wildlife habitat network, and may also form part of a development's BNG requirement. The Homes and Neighbourhoods Design Guide SPD contains further guidance on how trees can be incorporated into new developments. There may be instances where it is not possible to provide trees on-site due to the nature of the site or development e.g. conversion of an existing building, or apartment development which occupies the full footprint of a site. In those instances, off-site provision will be required, and this should be secured through a planning obligation (Section 106 agreement).

In considering the loss and replacement of trees, evidence indicates that the benefits provided by trees vary significantly depending on their species, size, maturity and condition, with larger, more mature trees delivering significantly greater contributions to canopy cover, amenity, biodiversity and wider ecosystem services. As such, the number of replacement trees required to compensate for the loss of a single tree will vary on a case-by-case basis. A simple numerical replacement ratio does not ensure that the value or function of lost trees is adequately replaced, particularly where mature specimens are affected. The policy therefore establishes a minimum replacement ratio of 3:1 as a baseline requirement. However, this should not be treated as sufficient in all cases. An arboricultural assessment should be undertaken for each tree to be removed, to determine an appropriate level of replacement planting. In many cases, particularly where larger or higher-value trees are lost, higher replacement ratios will be required to ensure no net loss of canopy cover and

[44] Strategic Plan - White Rose Forest (2025)

associated ecosystem benefits, and to support a positive contribution to the District's green infrastructure.

The policy focus in relation to replacement trees relates to the need to ensure carbon sequestration parity and to contribute to climate change mitigation, as well as to reflect the important contribution trees make to the character and amenity of an area. However, it is recognised that trees are also important for biodiversity and consideration will need to be given to the requirements of Biodiversity Net Gain, to ensure the loss and replacement of any trees meets the required 10% uplift in biodiversity whilst complying with trading rules.

Urban Tree Canopy Cover

The Urban Tree Canopy Cover (UTCC) standard provides a means of securing meaningful urban greening outcomes based on canopy cover, rather than simply the number of trees planted. This reflects the evidence that larger canopy trees deliver significantly greater environmental, amenity and climate resilience benefits than smaller-scale planting or other green infrastructure measures.

National guidance does not prescribe fixed canopy targets, instead recommending that locally appropriate standards are derived from baseline evidence and site-specific constraints. Benchmark guidance[45] suggests that:

- around 20% canopy cover represents a reasonable urban baseline; and
- higher targets (e.g. 30%) may be appropriate where opportunities allow.

Testing of consented schemes within the Bradford District indicates that residential developments can achieve canopy cover in the range of approximately 12–30%, with many schemes exceeding 20%. On this basis, a 25% target for major residential development is considered both achievable and appropriately aspirational, providing a clear uplift in canopy cover while remaining deliverable.

For commercial and industrial development, site layouts are typically more constrained. A reduced target of 16.5% reflects this context, providing a realistic but meaningful benchmark aligned with wider strategic ambitions, while ensuring opportunities for tree planting are maximised wherever feasible.

In all cases where the UTCC is applied, the principle should be that existing canopy is retained wherever possible and that development contributes positively to the District's overall tree cover.

Links

Strategic Objectives	SO4: Quality Design and Placemaking SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources

[45] As set out in the Bradford District Green and Blue Infrastructure Study.

	SO15: Delivering Healthy Places and Communities
Key Policy Links	ST3, ST6, NE1, NE5, DS2, DS4 Homes and Neighbourhoods Design Guide SPD
Evidence Base	Bradford District Green and Blue Infrastructure Strategy (2026) (CBMDC) Bradford District Landscape Character Assessment Supplementary Planning Document (2026) (CBMDC) Strategic Plan 2025-2050 (2025) (White Rose Forest) Living with Beauty (2020) (Building Better, Building Beautiful Commission)

POLICY NE7: LANDSCAPE CHARACTER AND SENSITIVITY

Landscape Character

1. **Development proposals should make a positive contribution towards the conservation, management and enhancement of the District's diverse landscapes, as identified in the Council's Landscape Character Assessment Supplementary Planning Document (SPD) and named below:**
   - **Moorland Plateau**
   - **Moorland Fringe**
   - **Upland Wooded River Valley**
   - **Steep Valley Sides**
   - **Mixed Upland Pasture**
   - **Rolling Enclosed Pasture**
   - **Settled Valley Floor**
   - **Urban Edge Wooded Valleys and Slopes**
2. **The Landscape Character Assessment SPD should be used to guide the design of proposals to ensure that they respond to the particular landscape character type and area in which they are located.**
3. **Proposals should identify the key characteristics and features present on and adjacent to the site, which are important to the particular landscape being considered, as well as taking account of the relevant pressures and forces for change, and associated guidance identified in the SPD.**

4. **Consideration should also be given to the West Yorkshire Historic Landscape Characterisation Assessment to ensure proposals react sympathetically to the District's historic landscapes.**

Landscape Sensitivity

5. **Development proposals should be supported by proportionate evidence, commensurate with their scale, use and location. Applicants should refer to the Bradford District Landscape Sensitivity Assessment (LSA), where relevant, to understand the potential impact of their scheme on the landscape. Development proposals will be assessed against the following criteria and the criteria set out in the LSA to determine whether the proposed changes to the landscape can be considered acceptable. Consideration will be given to whether the development would:**
   a) **cause adverse landscape and/or visual effects.**
   b) **recognise and enhance the identified important cultural associations, historic elements in the landscape and the setting of settlements and heritage assets.**
   c) **appropriately retain and incorporate key features such as field boundaries (including dry-stone walls and hedgerows), trees, watercourses and water bodies.**
   d) **provide an opportunity to contribute towards positive restoration of landscapes, particularly in the urban fringe, achieve greater habitat connectivity, enhance the characteristic semi-natural vegetation and provide accessible natural greenspace.**
   e) **respond and mitigate the cumulative impacts from incremental changes within the landscape as a result of new development.**
6. **Where proposals are likely to have potential adverse landscape or visual effects, applicants will be required to provide either a Landscape and Visual Appraisal (LVA) or a Landscape and Visual Impact Assessment (LVIA) depending on the scale, complexity and sensitivity of the landscape affected.**
7. **Where adverse impacts are identified, appropriate mitigation measures must be included into the design of the scheme to ensure that the degree of landscape change can be made acceptable.**

Designated Landscapes

8. **Development will be expected to conserve and enhance the setting of the Yorkshire Dales National Park and Nidderdale National Landscape, including views into and out of these designated landscapes.**

Explanation

The European Landscape Convention (ELC) established the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes. The ELC definition of landscape recognises that all landscapes matter, be they ordinary, degraded or outstanding.

The definition states that *'landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.*

The ELC also acknowledges *'that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'*.

Natural England emphasises that England's landscapes are valued by people for a variety of reasons and each is characterised by its own pattern of geology, landform, soils, vegetation, land use and human settlement, which creates local distinctiveness.

The NPPF indicates that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. The PPG goes on to state that plans should recognise the intrinsic beauty of the countryside and provide for the conservation and enhancement of landscapes, including nationally and locally designated landscapes as well as the wider countryside.

Bradford District Landscape Character

Natural England has defined a series of National Character Areas for England. The three main character areas which cover the Bradford District include: the Southern Pennines, the Yorkshire Southern Pennine Fringe and the Nottinghamshire, Derbyshire and Yorkshire Coalfield.

The Millstone Grits of the Southern Pennines to the west of the District give rise to substantial areas of upland heath and blanket bog. In contrast, the coalfield areas of Bradford are more dominated by urban influences, and the rapid expansion of industry, settlement and transport networks which are then interspersed by woodlands and river valleys.

The parts of the District covered by the Yorkshire Southern Pennine Fringe, provide a transition zone, characterised by gritstone industrial settlements in the valleys and surrounded by pastoral agriculture in the foothills. The gritstone farmsteads, terraced housing, mills, and dry-stone walls of the pasture give a visual unity to the landscape.

The landscape character analysis highlights the link between the features and appearance of the landscape with the ecosystems services it provides. The District contains internationally important mosaics of moorland habitats which support rare bird species and are also important in relation to the supply of water with many reservoirs providing water for nearby conurbations. This dramatic landscape offers a sense of escapism for those living in the urban areas and inspired the writing of the Brontës.

Safeguarding and Enhancing Landscape Character

The policy aims to safeguard and enhance the character of local landscapes and the setting of settlements within the District. A Landscape Character Assessment (LCA) for the District has been prepared to provide detailed descriptions of the different character types and areas which are present, and to set out the principles and guidance (in the form of an SPD) to inform decision-making and the appraisal of proposals.

The LCA identifies eight specific and distinct landscape character types which occur in the District, and which share broadly similar patterns of geology, topography, vegetation, and human influences in each area in which they occur. Each landscape type is then divided into geographically specific character areas which share generic characteristics with other areas of the same type but have their own particular identity or sense of place. There are 24 of these areas within the District. The LCA highlights important positive features and detractors within each landscape character type/area and provides an analysis of the pressures and forces for change.

The West Yorkshire Historic Landscape Characterisation project records the modern landscape and shows how aspects of the past are still present within the modern-day environment. To manage changes to the landscape, it is important to have a good understanding of its evolution and how it has changed and developed over time. Characterisation is not about trying to prevent change but about ensuring that decisions are made on an informed basis, ensuring that areas retain their local distinctiveness. Consultation with the West Yorkshire Archaeology Advisory Service is recommended for development proposals which may affect an historic landscape.

Key Landscape Character Areas and Features

The District's landscapes make a significant contribution to its character, distinctiveness and sense of place, as well as to tourism, leisure and recreation. The policy aims to ensure that any change to the landscape is carefully managed so that these interconnected environmental, cultural and economic elements continue to function. The policy supports wider plan objectives by requiring development proposals which affect the District's landscapes, particularly, but not exclusively, at the edges of settlements – to conserve and enhance the landscape character and scenic quality. In doing so, the policy promotes the protection and strengthening of green and blue infrastructure, biodiversity networks and heritage assets – including their settings.

The character of the District's landscapes is very varied, ranging from the rugged open moorland of the South Pennine uplands to rolling farmland, and open river valleys to wooded hillsides. The diversity of landscape character areas forms an important element in Bradford's identity and the quality of life of its residents. The landscape backdrop has a significant influence on the character of individual settlements. Identified landscape character is therefore considered to be a key component of local distinctiveness that helps to create a 'sense of place'.

The South Pennines is a prominent landscape area within the District, and its distinct qualities include the locations, settlements, features and viewpoints that have cultural associations with the writings of the Brontës, who lived in Haworth. Rombalds Moor to the south of Ilkley, settled since prehistoric times, and rich in remains including numerous scheduled ancient monuments of carved rocks, burial mounds and stone circles as well as the distinctive cow and calf rocks is also of significant value.

Elsewhere in the District, open moorland provides the backdrop to the settlements in the wide shallow valleys of the rivers Aire and Wharfe, where locations along the moorland edge offer long extensive views. Within such an open landscape and in areas where there are few other structures, there is a need for extreme sensitivity in introducing vertical elements such as wind turbines within the wider landscape setting and in protecting long range views where possible.

The landscape character assessment highlights key features within the different landscape types and areas which are specific to the Bradford District. In particular, it recognises the important role that boundary structures play in relation to the ecology, landscape and history of the District. Hedgerows and dry-stone walls can be threatened both directly by development decisions and indirectly when land use change leads to a more gradual process of neglect. Other historic elements in the landscape may relate to early agricultural systems and field patterns or to features linked to stages in the development of the textile industry, including trans-Pennine routes and associated bridges and locks. Trees and woodlands throughout the District also play a role in defining landscape character. It is important that these features are recognised, enhanced and appropriately incorporated into new development in order to maintain the integrity of the District's landscapes into the future.

Establishing ecological networks as part of landscape enhancement works can achieve significant benefits for areas within the urban fringe where landscapes have been greatly influenced and/or degraded by human activity. In appropriate locations, protecting and linking belts of woodland can enhance the landscape and improve habitat connectivity. Reducing habitat fragmentation and increasing woodland cover can also make a contribution towards the District's green and blue infrastructure network and resilience to climate change.

Landscape Sensitivity

The Council has carried out a Landscape Sensitivity Assessment (LSA) for a number of potential development sites across the District. The policy requires development proposals to undertake an assessment to understand the impacts and effects of change on the landscape. Where their site is included in the LSA, applicants should consult the assessment to gain an understanding of any likely impacts on the landscape. For sites not specifically considered in the assessment, the criteria and methodology used to assess sensitivity, as documented in the report, should be used as part of the initial assessment of landscape sensitivity. Where impacts are identified, the policy requires applicants to carry out a Landscape and Visual Appraisal (LVA) or Landscape and Visual Impact Assessment (LVIA) depending on the scale and complexity of the scheme and sensitivity of the landscape.

The main difference between an LVA and an LVIA is that an LVIA should identify the 'significant' effects in accordance with the requirements of the Environmental Impact Assessment Regulations 2017, as well as the type, nature, duration and geographic extent of the effect, whereas an LVA does not require the determination of 'significance' and may generally contain less detail. Applicants undertaking either a formal LVIA or LVA should follow the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) (or any subsequent guidance) prepared by the Landscape Institute and the Institute of Environmental Management. LVIAs must be provided for developments that require Environmental Impact Assessment (EIA)

Landscape and Visual Impact Assessments (LVIAs) should not only identify and describe likely effects but also inform the design process by highlighting opportunities to avoid or reduce harm. Mitigation is an integral part of this process and may include changes to siting, layout, scale and appearance, as well as the use of planting, landform, boundary treatments and other landscape measures to soften and integrate development. Where residual effects remain, these should be clearly

explained, alongside any proposals for enhancement and long-term landscape management.

Designated Landscapes

The NPPF indicates that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and National Landscapes, and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on designated areas.

There are no designated National Parks or National Landscapes within the administrative area of the Bradford District. However, the Yorkshire Dales National Park and Nidderdale National Landscape border the District in the north. It will be important that any development proposals located within the settings of these designations are designed sensitively, avoiding any adverse impacts and reflecting the purposes of those designations. For the Yorkshire Dales this is to conserve and enhance its natural beauty, wildlife, and cultural heritage while promoting opportunities for the public to understand and enjoy its special qualities. For the Nidderdale National Landscape this is to conserve and enhance the area's natural beauty, including its flora, fauna and geological features.

Links

Strategic Objectives	SO4: Quality Design and Placemaking SO10: Conserving and Enhancing the Historic Environment SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO17: Supporting Tourism and the Visitor Economy SO18: Ensuring Minerals Supply
Key Policy Links	ST6, DS2, CR3, CR4, NE1, NE3, NE4, NE6, NE8, NE9, HE1, MIN7, MIN8
Evidence Base	Bradford District Landscape Character Assessment Supplementary Planning Document (2026) (CBMDC) Bradford District Landscape Sensitivity Assessment (2026) (CBMDC) West Yorkshire Historic Landscape Characterisation Assessment (2017) (WYJS/WYAAS/HE)

POLICY NE8: DEVELOPMENT IN THE COUNTRYSIDE
1. The countryside as defined on the Policies Map will be protected, with development limited to certain exceptions as set out below. Proposals for development within the countryside should be of a scale no more than is reasonable for the proper functioning of the proposed use, be of a high-

quality design which reflects the character and sensitive nature of the surrounding environment, and will be limited to the following uses:

a) **development required for agricultural or forestry purposes, including new buildings to support the operational needs of an existing enterprise, or the diversification of such an enterprise where it supports the rural economy;**
b) **development required for the essential continued operation of an existing enterprise or facility which is of a type and scale which would not harm the character of the surrounding countryside;**
c) **provision of agricultural or forestry workers dwellings, and rural affordable housing in line with Policy HO4;**
d) **the reuse or rebuild of an existing permanent and substantial building;**
e) **extensions or alterations to existing dwellings or other buildings where they do not result in a disproportionate addition over and above the size of the building as originally built;**
f) **facilities for outdoor sport and recreation;**
g) **renewable energy projects which meet the relevant requirements of Policy CR3.**

Where the development is also located within the designated Green Belt, proposals must meet the relevant requirements of Policy NE9.

Tourist Facilities and Accommodation

2. **Proposals for new tourist facilities and accommodation in the countryside must:**
   a) **demonstrate there are no alternative buildings in nearby settlements which would be available and suitable for re-use;**
   b) **be sited sensitively and be of a scale and design which respects the rural character of the countryside and landscape;**
   c) **use appropriate, high-quality materials which reflect the local character;**
   d) **avoid introducing urbanising influences which cause adverse visual impacts.**
3. **Proposals for permanent camping and caravaning sites must be sited in locations which are not visible from public roads or footpaths. Associated facilities such as toilet and shower blocks should avoid isolated locations and be suitably screened so as not to detract from the countryside setting.**

Public Rights of Way Network

4. **Proposals for development which would affect the public rights of way network will need to provide sufficient mitigation to offset any negative impacts and should result in no loss to the network.**
5. **Proposals for the enhancement of the existing network, creation of new public rights of way, and alterations to allow for disabled access, will be supported.**

Explanation

The NPPF indicates that planning should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. It also aims to support a prosperous rural economy, acknowledging that there may be opportunities for sustainable growth and expansion of businesses in rural areas, through the conversion of existing buildings or the provision of new ones. The diversification of agricultural and other land-based rural businesses will also be an important factor in maintaining a healthy rural economy, including the provision for sustainable rural tourism and leisure developments which respect the character of the countryside. It is recognised that sometimes these opportunities may have to be found adjacent to, or beyond existing settlements.

There are significant areas of the District outside of the main settlements which are important to the identity of the area. These areas include the dramatic landscapes of the South Pennine Moors, the Airedale and Wharfedale valleys, and the green gaps between Bradford and its neighbouring districts of Leeds, Kirklees and Calderdale to the south, all of which provide valuable recreational and biodiversity resources. The designated countryside within the District is defined as those areas outside of the defined settlements. The majority of the countryside is also designated as Green Belt under Policy ST5 and development proposals will also need to comply with the requirements in that policy and Policy NE9.

It is important that the character and sensitivities of the countryside are protected and respected. Where new developments are proposed in the designated countryside, these will be required to demonstrate the need for the specific countryside location, show that there are no alternative opportunities within nearby settlement areas, that they are proportionate to the proposed use and are sited and designed to respect the local character.

Tourist Facilities and Accommodation

Tourism in rural areas is a key part of the economy in the District. Policy EC4 provides general guidance on the tourism and visitor economy. Policy NE8 provides more specific detail about visitor accommodation in the countryside. There will be limited cases where development for holiday accommodation in the Green Belt will be appropriate, but consideration should be given to the requirements in the NPPF and Policy NE9.

Proposals for new, permanent camping and caravaning sites will need to be carefully located, avoiding areas of flood risk and other environmentally sensitive designations, and ensuring that there are appropriate and suitable access arrangements. Any associated facilities such as toilet and shower blocks should be sited in areas which do not visually detract from the countryside location, re-use existing buildings where possible, and incorporate suitable landscaping and screening to mitigate any adverse effects.

Public Rights of Way Network

The District contains an extensive Public Rights of Way (PRoW) network which provides important links between rural communities and from the urban areas out into the countryside. The network includes a number of promoted routes such as the Bronte Way, Dales Way/ Dales Way Link and Pennine Way which are popular with tourists and the local community.

Where development proposals affect the route of a public right of way, appropriate mitigation will need to be agreed, and the relevant legal consents will need to be put

in place. Development proposals can often offer the opportunity to enhance access into the countryside, creating new routes or enhancing existing ones. Improvements to public rights of way to make them more accessible to people with disabilities will be supported and may include the replacement of stiles with gates and resurfacing with more appropriate materials. Applicants should consult with the Rights of Way Improvement Plan and Local Infrastructure Plan (LIP) to ascertain whether there are any identified works which new developments could contribute to and meet the requirements of Policies ST6 and NE1 on Green and Blue Infrastructure and TR4 on Walking and Cycling.

Links

Strategic Objectives	SO7: Supporting a Growing Economy SO13: Enhancing the Green and Blue Infrastructure Network SO14: Protecting and Enhancing the Natural Environment SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	ST5, ST6, EC4, TR4, NE9
Evidence Base	Rights of Way Improvement Plan (CBMDC) Local Infrastructure Plan (CBMDC)

POLICY NE9: DEVELOPMENT IN THE GREEN BELT

1. **Proposals for development located in the Green Belt that is not inappropriate will be determined in line with the relevant policies in the NPPF and the relevant requirements set out below:**

Major Developed Sites

2. **The following major developed sites within the Green Belt are identified on the Policies Map:**
   - **MDS1: Esholt wastewater treatment works north**
   - **MDS2: Esholt wastewater treatment works south**

   The redevelopment of these sites will be supported where they:

   a) **maintain the general openness of the Green Belt, with particular consideration given to the extent of the existing footprint, and the height and massing of the proposed development, as well as the degree of activity likely to be generated;**
   b) **provide a comprehensive green and blue infrastructure plan which demonstrates how the development integrates into the unique landscape setting;**
   c) **establish suitable access arrangements including for active travel and public transport options.**

Washed-over Settlements

3. **The following settlements listed below are washed over by the Green Belt and indicatively defined on the Policies Map:**
   - **Brunthwaite**
   - **Denholme Gate**
   - **Esholt**
   - **Goose Eye**
   - **Hainworth**
   - **Harecroft**
   - **Keelham**
   - **Laycock**
   - **Micklethwaite**
   - **Stanbury**
   - **Tong**

   Within these settlements proposals for limited infilling will only be supported where:

   a) **they fall within the indicative boundary of the washed over settlement;**
   b) **they fill a small gap within a group of buildings;**
   c) **they are of a proportionate size and scale, and do not adversely affect the open character of the settlement or its surroundings;**
   d) **they would not result in the loss of open space which is important to the character, visual amenity and local identity of the settlement and the Green Belt.**

Agricultural and Forestry buildings and workers dwellings

4. **Proposals for new agricultural and forestry buildings in the Green Belt will be supported where:**
   a) **the building can be sited close to other existing agricultural/forestry buildings where possible, taking account of the operational requirements. Where buildings are to be sited in isolated locations the reasons for this must be demonstrated;**
   b) **the design and materials to be used respect the character of the area and do not materially detract from the Green Belt setting; and**
   c) **the amenity of any nearby residents is not adversely affected by odour, noise, lighting, or any other issue.**
5. **Proposals for new dwellings for agricultural or forestry workers in the Green Belt will be supported where:**
   a) **there is a demonstrable, essential and permanent need for the new dwelling based on the operational requirements of the associated agricultural or forestry enterprise;**
   b) **it is demonstrated that there is no suitable accommodation in nearby settlements, no available existing dwelling on the holding, and no existing building which could be converted to residential use to meet the need.**
   c) **the property will be sited in a suitable location for the intended purpose;**

6. **Conditions will be used to secure the long-term use of the dwelling by the associated agricultural or forestry enterprises and to restrict the occupancy of the dwelling to residents directly involved with the operation of the enterprise.**

Extensions, alterations or replacement of existing buildings

7. **Extensions or alterations to existing buildings in the Green Belt will be permitted where they:**
   a) **do not result in a disproportionate addition over and above the size of the building as originally built;**
   b) **do not conflict with or result in an adverse impact on the openness of the surrounding green belt land;**
   c) **are sensitively designed, taking account of the size, siting and materials of the existing building, and any heritage and landscape assets and their settings.**
8. **Proposals for replacement buildings in the Green Belt will be permitted where they:**
   a) **are not materially larger than the building it is replacing and is in the same use;**
   b) **do not result in a greater impact in openness, particularly in terms of height, siting or site coverage than the existing building and associated curtilage;**
   c) **would maintain or enhance the open character and appearance of the locality.**

Garden extensions

9. **Proposals for the change of use of land in the green belt to residential gardens will not be permitted unless it can be shown that very special circumstances exist. In such cases, consideration will be given to the following criteria:**
   a) **the degree to which the proposed garden would cause harm to the openness of the Green Belt taking account of its location and orientation in relation to the associated dwelling and any existing established vegetation or landscape form which may offer screening and limit impact on the openness.**
   b) **the design and materials used to enclose the garden are appropriate to the character and setting of the location and are of high quality.**

Facilities for outdoor sport, recreation, cemeteries and allotments

10. **Proposals for new appropriate facilities within the Green Belt associated with outdoor sport, outdoor recreation, cemeteries, burial grounds and allotments will be supported provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within in it. Proposals should:**
    a) **be of a size and scale which is proportionate to the requirements and functioning of the facility;**

b) ideally be sited and designed to respect the countryside character of the locality and to reduce any impact on the openness. This includes consideration of the location of any car parking areas.

c) where possible avoid introducing urbanising influences such as flood lighting, heavily engineered access tracks, and other paraphernalia which may cause adverse visual impacts.

Explanation

The NPPF indicates that local planning authorities should ensure substantial weight is given to any harm to the Green Belt and that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF provides a list of exceptions where development may not be considered to be inappropriate and proposals should be determined in line with those exceptions. Local Plan Policy NE9 provides further details of the situations where these exceptions may apply and the criteria that proposals should comply with.

Major Developed Sites

There are two notable areas of previously developed land located in the Green Belt at the Yorkshire Water wastewater treatment facility at Esholt in the North East area of the Regional City of Bradford. These sites are identified on the Policies Map and consist of former wastewater treatment work infrastructure including a number of large concrete tanks, filter beds and concrete pads. The redevelopment of these two sites is considered to offer the opportunity for environmental improvements and would see the sustainable reuse of two partially derelict sites. The NPPF includes an exception for the limited infilling or the partial or complete redevelopment of previously developed land (including material changes of use) which would not cause substantial harm to the openness of the Green Belt.

The area of Green Belt in which these two previously developed sites are situated is relatively narrow, separating the North East part of the Regional City of Bradford (at Thackley and Apperley Bridge) from the settlements of Guiseley, Yeadon and Rawdon in Leeds District. It is necessary to retain these two sites within the Green Belt to ensure that the Green Belt does not become fragmented, is not eroded and does not result in the merging of Bradford and Leeds.

Careful and sensitive redevelopment will be required, utilising the unique landscape setting in which the sites are located. The design, layout, massing and scale of any proposal will need to reflect the characteristics of the sites, taking account of the low-laying nature of the existing uses, the significant areas of woodland, and other green and blue infrastructure assets which surround the sites and which will need to be integrated and enhanced as part of any redevelopment scheme. The proximity of the sites to Apperley Bridge railway station and road connections via the A658 offers an opportunity for any new uses to be well connected to public transport routes. However, a comprehensive strategy which deals with site connectivity and access to essential services will need to be developed. This should include active travel and public transport options, and linkages and improvements to the existing public rights of way network. Suitable access arrangements into the sites will need to be provided this will include utilising existing infrastructure with appropriate improvements and potentially additional infrastructure through other areas of Green Belt land.

Washed-over Settlements

The NPPF allows for limited infilling in villages. The policy identifies a number of small settlements which are ‘washed-over’ by the Green Belt and where limited infilling may be considered acceptable, without resulting in any encroachment into the open countryside and without conflicting with the other objectives of the Green Belt. It is considered that the open nature and character of these settlements is such that they make an important contribution to the openness of the Green Belt and should therefore be included in the Green Belt designation. The indicative boundaries of these settlements are identified on the Policies Map, and it is these settlements only where the limited infilling exception will apply.

For the purpose of this policy, an ‘infill’ site is defined as a small gap in a group of buildings, which may be suitable to accommodate around one dwelling and which would normally be bounded by buildings on at least two sides.

It is recognised that in some of the listed settlements there are areas of open space which make an important contribution to the open character of the settlement where infilling should not be permitted.

Agricultural and Forestry buildings and workers dwellings

The primary land uses within the District’s Green Belt are mainly formed of farming, with some smaller areas of forestry. These quintessential countryside land uses play a major role in supporting the local rural economy which makes up a notable part of the District. The NPPF indicates that the construction of new buildings for agricultural and forestry uses is not inappropriate in the Green Belt. Proposals for such buildings will be supported where they are genuinely needed for the continuation of the existing agricultural or forestry business and that need can be adequately demonstrated.

In order to limit the impact on the Green Belt and wider countryside, new agricultural and forestry buildings should be located close to existing buildings associated with the enterprise as far as possible and practical in relation to the proposed purpose of the building. Should a new building be required in an isolated location this will only be acceptable where there are demonstrable operational reasons and there should be no adverse impacts on the openness of the landscape.

National policy indicates that new dwellings in the Green Belt would normally be considered inappropriate development. An exception to this may be for the accommodation required to house agricultural and forestry workers close to their workplace. In such instances the individual circumstances of the farm or forestry enterprise will be considered on a case-by-case basis.

Applicants will need to adequately demonstrate that there is an operational need for the dwelling to be located in the specified location, this may include issues relating to security, animal welfare, or specific processes where attendance is required at short notice, at all times of day or night, and where failure to attend could lead to a serious loss of produce and livestock. They should also show that there is no other suitable accommodation in nearby settlements, no available existing dwelling on the farm holding and no other suitable existing building which could be converted. To demonstrate that the need is permanent, applicants will need to show that the worker is required on a full-time basis, and that the enterprise is financially capable of supporting this need now and into the future as far as possible.

Where a proposal is acceptable and approved, occupancy conditions will be attached to the permission to limit the potential residents of the property to people directly involved in the operations of the specific agricultural or forestry enterprise.

Extensions, alterations or replacement of existing buildings

It is recognised that there may be instances where there is a need to extend or alter an existing building within the Green Belt. The NPPF indicates that extensions and alterations may be considered as an exception to inappropriate development in the Green Belt. Where such schemes are proposed, it will be important to ensure that any extension or alteration does not detract from the character of the Green Belt or the original building. This may be through consideration of the use of materials, the scale and form of the extension or alteration and the positioning of the proposal.

Where buildings have already been extended, consideration should be given to whether an additional extension can be accommodated and would not disproportionately change the size and character of the original building before any previous extensions.

Where existing buildings are to be fully replaced, the new building must be in the same use and not materially larger than the existing building. Consideration will be given to the siting of the new building in relation to the existing footprint and whether there is an opportunity to reduce any impact on the openness of the Green Belt, and at the very least it should not have a greater impact on the openness than the building that is being replaced.

Garden extensions

The NPPF indicates that there are limited cases where the material change of use of land in the Green Belt would be considered to be appropriate. Where very special circumstances exist which outweigh the harm to the Green Belt proposals may be acceptable. The fundamental aim of the Green Belt is to keep land permanently open, so the change of use and enclosure of land to form a domestic garden is likely to be harmful to this aim.

Where very special circumstances are found to exist and the change of use is found to be acceptable, the design of the garden should maintain an open character. The use of natural and high-quality materials for boundary treatments is preferred, particularly where this may reflect the wider countryside character, for example the use of dry-stone walls. The use of vegetation to screen the garden will only be appropriate where this is consistent with the surrounding landscape. Urbanising influences within the garden layout and design should be minimised.

Facilities for outdoor sport, recreation, cemeteries and allotments

There are a number of existing sporting and recreational uses in the District which are located in the Green Belt. There may be instances where new or replacement buildings associated with these uses are required in order to deliver the modernisation and continued upkeep of these facilities ensuring that they are fit for purpose for the communities which use them.

The NPPF indicates that the provision of appropriate facilities for outdoor sport, recreation, cemeteries, burial grounds and allotments are an exception to inappropriate development in the Green Belt, provided that they preserve its openness and do not conflict with the purposes of including land within it.

Where such schemes are proposed, it will be important that the development is of a scale that is no larger than that necessary to enable the use to be carried out. Ancillary features such as car parking, flood lighting and fencing/boundary treatments should be as unobtrusive as possible and should not introduce an urbanising character to an otherwise rural location. If the proposal includes an expansion of a current facility, consideration will be given to the potential wider amenity impacts of the development, including noise, lighting and traffic generation. Where these are considered to be of an unacceptable extent it is unlikely permission will be granted.

Changes in rural land uses and the diversification of farming estates can include the introduction of equestrian activities. These can involve the provision of new stables, manege, riding areas, tack rooms and hay stores, plus associated infrastructure such as lighting, fences and access roads. The cumulative impact, potential visual intrusion and introduction of such structures may have a negative impact on the Green Belt. Proposals which involve equestrian activity will need to pay particular attention to preserving the openness of the Green Belt, ensure that schemes are well designed, sited, and use appropriate materials which avoid adverse impacts on the character of the specific location, and protect the amenity of neighbouring areas by mitigating any noise, odours or light pollution. Where field sub-divisions are required, natural landscaping and hedgerows are the preferred boundary treatments.

Links

Strategic Objectives	SO5: Quality Design and Placemaking SO16: Delivering Healthy Places and Communities
Key Policy Links	**Local Plan Policies**: ST5, HO6, EC4, SC2, NE2, NE7, NE8
Evidence Base	

Historic Environment

POLICY HE1: HISTORIC ENVIRONMENT
1. The Council will proactively conserve, protect and enhance the character, appearance, archaeological and historic value of the District's designated and non-designated heritage assets and their settings in a manner appropriate to their significance. This will be achieved by applying the policy on the historic environment in the NPPF and through the following mechanisms: **2. Development proposals will be supported that avoid harm to the significance of heritage assets, including the contribution made by their setting, and are appropriate in terms of their design, scale, detailing and materials.** **3. Require development proposals affecting a designated or non-designated heritage asset to set out within a Heritage Statement how the proposal will respect and reinforce the distinctive character of the part of the**

District within which they are located. Account must be taken of the Historic Environment Record (HER), Local Lists within made Neighbourhood Development Plans and the West Yorkshire Local Heritage List, guidance adopted by the Council, particularly Conservation Area Assessments and Appraisals, the Homes and Neighbourhoods Design Guide SPD, the Shopfront Design Guide SPD and other guidance documents.

Saltaire World Heritage Site

4. **Ensure the protection, management and enhancement of the Outstanding Universal Value (OUV) of the Saltaire World Heritage Site through the implementation of the Management Plan[46] and associated documents.**
5. **Require development proposals within the boundary of the Saltaire World Heritage Site or within its Buffer Zone to provide a Heritage Statement to demonstrate how they will conserve those elements which contribute towards its OUV, including its setting and key views.**

Heritage Assets of the Bradford District

6. **Require all proposals for new development to conserve, and where appropriate enhance, the heritage significance and setting of Bradford's heritage assets, especially those elements which contribute to the distinctive character of the District, specifically:**

   a) **The nationally important prehistoric rock art of the District's upland areas.**
   b) **The Registered Battlefield at Adwalton Moor.**
   c) **The nationally important industrial heritage relating to the textile industry, particularly the mills, chimneys, commercial buildings, transport infrastructure, public buildings, associated housing and settlements, and the legacy of public parks, gardens, landscapes and cemeteries**
   d) **The Outstanding Universal Value of Saltaire World Heritage Site, considered to be the finest and most complete example of an integrated mill and associated village in England.**
   e) **The pre-industrial townscape and distinctive architectural styles and palette of materials of the District's towns and villages, the Victorian townscape of the expanded towns such as Bradford, Ilkley and Keighley.**
   f) **The spatial qualities, building form, plot sizes, open spaces, trees and identified significant views of the urban areas, semi-rural villages and suburban developments, including at Heaton Estates, Devonshire Park and Middleton.**

[46] Saltaire World Heritage Site Management Plan (2014) or any successor documents.

g) **The heritage assets associated with transport infrastructure including historic bridges, the structures of the Leeds and Liverpool Canal, and the Keighley and Worth Valley Railway.**
h) **The literary and other associations of Haworth and Thornton with the Brontë family.**

Listed Buildings

7. **Where possible the original use of a listed building should be retained or continued. Where this is no longer viable or appropriate or where without an alternative use the listed building will be seriously at risk, the Council will grant permission for an alternative use if it can be demonstrated that:**
   a) **the alternative use is compatible with and will preserve the character of the building and its setting.**
   b) **no other reasonable alternative exists which would safeguard the character of the building and its setting.**

Archaeology

8. **Development proposals should assess the potential for any archaeological assets located on or adjacent to the site, identify any potential impacts from the development on these assets, and measures to protect and enhance them. Consultation with the West Yorkshire Archaeology Advisory Service should be carried out as appropriate.**

Non-designated Heritage Assets (NDHAs)

9. **Require development proposals to protect or enhance the heritage significance and setting of locally identified non-designated heritage assets, including buildings, archaeological sites and parks, landscapes and gardens of local interest.**

Regeneration and the Historic Environment

10. **Support and encourage heritage-led regeneration initiatives especially in those areas where the historic environment has been identified as being most at risk, where it can help to facilitate the re-use or adaptation of heritage assets, or enhance or better reveal their significance.**

Climate change adaptations and the Historic Environment

11. **Support and encourage opportunities, including the use of new technologies, to mitigate and adapt to, the effects of climate change in ways which do not harm the significance of the heritage asset.**

Introduction

The Bradford District has a rich and diverse historic and natural environment which is evident in the survival of heritage assets from traces of the Bronze Age on Rombalds Moor to its industrial heritage of grand mills and associated developments from the late 18th and 19th centuries. Bradford City itself is one of England's great stone cities, with impressive Victorian neighbourhoods such as Manningham as well as the Saltaire World Heritage Site and other notable heritage assets. The historic

environment is unique and varied and greatly contributes to the identity, character and distinctiveness of the District as well as the quality of life of residents and the local and regional economy through leisure, culture and tourism attractions.

The historic environment faces a number of challenges resulting from minor, incremental alterations to significant and damaging changes which can affect the nature and authenticity of a structure or space. In most cases these changes are controlled by the Council through planning consents, however harm to the significance of heritage assets can also occur through neglect, lack of maintenance or small incremental changes which can, over time erode the character of these assets.

The National Planning Policy Framework (NPPF) recognises that heritage assets are an irreplaceable resource and states that Local Planning Authorities should set out in their Local Plans a positive strategy for the conservation of the historic environment including heritage assets most at risk. Furthermore, that heritage assets should be conserved in a manner appropriate to their historic significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The Local Plan sets out a positive strategy for the conservation and enjoyment of the District's rich historic environment, including heritage assets most at risk through neglect, decay or other threats, which is in line with the Government's core objectives of sustainable development.

Protecting heritage and balancing growth

With the need for growth over the plan period including new housing and new jobs, the District faces significant challenges – this includes protecting historic assets whilst accommodating sensitively located and well-designed developments which will conserve the distinctive character of the city, towns and villages within the District. This is a key strategic policy aim and has been embedded through the site allocation process and within the policies in the plan.

Heritage Assets

The term 'heritage assets' refers to historical buildings, places and structures, including below ground archaeological remains, that form parts of the wider historic environment of the Bradford District. It includes designated and non-designated heritage assets which are set out in further detail below:

Saltaire World Heritage Site

Of international, national, regional and local importance to the District is Sir Titus Salt's model village of Saltaire in Shipley built between 1851 and 1876, which was inscribed as a World Heritage Site by UNESCO in 2001. The village is a remarkably well-preserved and outstanding example of a Victorian model industrial village. The regeneration of the village from the mid-1980s to the present day is an exemplar of regeneration through heritage.

World Heritage Sites are places of Outstanding Universal Value (OUV) to humanity, as set out in the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (the World Heritage Convention). The OUV of Saltaire World Heritage Site was defined in a retrospective Statement of Outstanding Universal Value adopted by the World Heritage Committee in 2010. The five indications of attribute of the OUV of Saltaire are:

1. Model village ensemble: comprising mill, public buildings, workers' housing and facilities
2. Urban and industrial plan: demonstrating zoning of uses, efficient layout and creative use of open space
3. Design quality: harmonious ensemble demonstrating quality architectural, engineering and landscape design standards
4. Valley location, topography and setting: demonstrates practical and aesthetic advantages
5. Communal function: sustainable economic uses support conservation and understanding of OUV

Saltaire's OUV is embodied in its authenticity and integrity of its physical attributes including its river valley location, distinctive grid layout, the high quality and uniformity of its architecture and the range of amenities provided by Sir Titus Salt, which still provide for the village's thriving residential, business and student communities and attracts visitors from across the globe.

The policy seeks to ensure the long-term protection of the World Heritage Site. Any development proposals within or adjacent to the World Heritage Site and its buffer zone must have regard to the policy and be informed by the World Heritage Site Management Plan, the World Heritage Site Environmental Capacity Study and the Saltaire Conservation Area Appraisal.

Designated Heritage Assets within the Bradford District

The Bradford District contains a vast array of designated historic assets which when viewed as an entity, form the essential characteristics of local distinctiveness and environmental identity. These elements are highly valued today for the positive contribution they make to the quality of the environment as well as for benefits to the local economy and tourism. These are set out in the Historic Environment Record (HER) and in particular include:

- Saltaire World Heritage Site
- 2,290 listed buildings, including 23 Grade I and 69 Grade II* *(as of December 2025)*
- 60 Conservation Areas
- 16 Historic Parks and Gardens
- 196 Scheduled Monuments
- Historic Battlefield Site at Adwalton Moor, Tong

The policy seeks to ensure the protection and enhancement of heritage assets. There are several heritage assets within the District which have fallen into a state of disrepair and are at risk of being lost. 26 of these assets feature on Historic England's 'Heritage at Risk' register, as of 2025. It is a priority for the Council to ensure that these assets are sensitively protected, conserved and brought back into a viable use. Where appropriate, planning conditions and obligations will be used to secure the future of those heritage assets at risk.

Where support is given to development proposals which result in the total or partial loss of a designated heritage asset, in advance of commencement of development the local planning authority may require by planning condition, the implementation of a programme to fully record the asset to the satisfaction of the authority's conservation and archaeological advisors. The resulting record and commentary is to be deposited with the local planning authority and the West Yorkshire Historic Environment Record.

Archaeology

Archaeological deposits may be hidden and unknown. It is important that applicants engage in early discussions with the West Yorkshire Archaeology Advisory Service as soon as possible if there is potential to disturb archaeological deposits as a result of the proposed development. In line with the NPPF, where a site on which development is proposed includes, or has the potential to include heritage assets of archaeological interest, the developer is required to submit an appropriate desk-based assessment and where necessary, undertake field evaluation. Historic England's Advice Note 17 – 'Planning and Archaeology' provides guidance on how to take account of archaeology within planning and development, and information on the process to follow including early engagement with the relevant bodies, and advice on desk-based assessments.

Non-Designated Heritage Assets (NDHAs)

The Bradford District contains many other heritage assets in the form of buildings, structures, spaces, archaeological and below ground remains that are, as yet, undiscovered that are of local historic and conservation importance. These also include local parks and gardens such as: Heber's Ghyll; Milner Field; Cliffe Castle and Devonshire Park; and Bierley Hall Wood.

These non-designated heritage assets can be identified through the planning process, within Conservation Area Assessments and Appraisals and within the emerging West Yorkshire Local Heritage List, as well as through the preparation of Neighbourhood Development Plans and the Local Plan.

There are several made Neighbourhood Development Plans within the Bradford District which form part of the Development Plan. Many of these plans recognise the importance of the historic environment within the locality and include heritage-based policies, of which a number of plans provide a local list of NDHAs that are identified on the associated policies maps. Where a building or structure has been identified as

being an NDHA the policies within the respective neighbourhood plan should be considered as part of any planning proposal affecting the asset.

The policy recognises the important contribution that NDHAs can have within a local area. Although these assets are not afforded the same statutory level of protection through designation, they can make a significant positive contribution to the character and appearance of the area in which they are situated. In accordance with the NPPF NDHAs are subject to the objectives and policies within this plan.

Heritage Statements

In support of this policy, the Council requires development proposals affecting a heritage asset to be accompanied by a Heritage Statement which should demonstrate a full understanding of the significance of the asset and any mitigation measures that are required to ensure the protection or limitation of harm to the asset. Proposals will be expected to respect and reinforce the distinctive character of the asset and its setting. Account should be taken of the guidance adopted by the Council, particularly Conservation Area Assessments/ Appraisals and other guidance documents.

Regeneration and the Historic Environment

The District with its proud legacy of mills and industrial heritage presents a strong opportunity for the sensitive re-use and regeneration at a strategic and bold scale.

The link between regeneration and the built historic environment is strong and the two are not mutually exclusive. This policy recognises and supports the important role that the historic environment can play in regeneration schemes, such as at Listers Mill in Manningham.

Whilst heritage focused regeneration opportunities are supported and encouraged by the Council, the primary focus must be for the restoration and re-use of heritage assets for the benefit of their historical significance.

Viability may be challenging in some instances with a need for a holistic and wider area-based approach to create the right investment and liveability context for the re-use of these important assets which punctuate the skyline of Bradford and many of its towns and villages.

Development proposals which involve the re-use of heritage assets where viability is a concern, should investigate the availability of relevant funding opportunities which could help to ensure that the significance of the asset is maintained and restored and can help to secure a successful regeneration project.

Climate change adaptations and the Historic Environment

The policy acknowledges the pressures on historic assets to accommodate modern technological changes to buildings, such as retrofitting and sensitive adaptions, to increase energy efficiency and contribute towards the mitigation of the impacts of climate change.

The Council will support and encourage schemes which seek to provide sensitive adaptations to historic buildings to mitigate the effects of climate change. Proposals should take a whole building approach, prioritise interventions which are proportionate, effective, sustainable and reversible and minimise harm. Historic England's Advice Note 18 - 'Adapting Historic Buildings for Energy and Carbon Efficiency' provides guidance on various mitigation measures which are deemed acceptable adaptations to historic buildings.

Links

Strategic Objectives	SO3: Efficient use of land SO5: Quality Design and Placemaking SO8: Vibrant Town and District Centres SO11: Conserving and Enhancing the Historic Environment SO12: Tackling the Impacts of Climate Change SO14: Protecting and Enhancing the Natural Environment SO18: Supporting Tourism and the Visitor Economy
Key Policy Links	**Local Plan Policies**: ST1, ST3, EC4, DS1, DS3, DS4, CR3, NE7
Evidence Base	Saltaire World Heritage Site Management Plan Number of Listed Buildings At Risk (2025) Conservation Area Assessments and Appraisals Heritage Impact Assessment Report (2026) Heritage England (2024) Adapting Historic Buildings for Energy and Carbon Efficiency

Minerals

POLICY MIN1: PLANNING FOR MINERALS
1. In planning for a sufficient and sustainable supply of minerals, the Council will: **a) working alongside other Mineral Planning Authorities in West Yorkshire, seek to make an appropriate contribution to the supply of minerals to support the requirements and maintain the land banks identified in the West Yorkshire Local Aggregate Assessment.** **b) support extensions to existing mineral workings as the preferred approach to the creation of new mineral workings, have due regard to the fact the minerals can only be worked where they exist.** **c) encourage the processing of secondary and recycled aggregates to reduce reliance on primary extraction.** **d) identify and safeguard locally and nationally important minerals to avoid them being un-necessarily sterilised by non-mineral related development.** **e) in order to support and maintain supply, identify and safeguard existing mineral extraction sites and, where appropriate, identify new sites and areas where future extraction may be possible.** **f) identify and safeguard infrastructure for minerals handling, processing and transportation, the manufacture of concrete and concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material.** **g) strike the necessary balance between the need for new minerals development and the protection of the District's human and natural resources by offering policy support for sustainable minerals development, which meets key environmental criteria.**

Explanation

Minerals make an essential contribution to the country's prosperity and quality of life. They are an essential requirement to support sustainable economic growth. Aggregates and construction materials are required to build homes, factories and offices as well as the transport infrastructure needed to move people and goods around the country. Other minerals provide the raw materials for a range of industries, whilst they are also used in food production and agriculture. Energy minerals like oil and gas are used to generate power and heating, and the fuels to support industry and transport.

It is important to recognise that when considering minerals, they have several characteristics that make them different from other land uses:

- they can only be worked (extracted) where they naturally occur, so location options for the economically viable and environmentally acceptable extraction of minerals may be limited.

- minerals are a finite resource, meaning that they should not be un-necessarily sterilised.
- working is a temporary use of land, although it often takes place over a long period of time.
- working may have adverse and positive environmental effects, but some adverse effects can be effectively mitigated.
- since extraction of minerals is a continuous process of development, there is a requirement for routine monitoring, and if necessary, enforcement to secure compliance with conditions that are necessary to mitigate impacts of minerals working operations.
- following working, land should be restored to make it suitable for beneficial after-use.

The District has a role to play in helping to maintain a sufficient and sustainable supply of minerals to meet future needs. In planning for this, it is essential to recognise that minerals are a key issue that needs to be addressed on a cross-boundary basis. The Council works together with other mineral planning authorities in West Yorkshire (Calderdale Council, Kirklees Council, Leeds City Council and Wakefield Council).

The five authorities are part of the West Yorkshire Combined Authority (WYCA) which is responsible for preparing the annual West Yorkshire Local Aggregate Assessment (WYLAA). Its role is to monitor the level of aggregate supply and landbanks within the sub-region. National planning policy requires landbanks of seven years and ten years to be maintained for sand and gravel and crushed rock respectively.

The most recent edition of the WYLAA was ratified by the Yorkshire and Humber Aggregates Working Party (YHAWP) in February 2026 and is based on data for the calendar year 2024. It recognises that West Yorkshire is reliant on imports of minerals from other areas to meet its needs for aggregates, as limited quantities are produced within the area, and some of the minerals present are not suitable for aggregate use.

There are several mineral resources present within the District including sandstone, sand and gravel, coal and clay. Sandstone is the most prevalent and most important to the local economy. Due to its quality and properties, it is in demand as a resource for building, roofing and paving stone. Aggregate production is a by-product of the extraction, albeit in limited amounts.

Sand and gravel is present within the valleys of the Rivers Aire and Wharfe, however it is not extracted in Bradford District as the resource is limited and constrained. Coal is present as parts of the District are within the East Pennine Coalfield, although extraction has not taken place for many years. Clay is also available, coinciding with coal measures. In line with national policy, the Plan seeks to safeguard these key mineral resources to ensure that they are not sterilised by non-mineral development.

The policy seeks to adopt a sustainable approach to minerals. This includes supporting the use of extensions to existing mineral extraction sites rather than opening up new sites, as well as encouraging greater use of recycled and secondary aggregates in development, reducing the need to use primary minerals.

As part of helping maintain mineral supply, the policy also seeks to safeguard existing operational and/or permitted mineral extraction sites and infrastructure used for handling, processing or transportation of minerals. The plan will also identify, where appropriate, new extraction sites and areas where future mineral extraction may be permitted, subject to meeting all relevant planning policies.

Most importantly, it is recognised that a balance needs to be struck between the need for mineral extraction/development and the potential impacts that it may have on the District's natural and built environment and communities.

Links

Strategic Objectives	SO6: Supporting a Growing Economy SO10: Conserving and Enhancing the Historic Environment SO11: Tackling the Impacts of Climate Change SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding our Natural Resources SO16: Enhancing Environmental Quality SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework** – Paragraphs 222 to 230 **Planning Practice Guidance** – Minerals (Paragraph 001 Ref ID: 27-001-29140306 to Paragraph 222 Ref ID: 27-222-2014006) **Local Plan Policies:** MIN2 to MIN10.
Evidence Base	Minerals Background Paper 1 (2026) - Policy Background and Minerals Supply Mineral Resource Information in Support of National, Regional and Local Planning: West Yorkshire (comprising Metropolitan Boroughs of Bradford, Calderdale, Kirklees and Wakefield and City of Leeds) – Commission Report and Map (BGS/ODPM, 2006) West Yorkshire Local Aggregate Assessment (2026) (2024 data)

POLICY MIN2: MINERALS SUPPLY AND LANDBANKS

1. **The Council, in conjunction with other Mineral Planning Authorities within West Yorkshire, will seek to contribute to the maintenance of an aggregates landbank of a least 7 years supply for sand and gravel and 10 years supply for crushed rock, as calculated through the West Yorkshire Local Aggregate Assessment.**
2. **The Council will also seek to maintain an adequate supply of other minerals to meet requirements of the District and wider region. Of particular importance will be the need to maintain production of high-quality building, roofing and paving stones.**
3. **Within the areas of search shown on the Policies Map, proposals for the extraction of sandstone, where it will primarily be used to produce high-quality building, roofing or paving stones, will be supported in principle.**
4. **When considering proposals for new or extended building, roofing and paving stone quarries, any evidence that it would result in an increased supply of particularly scarce building, roofing or paving stones, such as stone slates, riven flags, or matching stones needed for the repair of historic buildings or monuments, will be accorded significant weight.**
5. **Proposals for the extraction of sandstone where it will primarily be used to produce aggregates will be permitted subject to meeting the following criteria:**
   a) **the sandstone reserves to be used are not suitable to produce building, roofing or paving stones, and;**
   b) **one of the following circumstances applies:**
      i. **the Local Aggregates Assessment indicates that additional permitted reserves of crushed rock aggregates are required, or;**
      ii. **the aggregates would mainly be used to produce building sand, or;**
      iii. **it can be otherwise demonstrated that demand for the type of aggregates intended to be produced cannot be met from the existing permitted reserves within West Yorkshire or by the use of Recycled or Secondary Aggregates.**
6. **The ancillary production of aggregates at building, roofing or paving stone quarries will be permitted subject to meeting the following criteria:**
   a) **only those reserves unsuitable for building, roofing or paving stone production will be used for aggregates, and;**
   b) **sufficient material would remain to allow the site to be restored to an appropriate landform, and;**
   c) **one of the circumstances set out in Part 5b) applies or the production of aggregates is necessary to facilitate the recovery of building, paving or roofing stones in terms of practical considerations or economic viability.**

7. **Within the areas of search shown on the Policies Map, proposals for the extraction of sand and gravel will be supported in principle unless the Local Aggregates Assessment indicates that no additional permitted reserves of sand and gravel are required.**
8. **The use of secondary and recycled aggregates in new development will be supported to reduce reliance on primary aggregate extraction and contribute towards sustainable and efficient use of resources.**
9. **Proposals for processing facilities will be supported where they are consistent with the provisions set out in Policy MIN7 as well as other relevant policies of the Local Plan[47].**
10. **Proposals for the extraction of clay (including brick clay, engineering clay and fireclay) will be supported in principle providing that the applicant can produce evidence that there is a demonstrable economic need for the quality and quantity of clay proposed to be recovered.**

Explanation

National planning policy highlights that it is essential to ensure that there is a sufficient supply of minerals to provide the infrastructure, buildings and goods that the country needs. It requires Mineral Planning Authorities (MPAs) to provide a policy framework for the extraction of mineral resources of local and national importance and to plan for a steady and adequate supply of aggregates[48].

The latter is done by preparing a Local Aggregate Assessment (LAA) and taking part in an Aggregates Working Party (AWP). A LAA is prepared jointly by the five West Yorkshire MPAs, based on a rolling average of 10 year's sales data and other relevant local information as well as an assessment of all other supply options, whilst the AWP produces an annual monitoring report providing aggregate sales and reserves data for each of four sub-regions (Humber, North Yorkshire, South Yorkshire and West Yorkshire). MPAs are required to maintain landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock.

Within the Bradford District, the principal mineral resource is sandstone, however there are also deposits of sand and gravel as well as clay and coal.

The sandstones of the Bradford District are renowned as a resource capable of producing some of the highest quality building, roofing and paving stones in the country. There are seven active quarries within the District working stone of varying, colours, textures and bedding characteristics, allowing a wide range of natural stone building materials to be produced, either on-site or at stone yards. There are also several inactive building stone quarries that have planning permission which will expire within the plan period. Products include riven paving and roofing flags, ashlar walling stones and architectural masonry.

These materials are used in new build development projects, public realm paving schemes, and the repair and extension of traditional buildings. The market for stone products extends throughout the region and beyond, with a demand for bespoke

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[47] Where proposals for recycled and secondary aggregate processing facilities are situated within operational mineral extraction sites, they should not prohibit its future restoration when extraction ceases.

[48] National Planning Policy Framework (NPPF) (December 2024) – Paragraphs 223 and 226

natural ‘York Stone’ masonry for quality development projects throughout the country. The extent of sandstone quarrying in the past has left a significant legacy, both in terms of the high quality and distinctive local character of the traditional built environment, including iconic buildings built from local stone such as Bradford City Hall, but also in relation to the land stability problems which can be associated with historic surface and underground stone mining.

Stone extraction is concentrated in the Elland Flag, Rough Rock and Woodhouse Grit rock units; however, a number of other distinct sandstone types occur within the District and there is therefore the potential to further diversify the supply of building stones, particularly in relation to the courser grained sandstones found within the northern parts of the District.

Although the District’s sandstones are primarily valued as a source of high-quality building, roofing and paving stones they are also of secondary importance to produce aggregates. Their characteristics mean they are generally unsuitable for high specification aggregates but are sold for a variety of lower specification uses including building sand, engineering fill and material for the repair of tracks and paths. Whilst Recycled and Secondary Aggregates (RSA) can often be used as a suitable alternative material for engineered fill; this is not always the case for building sand or footpath surfacing material. Therefore, the use of the lower specifications sandstones which are produced as a by-product of building stone quarrying for such purposes is generally considered to represent a sustainable use of resources, allowing aggregates quarried elsewhere which meet higher engineering specifications to be reserved for use in more demanding applications.

The latest West Yorkshire LAA 2026 (2024 Data)[49] highlights that the sub-region is heavily dependent on higher specification crushed rock aggregate of imports from neighbouring areas, include the Yorkshire Dales National Park. The West Yorkshire authorities continue to engage with neighbouring authorities via the AWP and production of the LAA to ensure continuity of supply. There are substantial crushed rock aggregate reserves within West Yorkshire, but they are not of a sufficiently high specification. Crushed rock reserves stood at 34.77 million tonnes[50], Therefore, the landbank (based on 10-year average sales level) stands at 30 years and 7 months.

Although Bradford is not a significant aggregate producer the small quantities of crushed sandstone aggregate by-product which are produced do contribute towards redressing the trade imbalance highlighted above and absorbing some local demand for lower specification bulk aggregates and building sand. Therefore, notwithstanding the fact that the West Yorkshire landbank calculated in the 2026 LAA (based upon historic average sales) is substantially in excess of the 10-year minimum, it is considered inappropriate to adopt a strongly negative policy position towards the extraction of crushed rock aggregates in the District.

Although sandstone is the primary commodity extracted within Bradford, the District also possesses sand and gravel resources which were an important source of construction in the past and may become so again in the future. No significant sand and gravel extraction has taken place in over five decades, other than the production

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[49] West Yorkshire Local Aggregate Assessment 2026 (2024 data), West Yorkshire Combined Authority & West Yorkshire Mineral Planning Authorities

[50] As of 31st December 2024

of sand from crushed sandstone. However, changes in extraction technology and commodity prices may change this.

West Yorkshire is heavily reliant on sand and gravel imports from neighbouring areas, as there are limited reserves within the sub-region. The West Yorkshire authorities continue to engage with neighbouring authorities via the AWP and production of the LAA to ensure continuity of supply. Although there are no reserves within the District, British Geological Survey (BGS) Mineral Resource Mapping indicates potentially viable sand and gravel resources including river terrace deposits along the Wharfe and Aire Valleys. However, previous research suggested that the minerals industry was sceptical whether this would be economically viable to extract due to the constrained nature of remaining deposits.

The latest West Yorkshire LAA (2026)[51] highlights that the sand and gravel reserves stood at 2.18 million tonnes[52]. Therefore, the landbank (based on 10-year average sales level) stands at 29 years and 11 months. Notwithstanding this, and given the reliance on imports, it is considered inappropriate and unsustainable to adopt a policy position that would not be supportive of any environmentally acceptable proposals for the extraction of sand and gravel resources within the District which may come forward within the plan period.

In addition, it seeks to support the managed supply of aggregates and respond to the local aggregates context by setting out a favourable policy environment for proposals involving the production of building sand and allowing the production of other types of crushed rock aggregates where this is supported by the LAA or the type of aggregate proposed to be produced can otherwise be demonstrated to be needed to fulfil an unmet demand. To prevent any restraint on aggregates from adversely affecting building stone production, the policy also supports the production of aggregates in circumstances where it is a secondary activity required to ensure the viability of a building, roofing or paving stone quarry, providing that the achievement of high-quality quarry restoration is not prejudiced.

It is also supportive in principle of proposals for sand and gravel extraction, within an area of search constrained by specified environmental criteria, except in the unlikely event that the LAA indicates that no additional permitted reserves of sand and gravel are required. In relation to clay it retains a flexible approach by indicating that support will be given for clay extraction where a specific demand is demonstrated.

National policy encourages the use of recycled and secondary aggregates (RSA) in construction as part of reducing the need for materials from traditional sources – i.e. primary aggregate extraction. RSAs could provide a significant contribution to the supply of aggregates. The terms “recycled” and “secondary” aggregates are often used interchangeably. To ensure that resources are conserved, aggregates should be recycled wherever possible.

Recycled aggregates refer to aggregates that have been used previously in construction. They can comprise construction, demolition and excavation (CDE) waste, asphalt road planings and used railway ballast. Secondary aggregates are usually by-products of other industrial processes not previously used in construction.

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[51] West Yorkshire Local Aggregate Assessment 2026 (2024 data), West Yorkshire Combined Authority & West Yorkshire Mineral Planning Authorities

[52] As of 31st December 2024

These include colliery spoil, china clay waste, slate waste, power station ashes, blast furnace and steel slags, incinerator ashes and foundry sands.

Information on the level of recycled and secondary aggregates produced in the West Yorkshire area is contained in the West Yorkshire LAA (2026)[53]. It suggests that around 1.2 million tonnes of recycled and secondary aggregates were produced during 2024, consisting of around 0.77 million tonnes of recycled aggregate, 0.13 million tonnes of hardcore produced for recovery and around 0.31 million tonnes of incinerator bottom ash produced at the Ferrybridge Multifuel Plants.

There are several operational/permitted facilities for processing and producing recycled aggregates in Bradford District, which are safeguarding under Policy MIN4. Some of these are associated with existing quarries, whilst the remainder are located within established employment/industrial areas. Where proposals come forward for further facilities at operational mineral sites, they should not prohibit the restoration of the site when extraction ceases.

Clay extraction tends to be driven by a demand for a clay resource which meets certain specifications, in terms of porosity or engineering qualities, for specific purposes. The Council are aware that there is currently a demand for mudstone/clay with properties which make it suitable to produce high-quality engineering bricks, however, it is not feasible to predict with any degree of certainty the level or nature of the demand for clay likely to persist within the plan period. Clay continues to be extracted in the District at Far Shay (sometimes known as Soil Hill) to the south of Denholme and south west of Thornton, close to the local authority boundary with Calderdale.

Links

Strategic Objectives	SO14: Safeguarding Our Resources SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 222, 223, 224(f and g), 226 and 227. **Planning Practice Guidance**: Planning of Aggregate Minerals (Paragraph 060 Reference ID: 27-060-20140306 to Paragraph 085 Reference ID: 27-085-20140306); Planning for Industrial Minerals (Paragraph 086 Reference ID: 27-086-20140306 to Paragraph 089 Reference ID: 27-089-20140306) **Local Plan Policies:** MIN1, MIN3, MIN5, MIN6 and MIN7
Evidence Base	Minerals Background Paper 1 – Minerals Policy and Supply West Yorkshire Local Aggregates Assessment 2026 (2024 data) Yorkshire and Humber Aggregates Working Party – Annual Monitoring Reports

[53] West Yorkshire Local Aggregate Assessment 2026 (2024 data) – Section 3.2

POLICY MIN3: MINERAL SAFEGUARDING

1. **To protect mineral resources from sterilisation by other forms of non-mineral development, Minerals Safeguarding Areas (MSAs) have been defined on the Policies Map around the following resources:**
   a) **Sandstone**
   b) **Sand and gravel**
   c) **Coal**
   d) **Clay**
2. **Within the Minerals Safeguarding Areas, non-minerals development involving proposals of over 1 hectare of land will be supported where it has been demonstrated that one or more of the following circumstances applies:**
   a) **it is proposed to extract the mineral prior to development taking place, or;**
   b) **there is no resource beneath the site of a sufficiently shallow depth to be viable for extraction, or;**
   c) **the costs associated with extracting the resource significantly outweigh its value, or;**
   d) **the resource could not be extracted without prejudicing the development of the site due to ground levels or engineering issues, or;**
   e) **prior extraction would result in an unacceptable impact on communities or the environment, or;**
   f) **there is an urgent need for the development, in terms of economic, environmental or social benefits, which justifies the sterilisation of a resource which could otherwise be viable for extraction**
3. **In determining the feasibility of prior extraction of minerals, an assessment should be undertaken and consider:**
   a) **the suitability of environmental conditions to support mineral extraction operations;**
   b) **whether it would be achievable within an acceptable timescale;**
   c) **whether there is a market for the mineral being extracted;**
   d) **the effect of prior extraction on the viability of the overall proposal**
4. **Planning permission should not be granted for the development of any land within 500m of an existing active minerals extraction site, other than development within the curtilage of an existing dwelling house, unless it has been demonstrated that the development would not prejudice the operation of and any opportunities for the future extension of an active or allocated mineral extraction site.**

5. **Planning permission should not be granted for development within active, inactive or historic mineral extraction voids unless it has been demonstrated that it would not result in the sterilisation of an economically significant mineral resource or a resource which may be required for the restoration or conservation of historic buildings and would not be affected by any unacceptable land stability risks.**
6. **Proposals involving the extraction of minerals from a development site which has the benefit of planning permission for a type of development which would otherwise sterilise the mineral resource beneath the site, will be supported in principle.**

Explanation

Minerals are a finite, but essential and valuable resource and can only be extracted where they occur naturally. Safeguarding viable or potentially viable mineral resources from unnecessarily being sterilised by surface development is, therefore, an important part of sustainable development. The tool available to the Council to ensure that this is the case is by defining Minerals Safeguarding Areas (MSAs).

Mineral Safeguarding Areas (MSAs), as set out in national policy, are designed to protect known locations of specific national and locally important mineral resources to ensure that they are not needlessly sterilised by non-mineral development. Their designation does not create a presumption in favour that the resource will be worked or signal policy support for mineral development. They also do not preclude other forms to development taking place. MSAs help to make sure "..*that mineral resources are adequately and effectively considered in land use planning decisions*[54]".

In Bradford District, the main mineral resources present are sandstone, sand and gravel, coal and clay. Sandstone is the most prevalent mineral resource in the area. It is primarily used for building, paving and roofing stone, with a limited amount of aggregate being produced as a by-product. Sand and gravel is present in the main river valleys – those of the Rivers Aire and Wharfe. This has not been extracted for many years. The southern part of the District is underlain by shallow coal deposits and there was a history of coal extraction, particularly during the 19th century. In this area the coal and sandstone resources are coincidental. Similarly, clay can also be found alongside coal deposits. Some of this clay is extracted and used in brick making.

Based on the above, the Council will seek to safeguard these important mineral resources and define MSAs to cover them. A similar approach was included within the Core Strategy, adopted in 2017. The extent of these MSAs is based on the guidance on safeguarding issued by the BGS.

The starting point for defining MSAs and their extent is to use the best available information about mineral resources within Bradford District. In this case, this is mineral resource mapping undertaken by the BGS and the Mining Remediation Authority (formerly the Coal Authority). This is followed by establishing the physical extent of these. The BGS guidance suggests that urban areas should not automatically be excluded from MSAs, especially as prior extraction may aid

[54] Mineral Safeguarding in England – Good Practice Advice (BGS, 2011

regeneration projects and the development of brownfield land. The MSAs are shown on the Policies Map.

As highlighted above, sandstone and coal resources are coincident in various parts of the District. In such areas a hierarchical approach has been adopted whereby the Coal MSA overlays and obscures the sandstone MSA. The reason for this approach is that coal is the more valuable mineral and is generally more suitable for prior extraction than sandstone bedrock. Separate Areas of Search are defined which illustrate the parts of the District within which minerals extraction may be supported in principle, subject to meeting other relevant planning policy criteria.

The policy does not mean that other forms of (non-mineral) development should not take place where deposits of sandstone, sand and gravel, coal or clay occur, however it does mean that developers will need to demonstrate that they have considered the quality, extent and possibility of the extraction and potentially use of them when preparing their development proposals, through a Mineral Resource Assessment. Such an assessment should detail the quantity of material to be extracted and the methods that would be used to do so, the timescale involved and transportation arrangements. The policy includes provision for developments of over-riding importance to proceed where it can be clearly demonstrated that there are economic, environmental or social benefits that justifies the sterilisation of a resource.

When assessing non-mineral development proposals within MSAs the Minerals Planning Authority will consider the size and nature of the proposed development, the availability of alternative locations and the need for and urgency of the proposed development. Account will also be taken of the quality and quantity of the resource that could be recovered by prior extraction and the practicality and environmental impacts of doing so.

Prior extraction of minerals can result in significant benefits for developers including direct profit gained from the sale of the mineral, offsetting construction costs through the on-site use of the mineral as a construction material and the use of prior extraction to mitigate natural, mining or other geological hazards as part of required site preparation works. In addition, it is recommended that prior extraction be considered for sites below the threshold set out in the policy may be viable and appropriate as part of their development projects. If prior extraction is considered unviable due to cost/benefit factors or development scheme practicalities, information should be provided identifying the factors that preclude it.

The policy also seeks to ensure that non-minerals development does not prejudice the operation of an existing or allocated minerals site. This may happen where non-minerals development is considered adjacent to a minerals site, but when developed the impact on the minerals site is significant enough that the minerals site may not be able to continue working. Examples of this could include as a result of dust, noise or other factors that become an issue when sensitive receptors are present within the vicinity of the site.

Existing active minerals extraction sites are identified within the Minerals Background Papers and on the Policies Map. A 500m buffer around these sites is shown on the Policies Map. Developers intending to build on land within 500m of extraction sites are encouraged to utilise the Council’s pre-application enquiry process to ascertain whether there would be any conflict with potential future extension options and, if so, whether this impact could be mitigated.

The policy also seeks to safeguards historic quarry voids to ensure that they are not unnecessarily sterilised by non-minerals development. They can potentially present sustainable opportunities for renewed minerals extraction activity (subject to meeting all relevant planning policies) to facilitate the release of new minerals reserves and can often contain remaining stone resources with particular characteristics, in terms of texture and appearance, which make them a suitable source for matching stones to facilitate the repair or restoration of historic buildings, particularly where that quarry was the original source of such building stones.

Links

Strategic Objectives	SO14: Safeguarding our Natural Resources SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework (2024)** – Paragraph 223(c and d) **Planning Practice Guidance** – Minerals Safeguarding (Paragraphs 002 to 006; Ref ID: 27-002-20140306 to 27-006-20140306) **Local Plan** - Policies MIN1, MIN4, MIN6 and MIN7
Evidence Base	Minerals Background Paper 2 - Safeguarding Mineral Resource Information in Support of National, Regional and Local Planning: West Yorkshire (comprising Metropolitan Boroughs of Bradford, Calderdale, Kirklees and Wakefield and City of Leeds) – Commission Report and Map (BGS/ODPM, 2006) Mineral Safeguarding in England – Good Practice Advice (BGS, 2011)

POLICY MIN4: MINERAL INFRASTRUCTURE SAFEGUARDING

1. **The minerals-related infrastructure set out in Table MIN1 and identified on the Policies Map will be safeguarded from un-necessary loss to non-mineral related development on the site or within its vicinity.**
2. **Proposals resulting in their loss will not be permitted, unless it can be demonstrated that:**
   a) **it will not prevent or prejudice the current or future use of the site; and/or**
   b) **the site is no longer required for mineral handling, processing, storage or transport; and/or**

c) alternative capacity for mineral handing, processing, storage or transport can be provided and delivered sustainably at an alternative site

3. Proposals within the vicinity of minerals-related infrastructure will be required to demonstrate that:

a) it will not place unreasonable restrictions on the operation of the site as result of the proposal being permitted;

b) where the operation of the site could have an adverse impact on the proposed development, the proposal provides suitable mitigation to protect local amenity

In planning for minerals development, it is also essential to remember that in addition to managing and supporting extraction, there is a need for facilities/infrastructure to handle, process, manufacture, transport and distribute the mineral and/or the finalised product. In many cases, such facilities and infrastructure are outside the location where primary extraction takes places. Therefore, alongside safeguarding mineral reserves, national policy requires Local Plans to safeguard existing, planned and potential sites for important minerals related infrastructure. This includes:

- minerals transportation infrastructure, such as rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport of minerals by rail, sea or inland waterways;
- sites for concrete batching and the manufacture of other concrete products;
- sites for the manufacture of coated materials; and
- sites for the handling, processing and distribution of substitute, recycled and secondary aggregate material

Bradford District does not have any sites for minerals transport infrastructure or the manufacture of coated materials, however there are number of concrete batching and depot sites (primarily ready-mix concrete) as well as facilities from the handling, processing and distribution of recycled aggregate material (see Table MIN1, below).

Most of these facilities are located within industrial estates in the District's main urban areas – Bradford (including Shipley) and Keighley, with exception of two sites - Hallas Rough and Midgeham Cliff End Quarries. The recycling operations at these quarry sites are ancillary to the main use – mineral extraction. As such they should not inhibit the main use or restoration of the sites in line with the agreed restoration schemes, when extraction ceases.

Table MIN1: Safeguarded Minerals Infrastructure

Infrastructure Type	Site Name
Concrete Batching (Ready Mix Concrete)	Mill Lane, Bradford
Concrete Batching (Ready Mix Concrete)	Mount Street, Bradford

Concrete Batching (Ready Mix Concrete)	Station Road, Shipley
Concrete Batching (Ready Mix Concrete)	Valley Road, Keighley
Recycled and Secondary Aggregates	Beckside Works, Old Corn Mill Lane, Bradford
Recycled and Secondary Aggregates	Hallas Rough Quarry
Recycled and Secondary Aggregates	Hammerton Street, Bradford
Recycled and Secondary Aggregates	Midgeham Cliff End Quarry
Recycled and Secondary Aggregates	Neville Road, Bradford
Recycled and Secondary Aggregates	Queens Road, Bradford

Introducing other forms of development, particular more sensitive uses, in close proximity to sites for the handling, processing and transportation of minerals can raise important safeguarding issues. For example, should housing and business uses that require a high-quality local environment be proposed or located close to such sites it can potentially lead to conflict. This is because of the potential environmental effects arising from the operation of the site, such as noise, vibration and impacts from vehicle movements, which in turn can impact on local amenity.

As such, the policy requires applicants to demonstrate that proposals in the vicinity of the safeguarded sites will not prevent or prejudice the current or future use of the site. Where an existing operation would have an adverse effect on a proposed new development, the applicant will be required to provide suitable mitigation to ensure that there are no unacceptable adverse effects on any occupiers and users of the new development proposed.

Proposals within or in the vicinity of safeguarded mineral infrastructure sites should be supported by sufficient evidence to enable the decision-maker to assess whether the proposed development is likely to have an adverse effect on the facility including its capacity.

The assessment should identify the potential sensitivities of the proposed development and demonstrate that the proposed non-mineral development will not be sensitive to effects arising from the operation of the infrastructure. Mitigation measures may be incorporated into the design and layout of the development, reflecting the ‘agent of change’ principle. Where a facility is likely to be adversely affected, either through its partial or total loss or by constraining its capacity, the ability to provide equivalent replacement capacity elsewhere or the lack of need for the facility will need to be demonstrated.

Strategic Objectives	SO14: Safeguarding our Natural Resources SO18: Ensuring Mineral Supply
Key Policy Links	**National Planning Policy Framework (2024)** – Paragraph 223(e) **Planning Practice Guidance** – Minerals Safeguarding (Paragraph 006 Reference ID: 27-006-20140306) **Local Plan Policy** MIN3
Evidence Base	Minerals Background Paper 2 – Safeguarding

POLICY MIN5: MINERAL ALLOCATIONS

1. **The following table is a list of the existing mineral sites for allocation in the Local Plan**

Local Plan Site Ref.	Site Name	Status	Commodity & Geological Formation	Site Area (Hectares)	End Date
MIN5-1	Apperley Lane Quarry	Inactive	Sandstone [Millstone Grit – Rough Rock]	0.17	2032
MIN5-2	Bank Top Quarry	Active	Sandstone [Millstone Grit – Rough Rock]	13	2039
MIN5-3	Bolton Woods Quarry[55]	Active	Sandstone [Coal Measures – Elland Flag]	25	2042
MIN5-4	Branshaw Quarry	Active	Sandstone [Millstone Grit – Woodhouse Grit]	5.8	2042
MIN5-5	Buck Park Quarry	Inactive	Sandstone [Millstone Grit –Rough Rock]	14.3	2036
MIN5-6	Far Shay Fireclay Pit	Active	Coal Measures [-Mudstone and Siltstone with 36 Yard Coal Outcrop	3.9	2042
MIN5-7	Hainworth Shaw Quarry	Active	Sandstone [Millstone Grit – Rough Rock]	7.9	2042
MIN5-8	Hallas Rough Quarry	Active	Sandstone [Millstone Grit – Rough Rock]	2.6	2038

[55] Due to its location with the urban area, a buffer zone applies to Bolton Woods Quarry. It is shown on the Policies Map.

MIN5-9	**Headley Lane Quarry**	**Inactive**	**Sandstone [Coal Measures – 48 Yard Rock]**	**1.44**	**2038**
MIN5-10	**Lower Bottomley Lane Quarry**	**Inactive**	**Sandstone [Elland Flags]**	**0.52**	**2042**
MIN5-11	**Naylor Hill Quarry**	**Active**	**Sandstone [Millstone Grit – Woodhouse Grit]**	**5.4**	**2040**
MIN5-12	**Ten Yards Lane Quarry**	**Active**	**Sandstone [Coal Measures - Elland Flag]**	**5.6**	**2032**

2. **The following table lists the new mineral sites in the Local Plan. This is a proposed site-specific area of search, adjacent to the existing Bank Top Quarry near Wilsden. Should a proposal come forward in this area, it should comply with relevant policies within the Local Plan.**

Local Plan Site Ref.	Site Name	Status	Commodity	Site Area (Hectares)
MIN5-13	**Bank Top Quarry**	**Area of Search**	**Sandstone [Millstone Grit – Rough Rock (Yeadonian)]**	**9.8**

Explanation

Bradford District contains twelve mineral extraction sites, several of which are operational quarries and others which are inactive but nonetheless benefit from planning permission with end dates within the plan period. The quarries supply or contain sandstone which is primarily used for building, paving and roofing stone, with limited quantities of aggregates being produced as a by-product.

Therefore, it is essential that these sites with extant planning permissions are protected to ensure that they continue to contribute to the District's mineral supply over the lifetime of the Plan.

In relation to the existing sites, all relevant constraints and issues have been identified and mitigation put in place through existing planning permission. It is expected these sites will be worked in line with their planning permissions including associated planning conditions and agreed restoration and aftercare plans.

In relation to the Bolton Woods Quarry in Bradford, a buffer zone is applied due to its location in the urban area. It should also be noted that Bolton Woods Quarry has the

benefit of outline planning permission for residential development (700 dwellings), granted in January 2020. The approach is that remaining mineral reserves should be worked out, prior to residential development taking place.

Historic England's Building Stones of England database lists the local building stone types and their characteristics, known local sources of these stones and examples of where the stone has been used for each county.

In Bradford District, the database identifies 267 quarries that were used to extract sandstone that was subsequently used for construction within the area and beyond. Most of these historic quarries operated during the 18th, 19th and 20th centuries. Many, particularly those located in what are now urban areas have developed for other uses such as residential, commercial and open spaces. Those in rural areas have mainly regenerated and in many cases now form part of the District's habitat and green infrastructure networks. Some are part of designated sites for nature conservation. Several of them are still operational sandstone extraction sites, that continue to contribute to the supply of building stone. These are listed in the policy above.

Four potential mineral extraction sites were submitted to the Council through various consultations or Call for Site exercises since 2016. These have been assessed against a range of criteria (as set out in the Site Assessment Methodology) to determine whether they were suitable as potential site allocations within the Local Plan. Details of the sites submitted, and the assessments undertaken can be found in Minerals Background 3. The outcome of these assessments was to identify a proposed area of search adjacent to the existing Bank Top Quarry near Wilsden. Should a proposal for mineral extraction come forward in this location, it will need to be accompanied by a wide range of supporting information to address various community and environmental impacts and will be assessed against the relevant policies of the Local Plan, in particular Policy MIN7.

Previous site allocations identified in the Replacement Unitary Development (RUDP) 2005 were also reviewed as part of revisited as part of the process of determining allocations. Several of these sites remain safeguarded within the plan as they are either currently operational or have a planning permission, some of which may expire or will remain during the Local Plan period.

Links

Spatial Objectives	SO15: Safeguarding Our Natural Resources SO19: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 222, 223, 224, 226 and 227 **Planning Practice Guidance**: Minerals – Planning for Mineral Extraction (Paragraph 007 Ref ID: 27-007-20140306 to Paragraph 010 Ref ID: 27-010-2014006) **Local Plan Policies**: MIN1, MIN2, MIN6 and MIN7
Evidence Base	Minerals Background Paper 3

POLICY MIN6: MINERALS AREA OF SEARCH
1. Within the areas of search identified on the Policies Map, proposals for the extraction of sandstone for building, roofing and paving stone, and sand and gravel will only be supported in principle, where it can be clearly demonstrated that provision cannot be met from existing sources of supply and meets the provisions of Policies MIN2 and MIN7 as well as other relevant Local Plan policies.

Explanation

Areas of search represent one of three ways in which Mineral Planning Authorities can plan for a sufficient supply of minerals. These are areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.

This approach was adopted in the Bradford Replacement Unitary Development (RUDP) (May 2005), where a total of 13 (9 for sandstone and 4 for sand and gravel) areas of search for minerals were identified with aim of assisting the minerals industry and public in identifying where the mineral resources and the main planning constraints were thus providing an indication as to where new mineral workings may be located. The adopted Core Strategy (2017) also sought to continue this approach.

As part of developing the Local Plan, it has been considered appropriate to continue with this approach. Accordingly updated areas of search for sandstone (for building, roofing and paving stone) and sand and gravel have defined and are shown on the Policies Map. To identify them a mapping exercise was undertaken with the British Geological Survey's Mineral Resource Mapping as the starting point. Existing built-up areas were excluded, whilst a series of environmental and heritage constraints were then applied to help determine which areas of land would unlikely be suitable for mineral development or where extraction may cause harm to assets of acknowledged importance. Further details of the approach and mapping exercise can be found in Minerals Background Paper 4, with the outcomes of the areas of search for sandstone and sand and gravel identified on the Policies Map.

The inclusion of land within an area of search for minerals does not mean proposals for mineral extraction will be supported. It will need to be demonstrated that sufficient minerals cannot be supplied from existing permitted reserves or allocated sites. Additionally, any proposals would need to demonstrate that they accord with other relevant national and local planning policies, including those set out in this Local Plan.

Links

Strategic Objectives	SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework (2024)** – Paragraphs 222 and 226(c). **Planning Practice Guidance** – Planning for Minerals Extraction (Paragraph 008 Ref ID: 27-008-20140306) **Local Plan Policies:** MIN1, MIN2 and MIN7.

Evidence Base	Minerals Background Paper 4: Areas of Search

POLICY MIN7: PROPOSALS FOR NEW OR EXTENDED MINERAL SITES

1. **Proposals for minerals extraction* will be supported in principle where it can be demonstrated that it would not result in unacceptable adverse impacts on the District's communities and natural and built environment.**
2. **In considering all proposals for mineral extraction, appropriate weight will be given to impacts on:**
   - **a) the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC), in particular the need to avoid and/or mitigate loss or deterioration of important foraging land within the SPA's zone of influence;**
   - **b) conservation and enhancement of designated nature conservation and geological sites, priority habitats and species to ensure that development would not lead to a long-term net loss of biodiversity, the loss or significant deterioration of any irreplaceable habitats, or permanent disruption of significant ecological networks;**
   - **c) landscape character and sensitivity including ensuring development can be effectively and appropriately integrated with its surroundings and the character of wider landscape;**
   - **d) cultural heritage and the built environment including ensuring development would not result in unacceptable harm to designated and undesignated heritage assets and known and unknown archaeological features as well as their settings;**
   - **e) local amenity including the need to ensure appropriate separation and/or mitigation between the site and neighbouring dwellings and other sensitive uses to prevent unacceptable levels of noise, dust, vibration, air pollution and visual impacts;**
   - **f) light pollution including the need to ensure proposals incorporate appropriate measures to control it;**
   - **g) flood risk including ensuring proposals do not have an unacceptable impact on flood flows or storage capacity and not increase the risk of flooding elsewhere;**
   - **h) ground and surface water quality, flow and water abstraction including consideration of the proposal to affect flows, quality and quantity of ground and surface water supplies and measures to prevent water pollution;**
   - **i) land stability including ensuring operation and restoration of the site does not create land instability and that quarry slopes and storage mounds are designed in a manner that does not create instability;**

j) soils and agricultural land including ensuring soil resources are managed in a sustainable way and avoid, where possible, the use of best and most versatile agricultural land;

k) climate change including showing how proposals impact on climate change and targets to reduce greenhouse gas emissions, as well as mitigation and adaption measures, where appropriate;

l) transport network including its capacity and suitability to accommodate vehicle movements, as well as mitigation for any adverse impacts on users;

m) Public Rights of Way including showing how proposals make provision for diversion or the creation of alternative routes during the extraction and restoration stages;

n) aviation safety to ensure that proposals located within aerodrome safeguarding zones do not present a new or increased hazard to aviation

3. Consideration should also be given to the cumulative impacts of proposals for mineral extraction arising from individual sites or a number of sites within the locality. Regard should also be had to effects arising from minerals development over an extended period of time.

4. Where proposals related to new mineral extraction sites on previously undeveloped land, one of the following circumstances should also apply:

a) it is not reasonably practical for physical, economic, or environmental reasons to reopen or extend any existing workings under the applicant's control, or;

b) the specific qualities of the mineral reserve proposed to be extracted will meet an identified need that could not be met through the extension or re-opening of existing workings under the applicant's control, or;

c) the mineral resource proposed to be extracted would otherwise be sterilised by another form of development

5. Where proposals involve the extension of an existing minerals extraction site, following should also apply:

a) The existing permitted reserves are close to exhaustion; and

b) Those parts of the existing site which it is practicable to restore, without unreasonably constraining future minerals extraction activity, have been restored

6. Incidental mineral extraction and borrow pits will be supported where it can be demonstrated that:

a) In the first instance consideration has been given to the use of reclaimed, recycled or waste material unless it is not practicable or suitable to do so;

b) The use of the borrow pit is short term and would provide a clear environmental, amenity or economic benefit;

c) The location of the borrow pit is well related to the project to reduce transport impacts of moving the mineral;

d) The borrow pit will be restored to a beneficial afteruse based on an approved restoration scheme within a specified timeframe;

e) Incidental extraction will only be supported where the mineral to be extracted is consistent with the purpose of the development and there is a proven need for the mineral

*** This includes new mineral extraction sites on previously developed and undeveloped land, re-opening of disused sites and extensions to existing sites.**

Explanation

National planning policy and guidance requires Mineral Planning Authorities to identify criteria against which planning applications for mineral workings will be assessed to ensure that they do not have unacceptable adverse impacts on the natural and historic environment, communities or human health.

On the opposite side, national policy also requires great weight to be given to the benefits of mineral extraction relating to supporting economic growth, maintaining a supply of raw materials for construction, environmental enhancements that can be achieved via site restoration, opportunities to deal with contaminated, derelict or unstable land, and the opportunity to obtain important resources that would otherwise be sterilised by non-mineral development.

Supporting new investment in minerals extraction is both a responsibility, in terms of Bradford playing its part in supplying the raw materials necessary for economic growth, but also an opportunity, in terms of enhancing Bradford's reputation as a supplier of high-quality building materials and supporting skilled employment particularly in rural areas. One of the key challenges for the District over the plan period is to develop a thriving local economy and accommodate significant levels of new development without adversely impacting on the quality of the built and natural environment.

This policy applies to all proposals for development involving mineral extraction, irrespective of location. It is intended to strike the necessary balance between the promotion of investment in new minerals development and the protection of the District's communities and natural and built environment by offering policy support for sustainable minerals development, which meets the key environmental criteria outlined.

A secondary objective is to reduce the need for minerals development to take place on new greenfield sites by encouraging developers to consider any options they may have to fully exhaust remaining reserves within existing workings, or to extend those workings, before looking at opening up new sites. However, it is recognised that minerals can only be worked where they exist.

The criteria are essentially intended to ensure that:

- proposals for minerals development are consistent with the minerals policies within the Local Plan,
- sufficient mitigation is proposed to ensure that unacceptable adverse impacts on people or the environment do not occur (taking account of cumulative effects);
- the site proposed to be worked does not include any irreplaceable habitats or green infrastructure essential to the functioning of a wider ecological network; and
- restoration proposals adequately compensate for any loss of biodiversity brought about by the mineral extraction activity

It also includes a test to ensure that any applicant for a new working has fully explored any options they may have for extending existing workings under their control and that extensions to existing workings are not allowed if the original working still contains significant remaining permitted reserves or opportunities for phased restoration have not been taken. Underlying the policy is therefore an implied hierarchy whereby exhausting existing permitted reserves is preferred to extending sites and extending or reopening existing sites is preferred to opening up new sites.

The logic behind this hierarchy is that it is environmentally beneficial to minimise the size of existing workings, by ensuring that parts of sites where reserves are exhausted are restored before permission is granted for extensions, and that the extension of existing sites will usually (but not always) result in less environmental harm than the opening up of new sites. The exceptions set out in Policy MIN7 are intended to ensure that the policy does not restrict proposals for prior-extraction or proposals which would result in an increase in the diversity of minerals products supplied from the District (including building stones of specific qualities or characteristics).

Borrow pits are temporary mineral workings located adjacent to a major construction site and used to supply a specific project. They can be an appropriate way of providing locally sourced material for major construction projects without the need for long distance transportation. However, other sources of bulk fill material, such as construction and demolition waste, should always be considered in the first instance.

Incidental mineral extraction involves removal of mineral as a secondary part of ‘non-mineral’ development. Incidental extraction promotes the sustainable use of minerals that may otherwise be lost or sterilised. Proposals for borrow pits and incidental extraction should aim to use the material in a sustainable manner and extract the minimum amount of mineral consistent with the nature of development. Proposals for borrow pits or incidental mineral extraction will generally be supported subject to accordance with other relevant Local Plan policies.

In considering proposals of minerals extraction, it needs to be noted that whilst most of the development activities relating to it are for the Minerals Planning Authority to address, there is a wider range of separate licensing, permitting or permissions regimes operated by several organisations/bodies that developers may need to consider as part of bring forward proposals from other organisations/bodies. These include:

- The Environment Agency for permits relating to surface water, groundwater and mining waste
- Natural England for European Protected Species Licences (where appropriate)

- The Coal Authority for licenses for coal extraction or any mineral passing through a coal seam.
- North Sea Transition Authority for licences relating to the exploration and production of hydrocarbons.

Links

Strategic Objectives	SO6: Supporting a Growing Economy SO10: Conserving and Enhancing the Historic Environment SO11: Tackling the Impacts of Climate Change SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding our Natural Resources SO16: Enhancing Environmental Quality SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework** – Paragraphs 223(f) and 224(b and c). **Planning Practice Guidance** – Assessing environmental impacts from mineral extraction (Paragraphs 011 Reference ID: 27-011-20140306 to 033 Reference ID: 27-033-20140306) **Local Plan Policies**: ST3, CR1, CR2, CR4, NE3, NE4, NE5, NE6, NE7, NE8, NE9, HE1, MIN1, MIN8 and MIN9.
Evidence Base	

POLICY MIN8: MINERAL SITE RESTORATION, AFTERCARE AND AFTERUSE
1. Proposals for mineral extraction will be supported where they are accompanied by a detailed plan to ensure that the site is reclaimed and restored to a beneficial afteruse at the earliest opportunity following the cessation of operations. Such plans should contribute positively towards environmental enhancement and securing community benefits. **2. Proposals for the restoration, aftercare and afteruse of mineral extraction sites should:** **a) clearly set out the timescales for the restoration of the site, including provision for a phased approach to mineral working and restoration unless it can be shown it is not feasible or practicable due to the site characteristics and/or constraints;** **b) demonstrate that the restoration and afteruse proposals are achievable and practical including providing details of proposed**

landform, the after-use and how soil and overburden will be managed;

c) **reflect the character of the site and its surroundings, in particular the surrounding landscape character;**

d) **deliver net-gains for biodiversity and show how it will contribute local ecological networks and habitat enhancement and creation. Important geological features should be maintained and preserved;**

e) **retain, conserve and handle soil resources in line with best practice throughout the period of mineral working and restoration;**

f) **where appropriate, seek to restore land back to agricultural for sites involving the best and most versatile (BMV) agricultural land.**

g) **where appropriate, contribute to managing flood water and ensure flood risk is not increased as a result of the proposed afteruse;**

h) **provide improved opportunities for public access for all user groups, the creation of open spaces and contribute to enhancement of the District's Green and Blue Infrastructure networks. This should be balanced against the need to minimise disruption to wildlife and biodiversity networks;**

i) **take account of aviation safety include birds striking aircraft within Aerodrome Safeguarding Zones, particularly where it involves the creation of waterbodies or wetland habitats or uses that have the potential to attract a larger number of birds. A bird strike management plan will be required;**

j) **ensure that appropriate safeguards are in place to the support adequate restoration and aftercare of the site from the commencement of development until completion of restoration and aftercare;**

k) **where proposals for restoration involve the importation of waste or any other materials, it should be demonstrated that it will take place over an appropriate timescale and that it is not feasible of practicable to reuse or recycle the waste or other material;**

l) **make provision for the aftercare of the restored site for a period of up to five years. It may be extended beyond this if it is needed to for the afteruse to become established or an innovative approach to restoration and after use is proposed**

Explanation

Mineral extraction is a temporary use of land, but often one that can last over a number of years. However, it is also one that can have substantial benefits for the environment and local communities as well as contributing to the achievement of wider policy objectives. National policy requires minerals planning authorities to ensure that mineral workings are reclaimed at the earliest opportunity following cessation of extraction, and that high-quality restoration and aftercare takes place.

Mineral workings have been restored in a way that secures green infrastructure, environmental or community benefits. Examples of these benefits include nature conservation, biodiversity enhancement, landscape enhancements and habitat creation as well as leisure and recreation use. Others have been restored for agricultural use. The responsibility for restoration and aftercare, including financial responsibility lies with the site operator and/or landowner.

It is essential that restoration and afteruse are properly considered at the planning application stage. Applications should be accompanied by a detailed plan and proposals for the restoration and aftercare, that reflect the proposed afteruse of the site. Early engagement with the Council and local communities is strongly encouraged before a planning application is submitted.

In considering the proposed restoration and whether it is appropriate, there are several important factors to consider. This includes the site's characteristics and its surrounding area as well as any opportunities and constraints present. Opportunities could include net gains for biodiversity and improvements to the District's green and blue infrastructure network.

In some cases, some proposals for restoration may require the importation of waste or other materials, therefore it will be essential for applicants to clearly demonstrate that imports will take place over an appropriate timescale and that it is not practicable or feasible to reuse or recycling the waste or other materials. Where waste material is imported, an Environmental Permit will need to be obtained from the Environment Agency.

The level of detail required for a restoration and aftercare plan is dependent on each site's particular circumstances, including the duration of any operations, however it must be sufficient to demonstrate that the scheme and its objectives are practically achievable. Details of the matters to be addressed are set out in the national Planning Practice Guidance[56].

To implement the policy and deliver sound restoration and aftercare of a mineral extraction site, the Mineral Planning Authority (MPA) will impose suitable planning conditions, and, where necessary, planning obligations. Any conditions imposed will be drafted in such a way that even if the applicant's interest is disposed, the requirement for restoration and aftercare can still be delivered (either by a new operator or the landowner).

Conditions will need to reflect the proposed afteruse together with several other factors such as site characteristics, the type of mineral to be worked, working methods, timescale for extraction and the character of the area.

Links

Strategic Objectives	SO10: Conserving and Enhancing the Historic Environment SO11: Tackling the Impacts of Climate Change SO12: Delivering a Green and Blue Infrastructure Network SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources

[56] Planning Practice Guidance – Minerals: Restoration and Aftercare of Minerals – Paragraph 040 Reference ID: 27-040-20140306.

	SO15: Delivering Healthy Places and Communities SO16: Enhancing Environmental Quality
Key Policy Links	**National Planning Policy Framework (2024)** – Paragraphs 103, 181, 182, 187a, b and d to f), 198, 223(h), 224(e) and 228(a). **Planning Practice Guidance** - Paragraphs 036 [Ref ID: 27-036-20140306] to 059 [Ref ID: 27-059-20140306] **Local Plan Policies:** MIN1, MIN7 and MIN9
Evidence Base	

POLICY MIN9: OIL & GAS (HYDROCARBON) EXPLORATION AND PRODUCTION

1. **Proposals for the exploration and appraisal of hydrocarbons (oil and gas) resources will be supported in principle where it can be demonstrated that:**
   a) **any sites where intrusive exploration or appraisal works are to take place are located so as to minimise adverse impacts on people or the environment, and;**
   b) **the operations and infrastructure will not lead to unacceptable adverse impacts on people or the environment or that any such adverse impacts will be adequately mitigated, and;**
   c) **any boreholes intended to be capable of being reused for production in the future are sited in locations which can accommodate the scale of infrastructure and mitigation which would be necessary at the production stage, and;**
   d) **exploration and appraisal phases are for an agreed length of time; and;**
   e) **proposals are included to restore the areas of land affected to a condition which provides for the maintenance or enhancement of the ecological, landscape and/or amenity value of the site in the event that planning permission is not subsequently granted for these areas of land to be used for production**
2. **Proposals for the commercial production of hydrocarbons (oil and gas) will be supported in principle providing that:**
   a) **a full appraisal programme for the oil or gas resource proposed to be exploited has been completed which demonstrates that a viable oil or gas resource exists of a sufficient size to justify the environmental, social and economic costs associated with its extraction, and;**

b) the proposed production site is in the most sustainable viable location taking account of the proximity of sensitive environmental, human and cultural receptors, transportation distances, infrastructure requirements and the benefits of efficiently exploiting the identified oil and gas deposit, and;

c) adequate evidence has been provided that the operations and infrastructure necessary for the exploitation of the oil or gas resource will not lead to unacceptable adverse impacts on people or the environment or that any such adverse impacts will be adequately mitigated, and;

d) proposals are included to restore the areas of land affected by the production activities and associated infrastructure to a condition which provides for the maintenance or enhancement of the ecological, landscape and/ or amenity value of the site once production has ceased

Explanation

National planning policy requires Mineral Planning Authorities (MPAs) to plan for the exploration for and production of oil and gas. Oil and gas, more formally known as hydrocarbons, play a key role in society. They are essential in generating power for homes and industry, producing fuel for transport to move people and goods, and within industry. They remain an important element of the country's energy mix as it moves towards low carbon energy supply sources and zero carbon. In the United Kingdom, the majority of oil and gas originates offshore, however there are areas in the country where onshore extraction occurs.

There are two types of hydrocarbons – conventional and unconventional. The former is using found in sandstone and limestone rock formations, whilst the latter are typically found in shale and coal seams.

MPAs are required to set out a policy framework that distinguishes between the three phases for onshore hydrocarbon extraction:

- Exploration – acquiring geological data to establish whether hydrocarbons are present. It may involve test drilling and, in the case of shale gas, hydraulic fracturing.
- Appraisal – establishing information regarding the extent of the hydrocarbon reserves and their characteristics to determine whether they can be economically exploited.
- Production – involves extraction of hydrocarbons and the provision of associated infrastructure such as pipelines, processing facilities and storage tanks.

The role of the planning system is to determine whether development would be an acceptable use of land and the impacts that such a use may have. It should be noted that hydrocarbon extraction is subject to wider regimes and legislation that covers licencing, monitoring and health and safety. This includes:

- North Sea Transition Authority (NSTA): responsible for issuing Petroleum Exploration and Development Licences (PEDLs) under the Petroleum Act 1998.

The NSTA are also responsible for assessing risk and monitoring of seismic activity, as well as granted consent for flaring and venting.

- Environment Agency (EA): responsible for protecting water resources, including ground water aquifers as well as ensuring appropriate treatment and disposal of mining waste, emissions to air and suitable treatment/management of naturally occurring radioactive wastes.
- Health & Safety Executive (HSE): regulates the safety aspects of all phases of extraction, in particular it is responsible for ensuring the appropriate design and construction of well casings for any boreholes.

Communication with regulators early in the process of developing proposals is essential.

There are no proven oil or gas resources within the District. To date there has been no interest in initiating exploratory works in connection with either conventional or unconventional onshore oil or gas extraction. However, the potential for future interest in oil or gas extraction cannot be entirely discounted, as part of the southern half of the District is underlain by the East Pennine Coalfield, which could potentially contain resources suitable for Coal Bed Methane exploitation or Underground Coal Gasification. Part of the northern half of the District is underlain by the Lower Bowland-Hodder Shale Unit, which could potentially contain shale oil or gas resources. The District is not subject to any Petroleum Exploration and Development Licences (PEDLs).

Links

Strategic Objectives	SO6: Supporting a Growing Economy SO13: Protecting and Enhancing the Natural Environment SO14: Safeguarding Our Natural Resources SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework (2024)** – Paragraphs 224 and 228(a) **Planning Practice Guidance** – Planning for Hydrocarbon Extraction (Paragraphs 091 Reference ID: 27-091-20140306 to 235 Reference ID: 27-235-20141017) **Local Plan Policies:** MIN1, MIN7 and MIN8
Evidence Base	Minerals Background Paper 1: Policy Background and Minerals Supply The Carboniferous Bowland Shale Gas Study: Geology & Resource Estimation (BGS/DECC, 2013) Mineral Resource Information in Support of National, Regional and Local Planning: West Yorkshire (comprising Metropolitan Boroughs of Bradford, Calderdale, Kirklees and Wakefield and City of Leeds) – Commissioned Report (CR/04/172N) and Map (BGS/ODPM, 2006)

POLICY MIN10: COAL EXTRACTION

1. **Proposals for coal extraction will not be permitted unless the coal resource would otherwise be sterilised by another form of development, or all of the following criteria are met:**
   a) **Any viable fireclay resources will also be recovered, and;**
   b) **One of the following circumstances applies:**
      i. **The proposals are environmentally acceptable, or can be made so by planning conditions or obligations, or;**
      ii. **The proposal provides national, local or community benefits which clearly outweigh the likely impacts of the development (taking all relevant matters into account, including any residual environmental impacts)**

The amount of coal used within the country has reduced significantly over recent years as the focus shifts to increasing the use of renewable and low carbon energy sources. The final coal-fired power station in the United Kingdom closed in September 2024. Use of coal is now largely restricted to a few specific industries, such as chemicals, mechanical engineering, and traditional iron/steel production, or use in powering steam locomotives.

The southern half of Bradford District is underlain by the East Pennine Coalfield. This area is known to contain relatively lower rank coals which have already been subject to significant historic extraction activity over a period of around 200 years. However, it cannot be assumed that the surface coal resource area within the District contains significant quantities of accessible coal of sufficient quality to be used as an energy mineral.

The policy generally reflects the policy contained in NPPF Paragraphs 228 and 230 with the modification that provisions for the co-extraction of fireclay are also included. This slightly modified local approach reflects the local context, in that the fireclays within the District have historically been valued as a high-quality refractory material (co-extraction of coal, ironstone and fireclay has been common in Bradford's mines in the past). Therefore, given this, developers wishing to extract coal resources must also ensure that provisions are made for the co-extraction of fireclay, unless it can be shown that such co-extraction would be unviable. The District is home to one clay extraction site at the Far Shay near Denholme.

The policy also specifies that proposals for coal extraction must be tested for their environmental acceptability and, where unacceptable environmental impacts are identified, it must be considered whether any demonstrable national, local or community benefits associated with the development outweigh this adverse impact. Although a similar test of environmental acceptability is applied to all types of minerals extraction development, as expressed in Policy MIN7, specific emphasis is given to the need for coal extraction proposals to demonstrate environmental acceptability, or provide overwhelming benefits, as certain coal extraction activities can be particularly environmentally intrusive.

Development involving the extraction of coal to prevent it from being sterilised by another form of development are not required to meet the criteria set out at Policy MIN10, as policy for this type of prior extraction development is set out in Policy MIN3.

Links

Strategic Objectives	SO14: Safeguarding Our Natural Resources SO18: Ensuring Minerals Supply
Key Policy Links	**National Planning Policy Framework** – Paragraphs 228 and 230 **Planning Practice Guidance** – Planning for Coal Extraction (Paragraphs 147 Reference ID: 27-147-20140306 and 148 Reference ID: 27-148-20140306). **Local Plan Polices:** MIN1, MIN3 and MIN7
Evidence Base	Minerals Background Paper 1: Policy Background and Minerals Supply Mineral Resource Information in Support of National, Regional and Local Planning: West Yorkshire (comprising Metropolitan Boroughs of Bradford, Calderdale, Kirklees and Wakefield and City of Leeds) – Commissioned Report (CR/04/172N) and Map (BGS/ODPM, 2006)

Waste

POLICY WAS1: PLANNING FOR SUSTAINABLE WASTE MANAGEMENT

1. **The Council will work with its partners and neighbouring authorities to integrate strategies for waste management in Bradford and at the sub-regional and regional levels.**
2. **Proposals for new, enhanced or expanded waste management facilities, that are not allocated or safeguarded waste sites (as listed in Policy WAS2 and Appendix 7) will be supported where it:**
   - **a) can be demonstrated that there is a need for the facility**
   - **b) will contribute to driving the management of waste up the waste hierarchy in the following order:**
     - **i. Prevention**
     - **ii. Preparing for re-use**
     - **iii. Recycling**
     - **iv. Other recovery**
     - **v. Disposal**

c) is within an accessible location and has regard to the following sequential priorities:

i. on-site management of waste where it arises, provided that it does not have an adverse impact on amenity and the wider environment

ii. the co-location of sites with waste management uses, including extension of existing facilities

iii. established and proposed employment and industrial sites where modern facilities can be appropriately developed

iv. other previously developed land and redundant agricultural or forestry buildings and their curtilage (for managing agricultural waste). Mineral extraction sites (for managing inert construction and demolition waste) where the activity does not impinge on the operation and/or delay the restoration of the mineral extraction site

3. For proposals involving new, enhanced or expanded hazardous waste management sites, in addition to meeting the criteria outline above and in Policy WAS4, it should be demonstrated that the waste could not be processed at an existing facility within Bradford District or a neighbouring authority area within the sub-region due to insufficient existing and/or permitted capacity.

4. For proposals involving disposal residual waste via landfill, in addition to meeting criteria above and in Policy WAS4, it should be demonstrated that:

a) the residual waste cannot be handled in a more sustainable manner as no other suitable option is available at a higher level in the waste hierarchy;

b) there is insufficient available existing, permitted residual waste capacity within the West Yorkshire sub-region or Yorkshire & Humber Region;

c) the development would lead ultimately to a demonstrable improvement in the quality of the environment;

d) the proposal is demonstrated as being essential for the ultimate restoration of the site, for example the restoration of a former mineral extraction site;

e) it should be accompanied by proposals to provide for a high-quality restoration, including progressive restoration, of the site within an agreed timeframe, and for an agreed use or activity.

Explanation

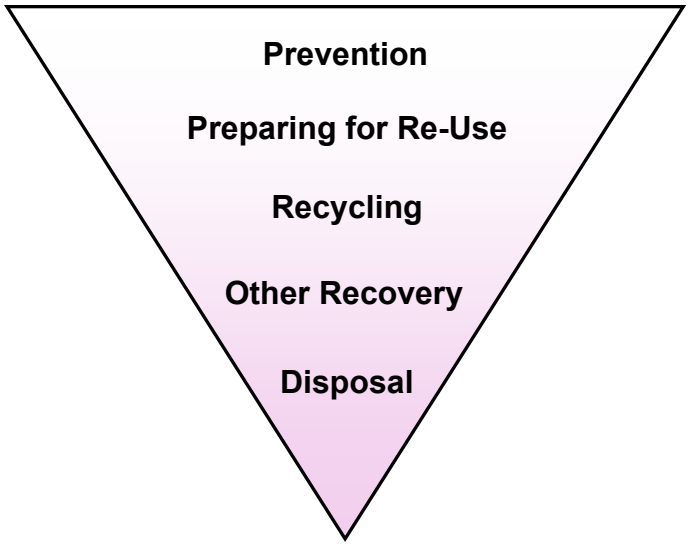
Waste was previously seen as a by-product of living, to be disposed of by the cheapest possible method. However, it has become increasingly recognised as an important resource rather than to be something to be disposed of.

As a Waste Planning Authority (WPA), City of Bradford Metropolitan District Council (CBMDC) is required to ensure that it sets out planning policies and, where appropriate, identifies sites/areas that are suitable for new or enhanced waste management facilities. CBMDC are also the Waste Collection Authority (WCA) and Waste Disposal Authority (WDA) for the waste it collects, however the Local Plan is not about who collects household waste or when this takes place. Instead, it is about how and where all waste generated is managed.

It is recognised planning for and managing waste is often a wider than local matter and as such requires a strategic approach. This is because the treatment and disposal of waste often involves it being transported across local authority boundaries, reflecting the commercial nature of the waste industry and the location of facilities. Therefore, it is essential the Council works closely, and on an ongoing basis, with its neighbours as well as WPAs further afield.

Much of the policy landscape surrounding waste management arose at the European Level via a number of European Union Directives. These includes the European Waste Framework Directive 2008[57] which introduced the Waste Hierarchy and the Landfill Directive[58]. The former Directive (including the Waste Hierarchy) has subsequently been transposed into United Kingdom law and practice[59]. The hierarchy ranks the methods of dealing with waste in order of preference and places emphasis on preventing and reducing the amount of waste produced, then recovering or extracting value from it by means of recycling, re-use or reclamation. Disposal is very much the last resort.

Figure WAS1: The Waste Hierarchy



[57] EU Directive 2008/98/EC

[58] EU Directive 1999/31/EC

[59] The EU Waste Framework Directive was transposed into UK law via Waste (England and Wales) Regulations 2011.

The National Waste Strategy includes targets for reducing the amount of waste that ends up being disposed of in landfill sites. There has also been a push to move towards greater sustainability and net self-sufficiency when it comes to managing waste. Under the framework of the Environment Act 2021, the Government established legally binding commitments to halve the level of residual arisings by 31 December 2042[60] and for the near-complete elimination of biodegradable municipal waste being sent to landfill for disposal from 2028 onwards.

The National Planning Policy for Waste (NPPW) (2014) set outs a number of key planning principles that informs Local Plan preparation and decision making on planning applications for waste development. These principles include delivering the waste hierarchy, addressing waste as a resources and disposal as the last option. The NPPW alongside the Waste Management Plan for England (2021) forms the National Waste Management Plan.

The Waste Capacity Study (2024) estimated that a total of 862,804 tonnes of waste arose in Bradford District in 2022. This consisted of:

- Local Authority Collected Waste (LACW): 222,647 tonnes
- Commercial and Industrial Waste (C&I): 356,274 tonnes
- Construction, Demolition and Excavation Waste (CDE): 259,913 tonnes
- Hazardous Waste: 23,846 tonnes
- Agricultural Waste: 124 tonnes

In looking over the Local Plan period, the study has projected that the volume of waste arisings in the District will increase as follows:

- Local Authority Collected Waste (LACW): 230,842 tonnes
- Commercial & Industrial Waste (C&I): 393,463 tonnes
- Construction, Demolition and Excavation Waste (CDE): 287,044 tonnes
- Hazardous Waste: 26,335 tonnes

In 2022, 60% (419,249 tonnes) of the waste arising in Bradford District was received at facilities located within the area, with the remaining 40% (276,700 tonnes) being exported elsewhere. In terms of the former, 65% was received at transfer facilities, meaning that it was sorted and bulked up for onward transfer. Of the waste exported most was sent to landfill sites (345,533 tonnes) and treatment facilities (168,608 tonnes) in other parts of the country.

The Waste Capacity Study (2024) includes a section on waste imports and exports, whilst a more detailed Waste Movements Paper has been prepared. The latter outlines detailed information on strategic non-hazardous and hazardous waste movements to and from the District as well as a summary of discussions with other Waste Planning Authorities.

It is also important to make sure that new, enhanced or expanded waste facilities are in sustainable and accessible locations. The majority of the District's existing operational/permitted waste management facilities are already located within the Regional City of Bradford and on its edge, with others in Baildon, Keighley and Shipley as well as in rural areas, for example where former mineral workings are being restored.

Accordingly, waste development should be located in line with the wider spatial strategy of the Local Plan as well as the sequential approach outlined in the policy

[60] The Environmental Targets (Residual Waste) (England) Regulations 2023 – Regulation 2

unless it can be clearly demonstrated that an alternative location is required. This could include considering the type of waste management facility and/or its operational requirements.

The sequential approach seeks to reflect the proximity and self-sufficiency principles, prioritising the management of waste on-site and the co-location with existing facilities and complementary uses ahead of other locations. In line with the NPPW, the policy also recognises that existing employment and industrial areas can be appropriate for waste management development. Such areas are often located away from residential areas and may be close to where the waste is generated. However, this is provided that the design and nature of the operation is compatible with the location and surrounding land uses and does not result in unacceptable adverse effects on amenity and the wider natural and built environment.

Other areas of previously developed land may also be suitable, subject to meeting detailed planning policy requirements, whilst sites such as active or former mineral workings may also be suitable for managing construction, demolition and excavation waste (either to provide recycled aggregates and/or as part of reclamation/restoration of former workings), subject to not impinging on the operation and/or restoration of the site. Redundant agricultural or forestry buildings and their curtilage may also be suitable for managing agricultural waste.

Where proposals involve new, enhanced or expanded hazardous waste facilities, consideration should also be given to whether there is existing available capacity within Bradford District or the surrounding sub-region the facility is required.

In line with the waste hierarchy, disposal (including by landfill), is the considered to be the last option. It will need to be demonstrated that the waste cannot be managed through other means and that there is insufficient capacity at existing facilities. It is recognised that there may be circumstances under which landfill sites may be allow for environmental improvements or restoration of former mineral extraction sites to take place. Should this be the case, proposals should be accompanied by a comprehensive restoration scheme.

Links

Strategic Objectives	SO12: Tackling Climate Change SO15: Safeguarding Our Natural Resources SO17: Enhancing Environmental Quality SO20: Sustainable Waste Management
Key Policy Links	**National Planning Policy for Waste (2014)**: Paragraphs 1 to 8; Appendix 1 **Planning Practice Guidance**: Waste (Paragraphs 001 Ref ID: 28-001-20141016 to 041 Ref ID: 28-041-20141016 and Paragraphs 045 Ref ID: 28-045-201041016 to 052 Ref ID: 28-052-20141016; Annex 1 **Local Plan Policies:** WAS2, WAS3, WAS4 and WAS5
Evidence Base	Waste Capacity Study (2024)

	Waste Movements Paper (2026) Waste Management Plan for England (2021)

POLICY WAS2: WASTE MANAGEMENT ALLOCATIONS

1. **The following sites will continue to be allocated for waste management facilities:**

Site Ref	Site Location	Site Area (ha)
WAS2-1	**Ripley Road, Bowling, Bradford**	**2.35**
WAS2-2	**Aire Valley Road, Worth Village, Keighley**	**2.80**
WAS2-3	**Bowling Back Lane Household Waste Collection and Recycling Site, Bradford**	**4.27**
WAS2-4	**Steel Stock and Scrapholders Site, Birkshall Lane, Bradford**	**4.10**

2. **Any proposals for new waste management facilities on these sites will need to address the criteria set out in Policies WAS1 and WAS4, together with other relevant polices within the Local Plan.**

Explanation

The National Planning Policy for Waste requires Waste Planning Authorities to identify sites and/or areas for new or enhanced waste management facilities in appropriate locations. It provides guidance on the matters that authorities should consider when preparing Local Plans and assessing the suitability of sites and/or areas.

As part of developing the Local Plan, a Waste Capacity Study was undertaken. This sought to identify current and future waste arisings and assess existing and future waste management capacity needs. It used a base date of 2022 and projected arisings and capacity needs through to 2041. To determine these, the study used three different recycling scenarios (Low, Central and High) for main waste types for 2022, 2031 and 2041, across the main waste streams – Local Authority Collected Waste (LACW), Commercial and Industrial Waste (C&I), Construction, Demolition and Excavation Waste, and Hazardous Waste. The study highlighted that the District had sufficient recycling capacity industrial green waste and metals.

The Study identified that there would be a gap in the amount of waste arisings in the District and capacity at waste management facilities to manage it across all three recycling scenarios, meaning that there will be a need to identify additional waste capacity for dealing with:

- Residual LACW and C&I waste (between 179,161 tonnes and 255,534 tonnes per annum by 2041)

- Recyclable LACW and C&I waste (between 258,420 tonnes and 326,317 per annum by 2041)
- Construction, Demolition and Excavation waste (208,844 tonnes per annum by 2041)
- Hazardous waste (23,785 tonnes per annum by 2041)

Whilst, gaps are present in current and future waste management capacity, it should be recognised that due to the nature of the waste industry, commercial decisions and availability of contracts will eventually determine whether facilities are built and what types these will be. Additionally, it must be highlighted that facilities in other Waste Planning Authority (WPA) areas will also play a role in providing capacity for managing Bradford's waste over the Local Plan period. This is particularly the case for hazardous waste, where it may require treatment/management at specialist facilities. It is noted that Bradford has a number of transfer facilities where waste is sorted and batched before being sent elsewhere for treatment/disposal.

Work has been undertaken to determine the quantities of waste moving between Bradford District and other areas of the country using the Environment Agency's Waste Data and Hazardous Waste Data Interrogators, and vice versa. Such movements will be monitored on a regular basis and engagement with other WPAs will continue to take place.

An example is the management of the Council's residual LACW. Around 150,000 tonnes of the residual LACW are processed at a facility in Leeds (capacity 450,000 tonnes per annum) as part of a 12-year contract running until 2029 (with an option for a three-year extension). Recyclates are separated and a refused derived fuel (RDF) prepared, which is then sent to the Ferrybridge Energy from Waste facility. Similarly, the Council has a contract with a company to manage its Dry Mixed Recyclable (DMR) Waste running over a three-year period, with the option of a one-year extension[61].

Six sites were allocated in the Waste Management DPD (2017) for future facilities. These were identified through a detailed site selection, assessment and shortlisting process. These were:

- Princeroyd Way, Ingleby Road, Listerhills, Bradford
- Ripley Road, Bowling, Bradford
- Aire Valley Road, Worth Village, Keighley
- Bowling Back Lane Household Waste Collection and Recycling Site, Bradford
- Merrydale Road, Euroway
- Steel Stock and Scrapholders Site, Birkshall Lane, Bradford

Since 2017, two of these sites – Princeroyd Road and Merrydale Road - have been lost to other uses. Three of the remaining sites – Aire Valley Road, Bowling Back Lane and Ripley Road were also subject to planning permissions for various types of waste management facilities. However, none of these have been taken forward. Furthermore, it should be noted that the Bowling Back Lane and Steel Stock and Scrapholders sites are already in use for waste management purposes. These sites

[61] Letsrecycle.com website (29.06.2026) - DSM rebrands as MATIQ and secures Bradford recycling contract - https://www.letsrecycle.com/news/dsm-rebrands-as-matiq-and-secures-bradford-recycling-contract/ (Accessed 09.09.2026)

provide a total of 13.52ha of land. However, it is not possible to determine exactly how much capacity would be generated, as this would be determined by the type and nature of the facility to be provided.

As part of developing the Local Plan (and its predecessor Allocations Development Plan Document), several Call for Sites exercises were undertaken, the most recent of which took place in May 2025. During this, a single site was put forward for a waste management facility. This site has been assessed and not considered appropriate for allocation.

It is proposed that the four remaining site allocations, listed in the policy above, continue to be safeguarded/allocated within the Bradford District Local Plan in order to contribute to the provision of facilities to address the identified capacity gap. All sites are broadly consistent with the spatial approach to the location of waste management facilities outlined in Policy WAS1.

In addition to the allocations listed above, the Local Plan also seeks to safeguard the District's existing operational/permitted waste management facilities under Policy WAS3 to ensure that they continue to contribute to capacity. These facilities are listed in Appendix 7.

Links

Strategic Objectives	SO2: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO20: Sustainable Waste Management
Key Policy Links	**Planning Policy for Waste (2014)**: Paragraph 8 **Planning Practice Guidance**: Waste (Paragraphs 001 Ref ID: 28-001-20141016 to 041 Ref ID: 28-041-20141016 and Paragraphs 045 Ref ID: 28-045-201041016 to 052 Ref ID: 28-052-20141016; Annex 1 **Local Plan Policies:** WAS1, WAS3, WAS4 and WAS5
Evidence Base	Waste Capacity Study (2024) Waste Background Paper (2026) Waste Management Development Plan Document (2017)

POLICY WAS3: SAFEGUARDING WASTE MANAGEMENT FACILITIES AND INFRASTRUCTURE

1. **Existing waste management facilities and allocated sites (as listed in Appendix 7 and identified on the Policies Map) will be safeguarding from development that would prejudice or prevent the use of the site for waste management purposes.**
2. **Proposals within or in the vicinity of an existing waste management facility or allocated waste site resulting in its loss or prejudicing or preventing its ongoing use will only be permitted, where it can be demonstrated that:**
   a) **the proposal will not prevent or unreasonably restrict the operation of the waste development**
3. **Proposals on an existing waste management facility site or allocated waste site will only be permitted, where it can be demonstrated that:**
   a) **there is no longer any identified need for the facility or site across any form of waste arising in the District and sub-region;**
   b) **the use of the facility or site for waste management activities is proved to be obsolete or economically unviable and there is no realistic prospect of the site being used for a waste management facility;**
   c) **an alternative, suitable waste facility site is identified elsewhere in the District;**
   d) **its continued use for waste management would be unacceptable in terms of its effects on local communities and/or the environment;**
   e) **there is an over-riding need for the proposed development that provides wider benefits that clearly outweigh those from retaining the site or facility for waste management use**

Explanation

Bradford District's network of existing waste management facilities represents a valuable part of its infrastructure and are a key resource in helping the Council to meet its international and national obligations and to deliver local waste objectives as well as managing forecast future waste arisings.

The loss of any well-located facilities could influence the District's ability to meet its needs for sustainable waste management. Therefore, it is important to safeguard them to ensure their continued availability and avoid capacity being unnecessarily lost. Details of the existing waste management sites/facilities that will be safeguarded are set out in Appendix 7 and identified on the Policies Map.

The introduction of other forms of development, such as housing or business uses that need a high-quality local environment, in close proximity to waste management facilities can lead to conflict due to the potential effects on amenity arising from the operation of the facility.

The Local Plan will safeguard existing waste management facilities and allocated waste sites within the District and resist the loss of existing facilities and allocated sites unless there is no realistic prospect of the site being used or required for waste management purposes. Particular circumstances should be demonstrated why there is a need for the loss of an existing facility, or development of an allocated waste site for another unrelated purpose.

Links

Strategic Objectives	Strategic Objective 20: Sustainable Waste Management
Key Policy Links	**Planning Policy for Waste (2014)**: Paragraph 8 **Planning Practice Guidance**: Waste (Paragraphs 001 Ref ID: 28-001-20141016 to 041 Ref ID: 28-041-20141016 and Paragraphs 045 Ref ID: 28-045-201041016 to 052 Ref ID: 28-052-20141016; Annex 1 **Local Plan:** Policies WAS1, WAS2, WAS4 and WAS5
Evidence Base	Minerals Background Paper 2: Safeguarding Environment Agency Waste Data Interrogator Waste Capacity Study (2024)

POLICY WAS4: PROPOSALS FOR WASTE MANAGEMENT DEVELOPMENT

1. **Proposals for new, enhanced or expanded waste management facilities will be supported where they:**
   a) **contribute to meeting an identified need for new waste management capacity over the plan period or can demonstrate an additional need that cannot be met by existing facilities in Bradford District or West Yorkshire;**
   b) **contribute to driving waste management up the waste hierarchy;**
   c) **demonstrate that any impacts will not significantly adversely affect communities, land, infrastructure, natural resources and the natural and built environment**
2. **Proposals for new, enhanced or expanded waste management development will be supported where it can be demonstrated that the following impacts have been adequately addressed and any adverse effects minimised or avoided:**
   a) **The design, siting and external appearance and ensuring that it is of a scale, mass, form and character is appropriate to its location and landscape setting. It should be of high-quality design and contribute positively to the quality and character of the area within which it is located. This includes the provision of appropriate screening, boundary treatments and landscaping to mitigate any potential impacts and integrate with the surrounding area.**
   b) **Whether the facility can be fully contained within buildings or enclosed structures, unless it can be demonstrated that unacceptable environmental and other effects can be effectively mitigated and/or it genuinely requires an outdoor location.**
   c) **Local amenity including impacts on sensitive receptors and residential amenity as a result of noise, dust, lighting, vibration, vermin and birds, litter and visual intrusion.**
   d) **Surrounding land uses including ensuring proposals can be effectively integrated with existing uses and that they do not place unreasonable restrictions upon them. Where appropriate, suitable mitigation should be provided to minimise impacts.**
   e) **Impacts on biodiversity and geodiversity including designated nature conservation and geological sites, priority habitats and species, and ecological networks. Development should not lead to their long-term loss, significant deterioration or permanent disruption. This includes the South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC), in particular the need to avoid and/or mitigate loss or deterioration of important foraging land within the**

SPA's zone of influence. Opportunities should be considered for Biodiversity Net Gain and/or biodiversity enhancement.

f) Cultural heritage and the built environment including ensuring development would not result in unacceptable harm to designated and non-designated heritage assets and known and unknown archaeological features as well as their settings. Where appropriate, a heritage statement will be required.

g) Flood risk including ensuring proposals do not have an unacceptable impact on flood flows or storage capacity and not increase the risk of flooding elsewhere. Consideration should also be given to impacts on existing flood defence structures. Where appropriate, a flood risk assessment will be required.

h) The water environment including water resources and the natural water environment including groundwater or water quality.

i) Transport network including its capacity and suitability to accommodate additional vehicle movements, as well as mitigation of any adverse impacts on users. Consideration should also be given to reducing the need to travel including investigating the potential of transporting waste by non-road transport modes, where appropriate.

j) Climate change including how proposals will impact on climate change and targets to reduce greenhouse gas emissions, as well as adaptation and mitigation measures, where appropriate.

k) Ensuring that the facility's design, layout and construction meets environmental construction standards of BREEAM 'very good' to 2024 at a minimum and comply with Future Buildings Standard.

l) Ensuring that the facility's design, location, and operation maximise opportunities to recover energy and to make efficient use of heat and water resources.

m) Ensuring that it can be demonstrated that emissions from waste treatment and HGV movements can be mitigated including the consideration of cleaner fuels and technologies capable of reducing emissions.

n) Operation of the facility including hours of operations, traffic movements, vehicle cleansing and loading/unloading arrangements.

o) Potential to give rise to unacceptable adverse cumulative effects arising from waste management facilities in a particular location.

p) Ensuring, where appropriate, that details of a high quality and progressive restoration to a suitable after use or activity following the cessation of the waste management operation is provided.

Explanation

Waste management facilities can have an impact on local communities and the wider environment. Therefore, it is essential that facilities are sited in the most appropriate

locations and that due consideration is given to managing the impacts of waste management developments on the District's communities, land, natural resources and the natural and built environment.

This policy builds on the wider strategic approach established in Policy WAS1, by providing more detailed policy guidance for developers and communities on where potential facilities may be acceptable and addressing the impacts that may arise from waste management developments.

Accordingly, planning applications should include an appropriate level of detail setting out how they would address the criteria in this policy. This may entail submitted several supporting statements and/or documents, details of which are set out in the Council's Validation Checklist for Major Planning Applications including that for waste developments[62].

Examples of these supporting statements and/or documents could include*:

- Air Quality Assessment
- Contaminated Land Assessment
- Ecological Assessment
- Flood Risk Assessment
- Heritage Statement
- Landscape and Visual Impact Assessment
- Transport Statement

*The above list is not exhaustive and will be dependent on the nature and location of the proposed waste development.

Planning conditions and, where necessary, legal agreements will be used, where appropriate, to ensure that mitigation measures are put in place to address any potential effects.

Developers are strongly encouraged to engage with the Council at an early stage in preparing their proposals to establish what supporting information is likely to be required as an important element of applying for permission for waste development. Similarly, consultation with local communities is encouraged at early stages in line with Council's Statement of Community Involvement.

Engagement with the Environment Agency and other key bodies is also encouraged, as many facilities will involve the need for an Environmental Permit or may be subject to other regulatory regimes. The planning system is required to assume that such regimes will operate effectively.

Links

Strategic Objectives	SO4: Delivering Infrastructure for Growth SO5: Quality Design and Placemaking SO11: Conserving and Enhancing the Historic Environment

[62] Available to view on the Council's website at https://www.bradford.gov.uk/planning-and-building-control/national-and-local-validation-requirements/local-requirements-waste-development/. This information would in addition to the National and Local Information Requirements for planning applications.

	SO12: Tackling Climate Change SO14: Protecting and Enhancing the Natural Environment SO15: Safeguarding Our Natural Resources SO17: Enhancing Environmental Quality SO20: Sustainable Waste Management
Key Policy Links	**National Planning Policy Framework (2024):** Paragraph 115, 116, 117, 118, 162, 163, 164, 181, 187, 193, 200 and 201 **National Planning Policy for Waste**: Paragraph 7; Appendix A: The Waste Hierarchy; Appendix B: Locational Criteria **Planning Practice Guidance**: Waste (Paragraphs 001 Reference ID: 28-001-20141016; 005 Reference ID: 28-005-20141016; 037 Reference ID: 28-037-20141016; 047 Reference ID: 28-047-20141016 and 050 to 052 Reference ID 28-050-20141016 to 28-052-20141016) **Local Plan Policies**: ST3, CR1, CR2, CR4, NE3, NE4, HE1, WAS1, WAS2 and WAS5
Evidence Base	

POLICY WAS5: WASTE MANAGEMENT WITHIN DEVELOPMENT
1. Proposals for all new development should have regard to the principals of sustainable construction and design, the need to reduce the use of resources and address climate change. This includes demonstrating how waste and its management will be addressed as part of its design, construction and operation. **2. Proposals will be supported where it is demonstrated that:** **a) it makes use of recycled and secondary materials during construction of the development, including minimising the level of waste resulting from it;** **b) appropriate management arrangements are made to deal with the waste arisings generated by the development as part of its operation. This includes measures to reduce the level of waste generated, ensuring opportunities are provided for waste recovery and recycling to take place on-site and that the need to dispose of waste is minimised;** **c) opportunities have been explored for the on-site generation of electricity or use of heat from the recovery and treatment of waste, as**

part of creating energy efficient designs and supporting the use of renewable and low carbon energy source;

d) that waste to be managed/treated cannot practically and reasonably be reused, recycled or processed to recover materials;

e) the design maximises opportunities for the recovery and recycling of materials at the end of the development's life

3. Where demolition needs to take place before construction, as far as possible, construction and demolition waste should be recovered or recycled, preferably on-site. The impacts of any proposed on-site management of construction and demolition waste should be minimised in terms of amenity, climate change, human health and pollution.

4. Proposals for all development must ensure that provision is made for facilities for the sorting, storing and collection of waste and recycling. This includes:

a) sufficient space for storing and collecting individual or communal recycling and refuse containers. Provision should be well-integrated into the design of the development to ensure that impacts on the health and amenity of the community and the wider environment are reduced;

b) ensuring safe and convenient access for existing users/occupants and providing and maintaining appropriate access for refuse and recycling collection vehicles

5. Where appropriate, consideration should be given to the incorporation of neighbourhood waste management, treatment and collection facilities within larger scale developments.

Explanation

All development has the potential to generate significant quantities of waste, particularly during the construction, operation and demolition phases. Waste management issues, therefore, need to be addressed at the design stage of developments as well as in determining planning applications to ensure that any waste arising is managed in a sustainable manner, and in line with the Waste Hierarchy. This includes, in line with national policy and guidance, ensuring that new development makes sufficient provision for waste management that meets its needs and the type and quantity waste that will be produced

There are also strong links to the wider principles of sustainable design and construction as well as making efficient of use or reducing the use of resources and contributing towards tackling climate change (as set out in Policy ST3). Such principles must be taken into consideration for all new development in the District.

The policy, together with others within the Local Plan, seeks to promote good management of waste within all new developments including:

- minimising and/or reducing in the level of waste produced during construction and operation,

- supporting, where appropriate, the on-site management of waste including opportunities for recovery and recycling.
- supporting sustainable construction and design practices including the use of recycled and secondary materials, recovery/re-reuse/recycling of on-site material, measures to support energy and water efficiency and contribute towards climate change mitigation and priorities.
- provision of facilities for the storage and regular collection of waste.

In relation to the on-site reuse and recovery of Construction, Demolition and Excavation (CDE) Waste developers should be mindful of environmental management regulations and best practice governing this to ensure it does not cause undue nuisance to surrounding communities.

In terms of making sufficient provision for waste management within new (non-waste) development, it is important that this is considered and integrated at the earliest stages in the design process. This will ensure there are no adverse impact on the wider development and surrounding environment.

New developments will need to incorporate opportunities on-site that allows occupiers and users to separate and store waste for recycling and recovery as well as collection. The exact nature will vary between different types of development and location. For residential development, provision should be made for storing bins, as part of ensuring that a high quality, comprehensive and frequent waste collection service can take place. Bin and recycling container storage areas should be well designed and integrated into the wider built environment.

Smaller development sites could potentially include the provision of collection points for segregated waste. On larger sites, particularly where significant areas of new housing or employment land are proposed, waste storage facilities will almost always be needed and provision might also include on-site treatment/management facilities or, in the case of industrial operations, the management of specific wastes produced on site. The scale and type of any facilities will vary depending on the development.

There may be opportunities, particularly for larger scale developments, for the incorporation of small-scale waste treatment and processing facilities into the scheme, particularly where there is scope for the recovery and use of electricity and heat, as part of creating energy efficient designs and support the use of renewable and low carbon energy sources

The Environment Act 2021 sets out the required arrangements local authorities must provide regarding the separate collection of household waste. Unless exceptional circumstances apply with regards to collections, recyclable household waste must be collected separately from other household waste. This legislation also applies to commercial properties and requires these premises to separate recyclable waste from “relevant waste”, i.e. general waste sent to landfill. Recyclable waste includes glass, metal, plastic, paper/card, food waste and garden waste.

Residents in Bradford District are provided with 1 x 240 litre general waste (Green) bin and 1 x 240 litre recycling waste (Blue) bin. There is also an option for residents to have a garden waste (Brown) bin. It is an optional service for which there is a charge to have the bin emptied. From autumn 2026, food waste collection will be rolled out to households across the District. This is in line with the Government’s Simpler Recycling legislation. Each household will receive a small kitchen caddy with liners and an outdoor food waste bin.

Under the Environmental Protection Act 1990, businesses have a duty of care to keep their waste safe and for the disposal of all their recyclable materials and commercial waste. For business, the Council, as a licensed waste carrier, offers a paid for “trade waste” collection service. Four sizes of wheeled bins are offered (240 litre, 360 litre, 660 litre and 1,100 litre), which are collected on weekly or fortnightly basis. Other commercial companies also offer similar services.

Provision should be made within the layouts of new development for refuse and recycling vehicles to access them to allow collections to take place. The ADEPT report "Making Space for Waste" sets out specifications for the minimum standards for the type, and scale of facilities and vehicular manoeuvrability needed for new residential, commercial and mixed-use developments. It may be appropriate to include a refuse management strategy as part of the information submitted alongside planning applications. Requirements for waste storage and possible locations for waste collection are set out in Part 6H The Building Regulations (2010) (as amended in 2015).

Discussions should take place with the Council’s Waste Management and Highways services regarding collection arrangements in new development. Further guidance on incorporating waste storage, recycling and collection into new residential development is set out in the Council’s Homes and Neighbourhoods Design Guide Supplementary Planning Document (2020).

Large scale developments should be accompanied by a Site Waste Management Plan (SWMP). Such plans can be an effective tool in ensuring the development proposals are sustainable in waste management context. They help developers to show how good waste management practices have been integrated into the design of development. Other approaches may be to include a Construction Environmental Management Plan (CEMP) as part of any planning application.

It should be noted that information to accompany planning applications to demonstrate compliance with the policy should be proportionate to the size of the development and the amounts and types of waste likely to be generated.

Links

Strategic Objectives	SO4: Delivering Infrastructure for Growth SO12: Tackling Climate Change SO15: Safeguarding Our Natural Resources SO17: Enhancing Environmental Quality SO20: Sustainable Waste Management
Key Policy Links	**National Planning Policy Framework (2024):** Paragraphs 8, 198 and 201 **National Planning Policy for Waste (2014)**: Paragraph 8 **Planning Practice Guidance (2014 onwards)**: Waste – Determining Planning Applications (Paragraph 049 Reference ID: 28-049-20141016) **Local Plan Policies:** ST3, ST4, DS3, DS4, CR2, CR3, WAS1 and WAS4

	Other: Homes and Neighbourhoods Design Guide SPD – Principle 2.16; Building Regulations – Part H6 (2010) (as amended 2015).
Evidence Base	

Section 5. Settlement Policies & Site Allocations

- **Regional City**
- **Airedale**
- **South Pennine Towns and Villages**
- **Wharfedale**

Section 5. Settlement Policies & Site Allocations

Introduction:

This section sets out the local plan settlement policies for the district detailing how the local plan is intending to support sustainable development through the allocation of new sites for homes and jobs, while preserving and enhancing the quality of local places and the natural and built environments at the settlement level.

The section also sets out the policy for each site allocation, as shown on the policies map, using a site proforma for housing and employment sites under the structure of the settlements as follows:

- **Regional City**
  - BCC1: Bradford City Centre Policy
  - BNE1: Bradford North East Policy
  - BNW1: Bradford North West Policy
  - BSE1: Bradford South East Policy
  - BSW1: Bradford South West Policy
  - SP1: Shipley Policy
- **Airedale**
  - BA1: Baildon Policy
  - BI1: Bingley Policy
  - CO1: Cottingley Policy
  - EM1: East Morton Policy
  - KY1: Keighley Policy
  - SI1: Silsden Policy
  - SE1: Steeton with Eastburn Policy
- **South Pennine Towns & Villages**
  - CU1: Cullingworth Policy
  - DH1: Denholme Policy
  - HR1: Harden Policy
  - HA1: Haworth & Cross Roads Policy
  - OA1: Oakworth Policy
  - OX1: Oxenhope Policy
  - QB1: Queensbury Policy
  - TH1: Thornton Policy
  - WI1: Wilsden Policy
- **Wharfedale**
  - AD1: Addingham Policy
  - BU1: Burley in Wharfedale Policy
  - IL1: Ilkley Policy
  - ME1: Menston Policy

The policies set out in this section should be read with the plan as a whole and in particular with section three (strategic policies), section four (thematic policies) and where relevant the implementation, delivery and monitoring policies under section six.

Section 5: Settlement Policies & Site Allocations for Regional City

- Policy BCC1: Bradford City Centre
- Bradford City Centre: Site Allocations
- Policy BNE1: Bradford North East
- Bradford North East: Site Allocations
- Policy BNW1: Bradford North West
- Bradford North West: Site Allocations
- Policy BSE1: Bradford South East
- Bradford South East: Site Allocations
- Policy BSW1: Bradford South West
- Bradford South West: Site Allocations
- Policy SP1: Shipley
- Shipley: Site Allocations

Reshaping the City Centre

A City of Many Cultures

Bradford is a multi-cultural city which is proud of its history, heritage and diversity. Its cultural ambitions lie in recognising creativity and opportunities, thinking big and having fun, living better lives and making the most of what we have and are as people. The city and its communities face significant economic, deprivation and physical challenges but a vibrant, healthy, distinctive and prosperous City Centre is good for all and a cornerstone of the local plan and spatial strategy.

An Inspirational Place to Live

Bradford city is growing into a more vibrant, liveable and greener city with City Village changing the perception of city centre living through a new sustainable and community-friendly centre neighbourhood. Sensitive housing-led regeneration is at the heart of the vision, creating more new neighbourhoods but also providing opportunities for businesses to invest and prosper, boosted by a growing local population. High-quality housing catering for a diverse range of needs together with safer streets, community amenities, public spaces, green spaces, parks and places for recreational with easy travel connectivity all form part of the ambition.

An Entrepreneurial City

Bradford has been identified as one of the best places in Britain to start a business and one of the top 20 cities for business growth. As the youngest city in the UK, with 28% of the population aged under 20 years, the current and future labour market has significant potential to support economic growth and enterprise. Bradford District is home to a number of large headquarters, including Morrisons, Hallmark cards, Vanquis and Yorkshire Building Society, and has over 16,600 businesses employing 250,000 people across the UK with a combined turnover of over £35bn; its city economy is the 10th largest in England. The strategy and policy for the regional city and city centre in particular aims to place Bradford at the centre of investing in proven economic strengths but also backing fast growth and opportunity sectors.

A City Futureproofing for Growth - Supporting Talent, Skills and Learning

Bradford is fortunate through the University of Bradford and Bradford College to have leading edge education facilities within the heart of the city's knowledge quarter regeneration area (RA) and bordering Thornton Road RA, which are not only central to the growth of local learning, training and skills but invest directly in the city and help support a vibrant student population and related economy. With a local culture of enterprise and innovation, education providers play a critical role in increasing Bradford's attractiveness in priority sectors, linking students to growth sectors but also help directly tackle technical construction skills gaps.

A City with an Integrated Transport Vision

Investment in a modern, efficient city transport system with fast and reliable connections is being prioritised. A new city centre rail station and transit network with integrated bus infrastructure and continued focus on active travel are at the forefront

of shaping the city's future and acting as major catalysts for growth, place-making and area regeneration. The focus is on creating a more resilient and higher-capacity public transport network for future growth, where seamless connections between services and modes make complex journeys easier. The expanding traffic-free central precinct is a fertile ground for growing active travel journey options throughout the city. There will be a focus on creating new traffic-free areas, such as City Village, with an emphasis on expanding these as new blocks of development materialise. New and busier transport nodes will shape a wider range of safe and integrated low carbon travel options which link communities, homes and businesses.

Delivering a Regeneration Pipeline

It is recognised that Southern Gateway - as the location for a potential new railway station - is one of the country's largest regeneration areas (126 ha) providing a once in a generation opportunity to drive Bradford city's economic, housing and physical transformation. The scale of city centre growth and development opportunities across its other eight city centre regeneration areas is very substantial – a current pipeline of 22ha of commitments and allocations and the areas themselves cover a geography of 217ha. The reshaped, better connected city centre will deliver 10,000 new homes, new economic growth and physical transformation.

Settlement Hierarchy

The Local Plan settlement hierarchy identifies the city centre within the Regional City of Bradford as the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the District. Whilst the City Centre has historically performed this function, Bradford is reshaping its city centre, transforming its economic, environmental, physical and social conditions to support its long-term regeneration.

Built Different Bradford 2025-2035 Regeneration & Growth Plan provides a strong strategic direction for the City Centre that needs to be supported and delivered through the Local Plan.

Built Different Bradford 2025 -2035 Regeneration & Growth Plan

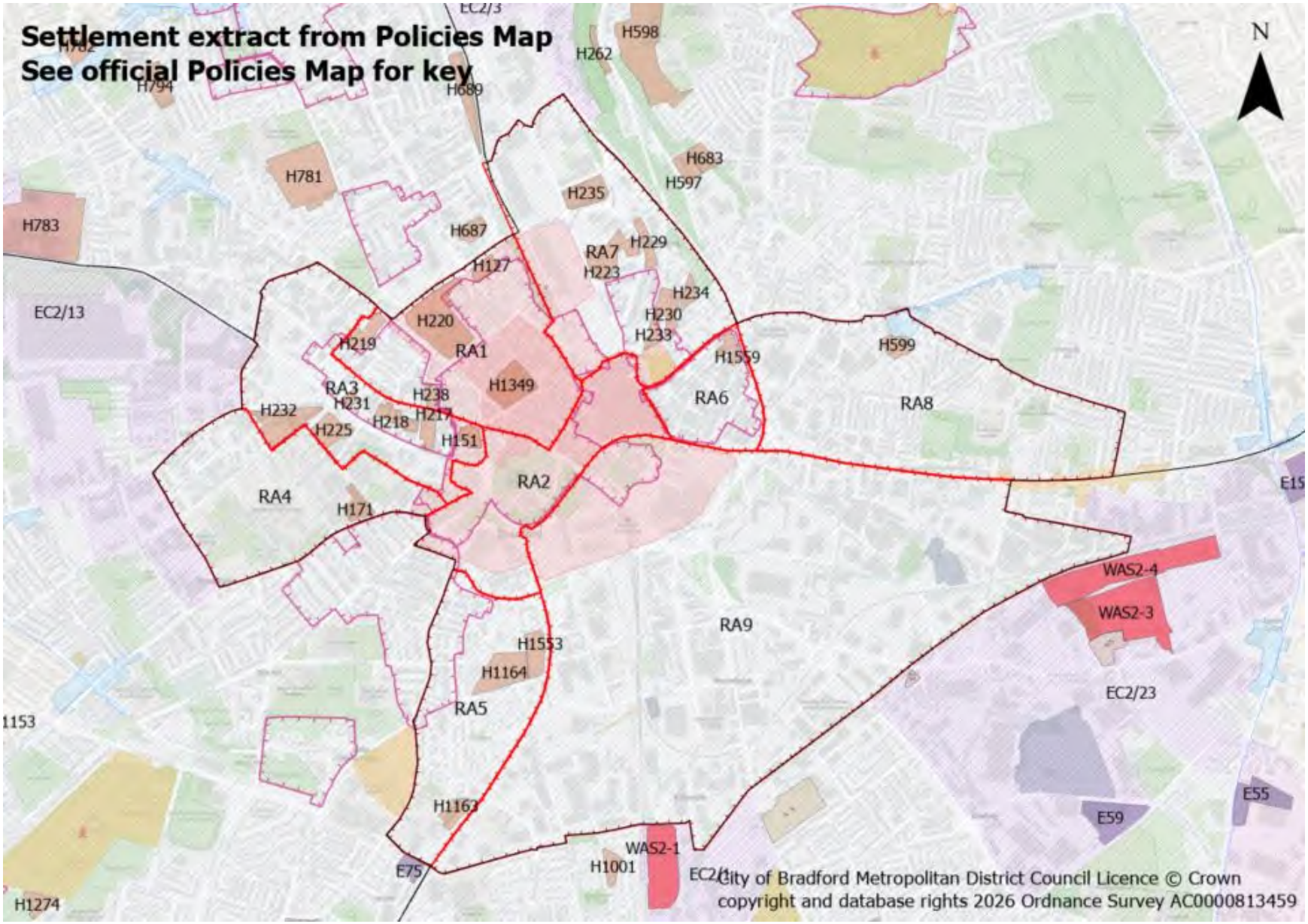
Bradford is reshaping its city centre into a place that works for everyday life, not just occasional visits. It's about creating a centre where people can live, work, spend time, and feel part of the city.

Major projects are driving that change. City Village is bringing new homes into a walkable, mixed neighbourhood close to the heart of the centre. Southern Gateway, one of the region's largest regeneration sites, will unlock space for housing, jobs, culture, and new activity at scale.

That shift is already visible. Darley Street Market is busy with traders, food, and events. Bradford Live has opened as a major live venue, attracting audiences from across the country. Norfolk Gardens has been renewed as a central public space, while established anchors like The Broadway, St George's Hall, and the National Science and Media Museum continue to draw people into the city centre and keep it active throughout the day and evening.

POLICY BCC1 BRADFORD CITY CENTRE

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **Bradford City Centre is defined on the policies map and consists of the immediate city centre core and wider boundary.**

2. **Deliver a holistic vision for the future of the city as a culturally diverse, liveable and vibrant centre which maximises opportunities for improved connectivity, place-making and support for new homes, jobs, business growth and local services and facilities.**

3. **The City Centre will be reshaped through a series of transformational major infrastructure projects and focused regeneration opportunities over the plan period to deliver growth through Culture, Transport, Skills and a Regeneration Pipeline.**

4. **Place-led housing delivery which meets a diverse range of housing and accommodation needs through:**
   a) **Housing that is responsive to market demands for high density city living and apartments with supporting infrastructure.**
   b) **Provision of a range of family housing which is adaptable to changing needs and can be integrated effectively into city and urban forms.**
   c) **Support for senior housing and specialist accommodation which is centrally located and benefits from connectivity to local services and facilities.**
   d) **A widened range of housing products, including co-living, Build To Rent which may support students, graduates and young professionals seeking flexible city centre living with supporting facilities.**
   e) **A diversity in the range of tenure and housing types to support the creation of distinctive city neighbourhoods.**
   f) **Repurposing vacant heritage assets and under-utilised spaces for small schemes and infill developments supporting housing diversity.**
   g) **Avoiding an over concentration of single housing types and HMO facilities.**

5. **Support economic growth of existing and new businesses through:**

   a) **Improving city footfall and business opportunities via an increased residential and workforce population and improved transportation connectivity.**
   b) **Maintaining a vibrant and healthy street scene with the continued protection and diversification of ground floor commercial premises - avoiding the proliferation of unhealthy food and retail environments.**
   c) **Creating the right city centre trading environment to retain and attract indigenous businesses to expand and diversify.**

d) **A city centre which can readily attract and accommodate at pace expanding economic sectors including digital, creative industries and professional and financial services.**
e) **Prime city centre business investment space within close proximity to new transport infrastructure and hubs.**
f) **Space for business innovation and flexible workspaces to support entrepreneurs and micro businesses.**
g) **A city that is attractive to all and safe with welcoming public spaces designed to support public life.**
h) **A vibrant visitor and evening economy with night-time activities including food and cultural facilities events.**
i) **Retaining institutional organisations and investors with a long-term stake in the future of the city.**
j) **Maintaining a vibrant mix of cultural facilities, visitor attractions and hotels and accommodation to grow Bradford's visitor economy**

6. **Encouraging education-led regeneration in parts of the city by supporting new and existing opportunities focused on Bradford University, the College, the proposed Performing Arts School/Specialist Creative College in 2028 and other skills and learning facilities.**

7. **Bradford City Centre is made up of nine Regeneration Areas (RA1 – Westgate, RA2 - Commercial and Leisure District, RA3 - Thornton Rd, RA4 - Knowledge Quarter, RA5 - Manchester Rd, RA6 - Little Germany, RA7 - Forster Square, RA8 - Leeds Rd and RA9 - Southern Gateway) that define the strategic growth opportunity for the city to create sustainable urban communities over the plan period and beyond.**

8. **Development proposals in the city centre will support the following transformational major projects by:**
   a) **Southern Gateway – facilitating delivery of over 5,000 new homes, employment land and high-quality public realm (RA9)**
   b) **Bradford Rail Programme - Make provision for the delivery of new a railway station and future upgrades and associated infrastructure**
   c) **Mass Transit – Make provision for the delivery of a mass transit network and associated infrastructure into the city centre**
   d) **City Village – facilitating the delivery of the initial and future phases of the inner-city housing growth project**

<u>Meeting Growth Needs</u>

9. **Housing development in the City Centre will deliver approximately 10,332 dwellings through a combination of sites under construction, planning permissions and new site allocations during the plan period together with additional supply across the 9 defined regeneration areas listed in 11 below, as set out in Table BCC1.1**

10. Table BCC1.1 - City Centre Housing Development

	Under Construction	Planning Permission	Site Allocations	Regen Areas
Totals	481	764	3,837	5,250

11. Deliver housing site allocations as shown on the policies map and within the proformas in section 5 and support additional small sites including the redevelopment of buildings for new homes across the regeneration areas set out below:

a) RA1: Westgate (29ha) - infill development of circa 500 homes through the re-use of underutilised land, changes of use and conversion of vacant buildings and the further renewal of the city's traditional retail and leisure core and parades

b) RA2: Commercial and Leisure District (21.5ha) – enhancement of the cultural and commercial heart of the city with its connected city park, civic and office buildings and modern retail and entertainment core. This will include support for a greater diversity of uses and small-scale residential infill and conversions of circa 150 homes.

c) RA3: Thornton Road (25.5ha) - positioned between Westgate and the Knowledge Quarter, this prominent western gateway offers significant regeneration potential through retrofitting heritage buildings and transforming small vacant sites into an additional 250 homes, which will be delivered together with commercial needs and public realm interventions to the streetscape to improve the liveability of the area.

d) RA4: Knowledge Quarter (25ha) - continued transformation for knowledge based-uses, cultural, research and creative uses with diversification and intensification of small sites into 100 residential uses compatible with existing facilities including Build to Rent, student and graduate accommodation and private rental.

e) RA5: Manchester Road (25ha) - the delivery of high density housing at key gateway points along a rapid bus transport corridor into the city, together with support for new small developments of circa 100 homes whilst improving the physical environment and connectivity.

f) RA6: Little Germany (9ha) - protection and respect for the heritage of this important historic merchant quarter while enhancing its focus as a distinctive visitor destination with small scale offices, studios, workshops, co-working creative live/workspace, and sensitive residential conversions and infill developments of circa 250 homes.

g) **RA7: Forster Square (38ha) - unlocking development potential at scale through a reimagined transport and economic hub with a new high density residential neighbourhood set within a green and blue urban park environment acting as a catalyst for further investment and additional small site developments totally approximately 650 homes.**

h) **RA8: Leeds Road(44ha) – promotion of this key inter city transport corridor and support for opportunities for its continued physical transformation, providing space for retail, commercial, business and residential uses of circa 250 homes with improved public transport integration.**

i) **RA9: Southern Gateway (126ha) - one of the largest regeneration sites in the country underpinned by a comprehensive masterplan / design framework this transformational project has potential to change Bradford for generations, through the development and delivery of an entirely new district of the city. Its transformation will include new rail infrastructure and high-quality high density office, commercial, residential developments of circa 3000 homes in the plan period, new public and green spaces interwoven with the wider built environment to create a sustainable and future-proof district that will transform the experience and perception of living and doing business in Bradford.**

Local Services and Facilities

12. **Provisions for retail, leisure, office and other main town centre uses, including cultural and creative offer, visitor and evening economy will be supported to enhance the vitality and viability of the city centre as the principal retail, cultural and leisure destination for residents. Proposals which contribute to the growth and regeneration of the city centre as an inclusive, adaptable and economically resilient area will be supported provided there is no unacceptable adverse impact on living conditions.**

13. **Existing open spaces, and green and blue infrastructure, will be protected and enhanced to support the delivery of the opportunities identified in the GBI Focus Area A (Bradford Inner City)[1] and play a key role shaping the city centre over the plan period. New developments will provide accessible multifunctional open space for existing and new communities within the city centre. These should help to create a network of green corridors to connect habitats and improve ecology both within the city centre and wider corridors.**

[1] Bradford District Green and Blue Infrastructure Strategy (2026) (CBMDC)

14. **Support the integration of district sports hubs into the ground floors of former mill and other historic buildings within the city to create active ground floor uses, supporting the wider reuse of the buildings and sports and leisure led active regeneration within the city.**

City Design and Environment

15. **Development proposals within the City Centre should respond positively to their context and contribute to creating a series of distinctive places in support of delivering the vision and the Regeneration Areas outlined above. Transformational projects provide an opportunity to reimagine parts of the centre with high-quality contemporary design whilst also reflecting Bradford's unique identity, be that its industrial heritage, high-quality landscapes or cultural influences, and taking positive cues from the surrounding built environment. Greater building heights may be appropriate in some locations, subject to relevant design policies (including Policy DS3), while other areas may require a more sensitive approach to infill development and retrofit.**

16. **Development should also contribute to creating a more liveable, vibrant and connected city centre, with buildings that animate the public realm and new spaces that support cultural life. In areas where heritage assets and historic townscape features are present, including listed buildings and the four city centre conservation areas, development should respect and sensitively respond to these qualities, supporting their retention, repair and enhancement, and bring vacant buildings and upper floors back into use. Proposals should also, where appropriate, seek to establish strategic green corridors and rediscover natural watercourses as a positive focus for active routes and placemaking, to help link the heart of the city centre to surrounding urban neighbourhoods and green landscapes.**

17. **The following design codes will apply to development in the city centre:**
    a) **Permeability – new streets should connect at both ends to other streets and not create cul-de-sacs for pedestrians.**
    b) **New urban blocks – these should be kept small (e.g. no more than 120m on their longest dimension) to support walkability in the city centre.**
    c) **Corners – prominent buildings should be designed as landmarks, reflecting Bradford's tradition of strong corner buildings.**
    d) **Active frontages – new buildings should face onto and animate the public realm providing visual interest at ground floor level with entrances and glazing, especially on high streets and secondary streets and onto public open spaces.**
    e) **Boundary treatments – normally the building line should define the edge of the public realm within the city centre. Where this is impractical then well-designed, bespoke treatments to distinguish public and private spaces will be required which could be based on**

Bradford's heritage or culture or be landscape-led supporting urban greening.

f) Materials – materials should be used that are durable to the Bradford climate, appropriate to the positive character of the city centre and high quality in terms of aesthetics and performance.

g) Historic fabric – within historic areas the focus should be on responding to the form and identity of existing buildings – including building lines, the variety in massing, rooflines and building heights, and the often 'tripartite' structure of buildings (base, middle and top) and vertical emphasis of fenestration.

h) Commercial plot ratios – low density commercial buildings are not acceptable in the city centre. Proposals should achieve a plot ratio of at least 2:1 (meaning the total floor area of the building is twice the site area) to make effective use of land.

i) Parking/space for vehicles – using large parts of sites for surface car parking and/or circulation space for vehicles is not acceptable in the city centre.

j) Public realm – developments should take opportunities to improve or introduce new areas of public realm supporting and expanding the recent transformative works to make the city centre more pedestrian focused, healthy, climate resilient and biodiverse.

k) Cultural activation – strategic major development proposals (500+ homes or equivalent) in the City Centre should provide new high-quality civic space which is designed to enable the cultural activation of the public realm for events, gatherings etc through appropriate layout, design, materials and infrastructure provision.

18. City Centre developments should maintain and improve air quality to protect human health, wellbeing and the environment, within the Clean Air Zone more stringent measures apply to major developments. (Policy CR1)

19. Major development proposals in the city centre that are prominent or sensitive due to their scale and/or location or which include tall buildings should include computer generated visualisations to illustrate the likely visual impact of the development and show it in a real-world context using 3D digital modelling. The Council with University of Bradford has produced a 3D digital twin of the city centre and Southern Gateway which is available for this purpose. Policy DS3 provides further detail on requirements for tall buildings.

<u>Infrastructure</u>

20. The implementation of the West Yorkshire Local Transport Plan and the Bradford District Transport Strategy will secure a high-quality public transport network for the city, along with a comprehensive and attractive network for walking, wheeling and cycling, to improve the environment for residents, businesses and visitors.

21. **New and improved rail capacity and connectivity through the Bradford Rail Programme will increase the use of both central Bradford stations at Forster Square and Interchange, and these station footprints are expected to evolve to meet these new needs, and that of interchange with other modes.**

22. **Mass Transit, expected to principally take the form of a street-running tram, will irrigate the city centre more finely than heavy rail, and provide local opportunities for growth and densification where it's stops are located. Mass Transit will serve both city centre stations and play a role in linking these together, as well as connecting the city centre fringe and beyond more efficiently than other options.**

23. **The bus network, under public control, will be re-shaped to best meet the evolving transport needs of the district and respond to the expansion of the rail and Mass Transit networks, as well as improved in efficiency and speed in its own right. It is expected to command a continued footprint in the city centre, with its infrastructure comprising (a) the City Centre Bus Loop, (b) the bus hubs for interchange along this Loop and (c) one or more terminal facilities meeting the requirements of bus and coach operators.**

24. **Active travel is the foundation of everyday activity in the city centre, where the Traffic-free Central Precinct allows for cycling, wheeling and journeys on foot to be made in safety. Facilities for active travel will be expanded in other areas of the city centre, including safer junctions, quieter streets and separated active travel facilities, with future plans set out in the Local Cycling and Walking Infrastructure Plan (LCWIP). Where there is an interaction with motor traffic, cycle infrastructure provision will be in line with the guidance in LTN 1/20.**

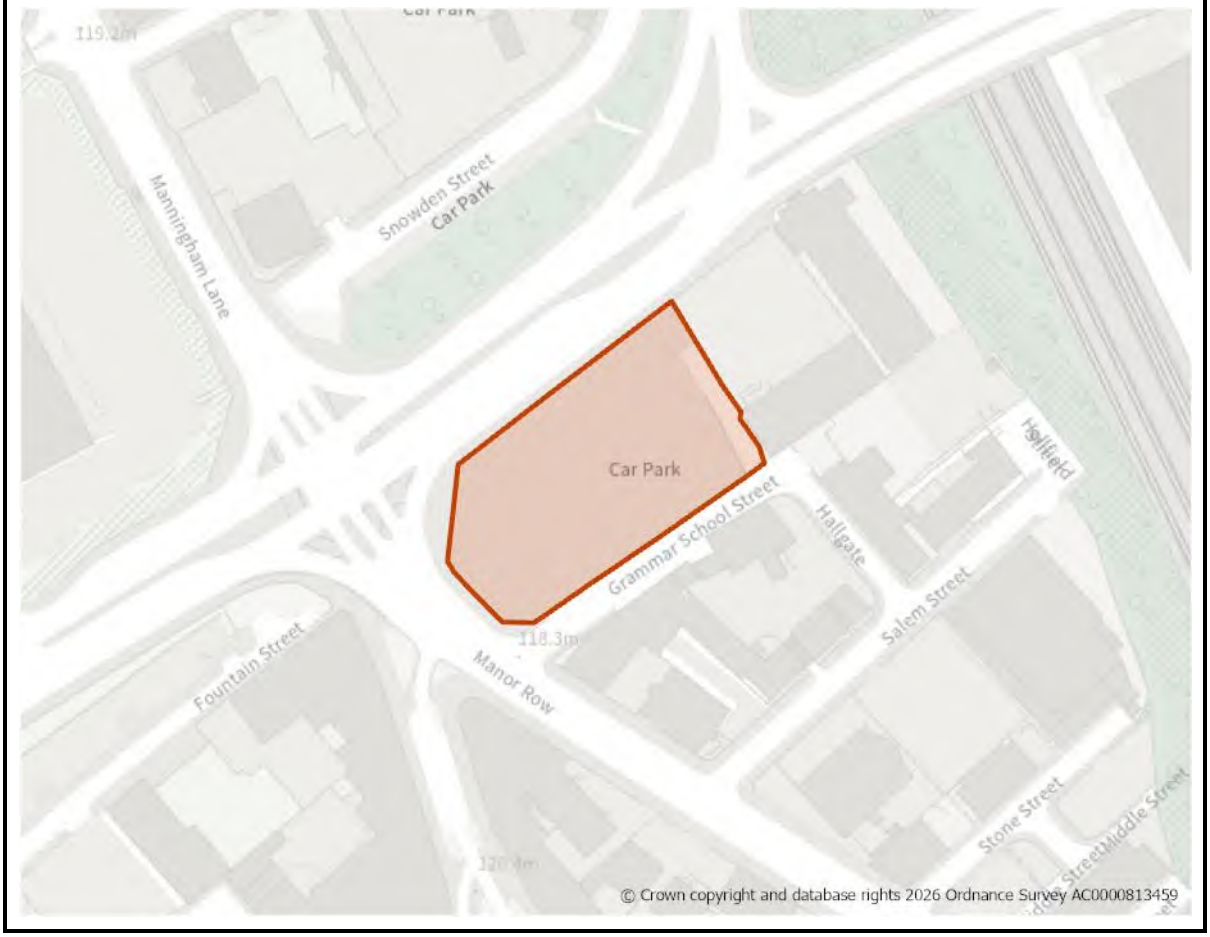
25. **City Centre parking options will provide well-located facilities, meeting the needs of those owning and renting cars, bicycles and other forms of vehicles, suitable for both short and long stays. Facilities for larger vehicles will be located principally off-street and parking will be charged for in line with applicable policy.**

26. **As part of the regeneration ambitions of the city centre, key projects will need to take a joint, comprehensive and holistic approach to considering the flood risk issues from the Bradford Beck and look at the potential to develop city-wide mitigation measures, which will offer wider public benefits. The redevelopment or conversion of existing buildings in the city centre will be supported where they accord to Policy CR4.**

27. **Contributions towards improvements in community infrastructure, including consideration of additional education, healthcare and recreation provision as a result of an increased residential population.**

28. New build development and major transformational projects should support and where possible connect to available city centre energy networks or be 'connection ready' to take advantage of any future phases of the existing network or new networks. This will support the opportunities for existing buildings to utilise both the existing and future phases of the network through market delivery. (Policy CR3)
Evidence and Studies Built Different Bradford 2025-2035 Regeneration and Growth Plan (2026) Bradford Green and Blue Infrastructure Strategy (2026) Bradford Local Cycling and Walking Infrastructure Plan City Of Bradford Development Framework (2024) Local Infrastructure Plan (2026) Retail and Leisure Study (2026) Settlement Study (2026) Sports Assessment (2026) Transport Assessment (2026) West Yorkshire Local Growth Plan (2025–2035) West Yorkshire Local Transport Plan (2025)

H127: Ham Strasse, City Centre

Site Boundary


Site Size (ha) Gross	0.39
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	105
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is most suitable for apartment development. This should be well designed in line with Policies DS1 and DS3 and should respond to the sloping nature of the site.
2. The development should deliver at least 105 units at a net density of 300dph in line with Policy HO2. New trees should be planted on the northern site boundary

Site Access, Highways and Transport

3. Site access should be taken from Grammar School Street

Flooding, Water and Drainage

4. Site contains potential for surface water flooding, likely to be from accumulation from hard surfaced areas. Surface water levels post development should be 30% less than pre-development and may require some form of SuDs to absorb water away from buildings. Proposals will need to be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Natural and Historic Environment

5. The site adjoins the City Centre conservation area. The development of the site should mitigate against any perceived negative impacts on heritage through its design.

Environmental Protection

6. Site lies within the Clean Air Zone and adjacent to a road where noise and traffic pollution levels are of concern. Tree planting will mitigate against negative impacts.
7. The site is within a mineral safeguarding area (coal minerals).

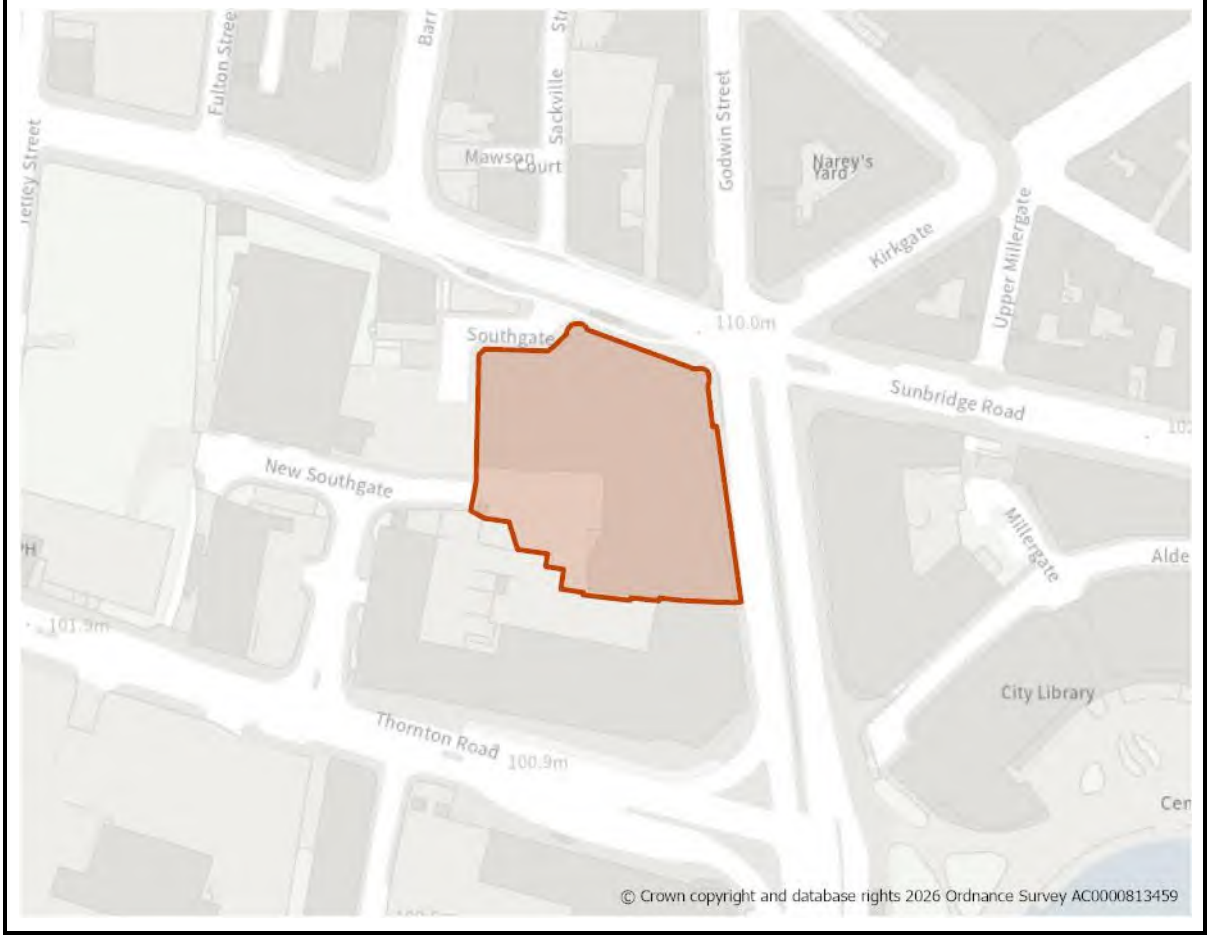
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H151: Sunwin House, Godwin Street, City Centre

Site Boundary


Site Size (ha) Gross	0.39
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	118
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site offers the opportinity for the redevelopment of the former Grade II listed department store building into apartments. It should deliver at least 118 homes at 300 dph net density in line with Policy HO2.

Site Access, Highways and Transport

2. The building sits in the heart of the City Centre. The redevelopment for resdential development offers the potential for car free layout.

Natural and Historic Environment

3. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The building is Grade II listed and lies in the City Centre Conservation Area. The development of the site should mitigate against any perceived negative impacts on heritage through its design.
5. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

6. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide landscape buffer to the western site boundary to mitigate against impacts.

Open Space and Green / Blue Infrastructure

7. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H171: Buildings at Bradford College, Great Horton Road, City Centre

Site Boundary

Site Size (ha) Gross	0.58
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	190
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. The site should be redeveloped sensitively retaining all buildings which are Grade II listed. Planning permission was granted in 2021 for 190 apartments but there is no indication that development has started.

Site Access, Highways and Transport

2. Site access from Great Horton Road.

Natural and Historic Environment

3. Grade II listed buildings. A heritage impact assessment will be required as part of the planning application. The development of the site should mitigate against any perceived negative impacts on heritage through its design.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

5. Within clean air zone and adjacent to a road where pollution levels are of concern. Complimentary landscaping will need to be provided where possible to help miitgate against the impacts of air pollution.

Open Space and Green / Blue Infrastructure

6. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

8. Planning approval was granted in 2021 for the redevelopment of the buildings to 190 apartments- 20/01221/MAF (granted 27/4/2021).

H217: Tetley Street/Sunbridge Road, City Centre

Site Boundary

Site Size (ha) Gross	0.50
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	135
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The development of the site should be carefully designed in accordance with Policies DS1 and DS3 to enhance the area and mitigate against the harmful effects of this derelict site. New buildings should respond to the topography and character of the area with a building which steps up the hillside and be of a scale similar to other buildings in this part of the city. The corners of the building and frontage to Thornton Road should be carefully considered with an active frontage to improve the public realm and the pedestrian environment.The development should deliver at least 135 apartments at a net density of 300 dph in line with Policy HO2.

Site Access, Highways and Transport

2. Site access should be taken from Tetley Street.

Flooding, Water and Drainage

3. A small part of the site is affected by flood zone 2 which crosses Thornton Road from the Bradford Beck. Developer will be required to submit a flood risk assessment and proposals will need to be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Natural and Historic Environment

4. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site falls within the Goitside Conservation area and a Grade II listed building is located within 50m of the north west corner. The design of the site should respond positively to the surrounding historic context and safeguard the character and setting of the listed building.

Environmental Protection

6. Within Clean Air Zone.
7. The former use of the site as a woollen mill may require investigation regarding contamination.

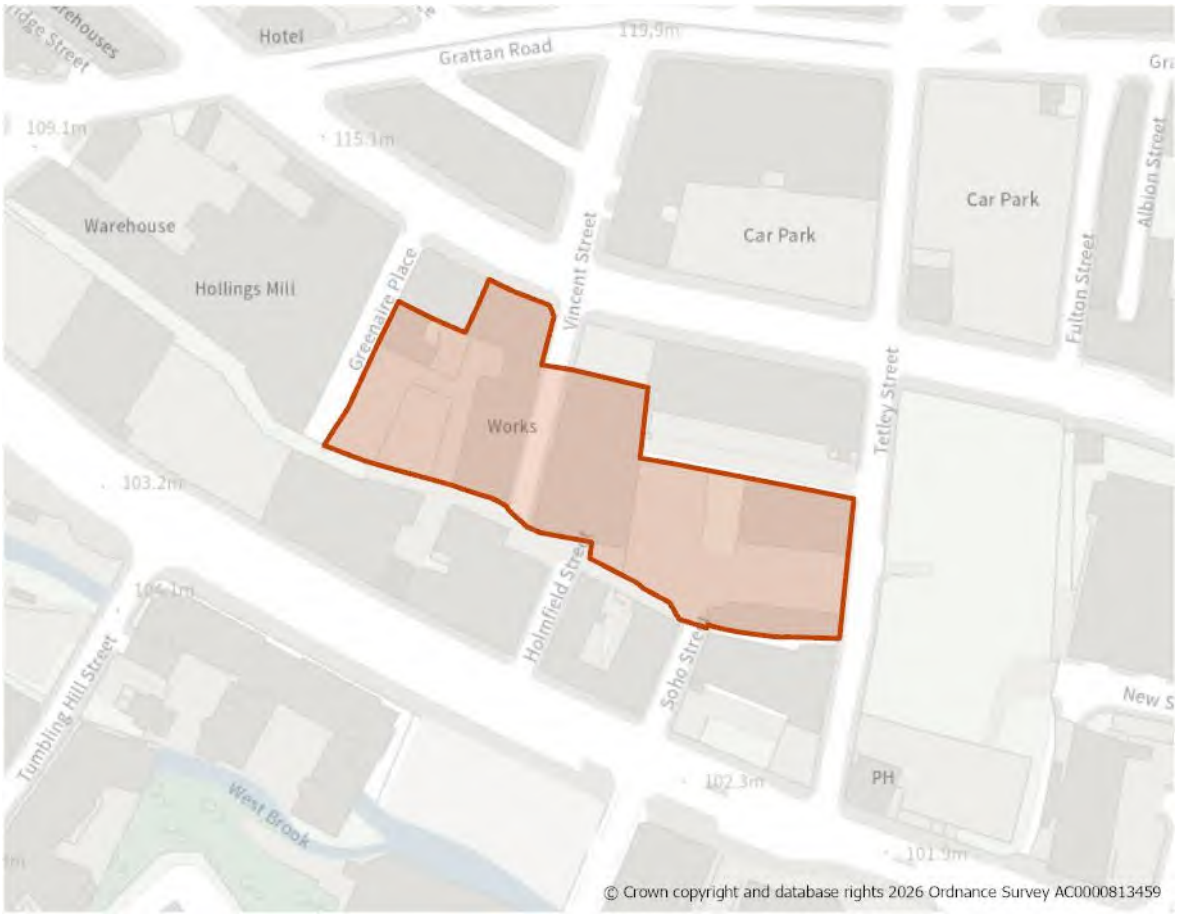
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H218: Land and buildings south of Sunbridge Road, City Centre

Site Boundary


Site Size (ha) Gross	0.57
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	77
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Site comprises underused buildings and associated land within a conservation area. The site should be developed for at least 77 dweliings at 150dph net density in line with Policy HO2 and should retain the existing mill buildings where possible which should be converted in a sensitive manner to ensure that any harm is minimised with appropriate mitigation.

Site Access, Highways and Transport

2. Site access can be taken from the surrounding road network.

Natural and Historic Environment

3. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The site falls within the Goitside Conservation area and is within 50m of a number of Grade II listed buildings including Colonial Building and SOHO Mills. The development of the site should mitigate against any perceived negative impacts on heritage through its design.

Environmental Protection

5. Within Clean Air Zone.
6. Within 250m buffer zone of former landfill site.
7. The former use of the site for industry may require investigation regarding contamination.
8. The site is within a mineral safeguarding area (coal minerals).

Open Space and Green / Blue Infrastructure

9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H219: Wigan Street/Chain Street, City Village, City Centre

Site Boundary

Site Size (ha) Gross	0.62
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	97
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principle

1. The site should be developed for 97* family homes dweliings.

   *In line with detailed planning application- see below.

Site Access, Highways and Transport

2. Site access can be taken from the surrounding road network.

Natural and Historic Environment

3. Site adjacent to Goitside conservation area and within 50m buffer of Beehive Inn (Grade II listed). The design of the site should be sensitively designed to avoid undue harm on these assets.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

5. Site within Clean Air Zone.

Open Space and Green / Blue Infrastructure

6. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

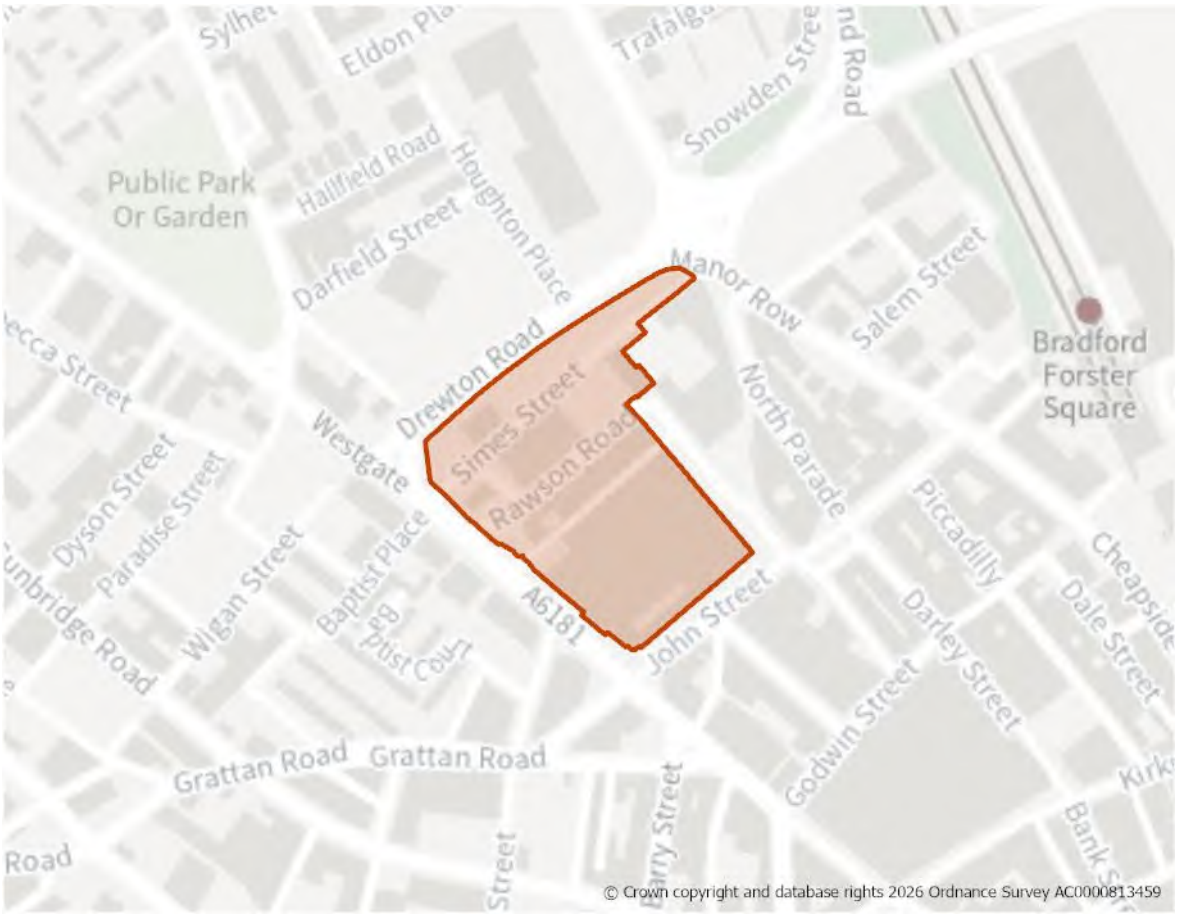
Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

8. Detailed planning approval was granted post the Local Plan base date for 97 affordable family homes as part of a hybrid planning application including H1349 and H220 (25/03232/MAF- approved 25/2/26).

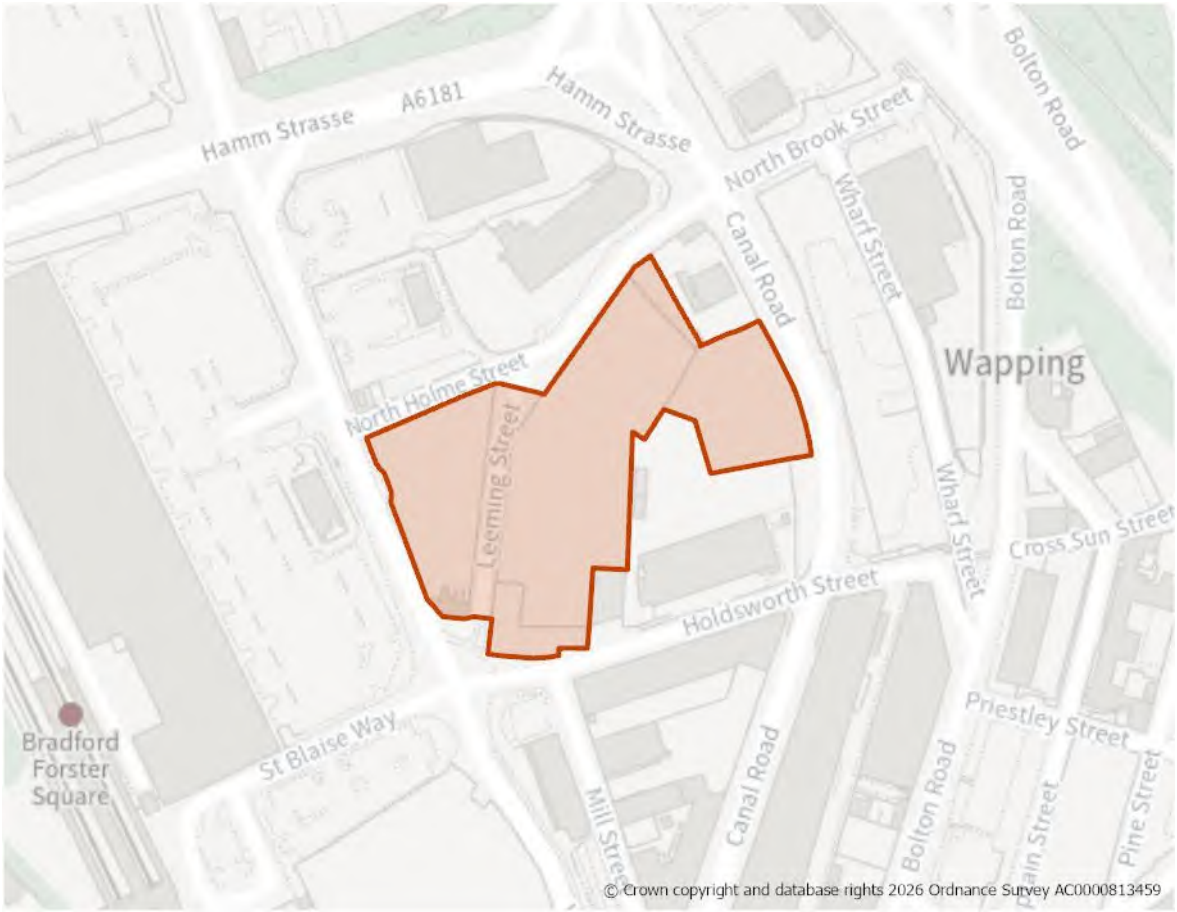
H220: Top of Town, City Village, City Centre

Site Boundary


Site Size (ha) Gross	2.61
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	503
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements
Open Space and Green / Blue Infrastructure 1. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. **Infrastructure Requirements** 2. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan. **Planning Permission** 3. A hybrid planning approval was granted post the Local Plan base date for up to 1,000 homes including 97 affordable family homes on H219 with the remainder on this site and H1349. (25/03232/MAF- approved 25/2/26).

H223: North Brook Street/Valley Road, City Centre

Site Boundary


Site Size (ha) Gross	1.25
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	339
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site contains a number of important road frontages. New buildings should be sensitively designed in line with Policy DS1 and define and enclose these routes in terms of their scale and building line and be over 5-7 storeys in height. At least 339 new apartments should be accomodated on the site at 300 dph net density and be of mixed size and type in line with Policies HO2 and HO3.
2. Given the potential for flood risk in the area, the design of the site should ensure that any living accomodation is developed above ground level, provided that it can be shown to be safe for its lifetime and that safe access and egress can be achieved.

Site Access, Highways and Transport

3. Site access should ideally be taken from Leeming Street but other options including Holdsworth Street would also be suitable.

Flooding, Water and Drainage

4. The Level 2 SFRA carried out for this site indicates that some of it falls within Flood Zone 3b (functional floodplain), where the line of a culvert runs underneath the site, and may not pass the exception test. A site-specific flood risk assessment will be required at the planning application stage, and development must not take place in areas defined as Flood Zone 3b. The FRA must include a condition and capacity assessment of the culvert beneath the site.
5. It is considered that development of the site would provide wider sustainability benefits to the community that outweigh the flood risk. In line with Policy CR4, a holistic and comprehensive approach to managing flood risk within the Bradford Beck corridor must be carried out. This may include watercourse and flood engineering, alleviation works and green and blue infrastructure investment as part of a package of measures to reduce flood risk across the city and to ensure the delivery of regeneration within the city centre, including this site.

Natural and Historic Environment

6. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The buildings on the southern side of Holdsworth Street are Grade II Listed and they also form the northern edge of the Cathedral Precinct Conservation Area. The redevelopment of the southern end of the site will need to ensure that it relates sensitively to the character and setting of the area.

Environmental Protection

8. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide landscape buffer to the western site boundary to mitigate against impacts.
9. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Site also has potential for further contamination from historic land use which should be explored further at planning application stage.
10. The site is partly within a mineral safeguarding area (coal minerals).

Open Space and Green / Blue Infrastructure

11. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H225: Beehive Mills, Smith Street

Site Boundary	
Site Size (ha) Gross	0.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	105
Site Type	PDL
Ward	City
Settlement	Bradford City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)
Site Specific Requirements	

Design Principles

1. The site should be developed for at least 105 dwellings at 150dph net density in line with Policy HO2. It should provide homes of mixed type and tenure in line with provisions of Policies HO3 and HO4.
2. The site offers the opportunity for a non car based development/site with limited resident parking.

3. Suitable landscaping and open space should be provided to the northern edge of the site with the Bradford Beck integrated as part of the design.
4. Given the potential for flood risk in the area, the design of the site should ensure that any living accomodation is developed above ground level, provided that it can be shown to be safe for its lifetime and that safe access and egress can be achieved.

Site Access, Highways and Transport

5. Site access from Tumbling Hill Street.

Flood risk

6. The Level 2 SFRA carried out for this site indicates that a notable part of it falls within Flood Zone 3b (functional floodplain), where the line of two culverts run underneath the site, and may not pass the exception test. A site-specific flood risk assessment will be required at the planning application stage, and development must not take place in areas defined as Flood Zone 3b. The FRA must include a condition assessment of the culverts: Tumbling Hill Street culvert and the West Brook culvert beneath the site. Further modelling to understand the impacts of climate change on surface water flood risk to the site.
7. It is considered that development of the site would provide wider sustainability benefits to the community that outweigh the flood risk. In line with Policy CR4, a holistic and comprehensive approach to managing flood risk within the Bradford Beck corridor must be carried out. This may include watercourse and flood engineering, alleviation works and green and blue infrastructure investment as part of a package of measures to reduce flood risk across the city and to ensure the delivery of regeneration within the city centre, including this site.

Natural and Historic Environment

8. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

9. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide new trees in mitigation.
10. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
11. Historic land use (Woollen Mill). Potential contamination from former use will need to be carefully considered.

Open Space and Green / Blue Infrastructure

12. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H229: Land west of Wharf Street, City Centre

Site Boundary

Site Size (ha) Gross	0.48
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	129
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site adjoins Canal Road, one of the main routes into the city centre. The scale and design of new development should respond sensitively to the character of the adjacent Cathedral Precinct Conservation Area, animating the street at ground level in line with Policy DS1. The development should provide at least 129 homes at 300dph net density in line with Policy HO2. The development should contribute towards improving the pedestrian environment and footway on Canal Road and should include new tree planting along Wharf Street and potentially an on site open space.

Site Access, Highways and Transport

2. Site access should be taken from Wharf Street.

Natural and Historic Environment

3. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. Site within 50m of Grade II listed building (29 Canal Road). The development of the site should mitigate against any perceived negative impacts on heritage through its design.

Environmental Protection

5. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide new trees in mitigation.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. The site is partly within a mineral safeguarding area (coal minerals).

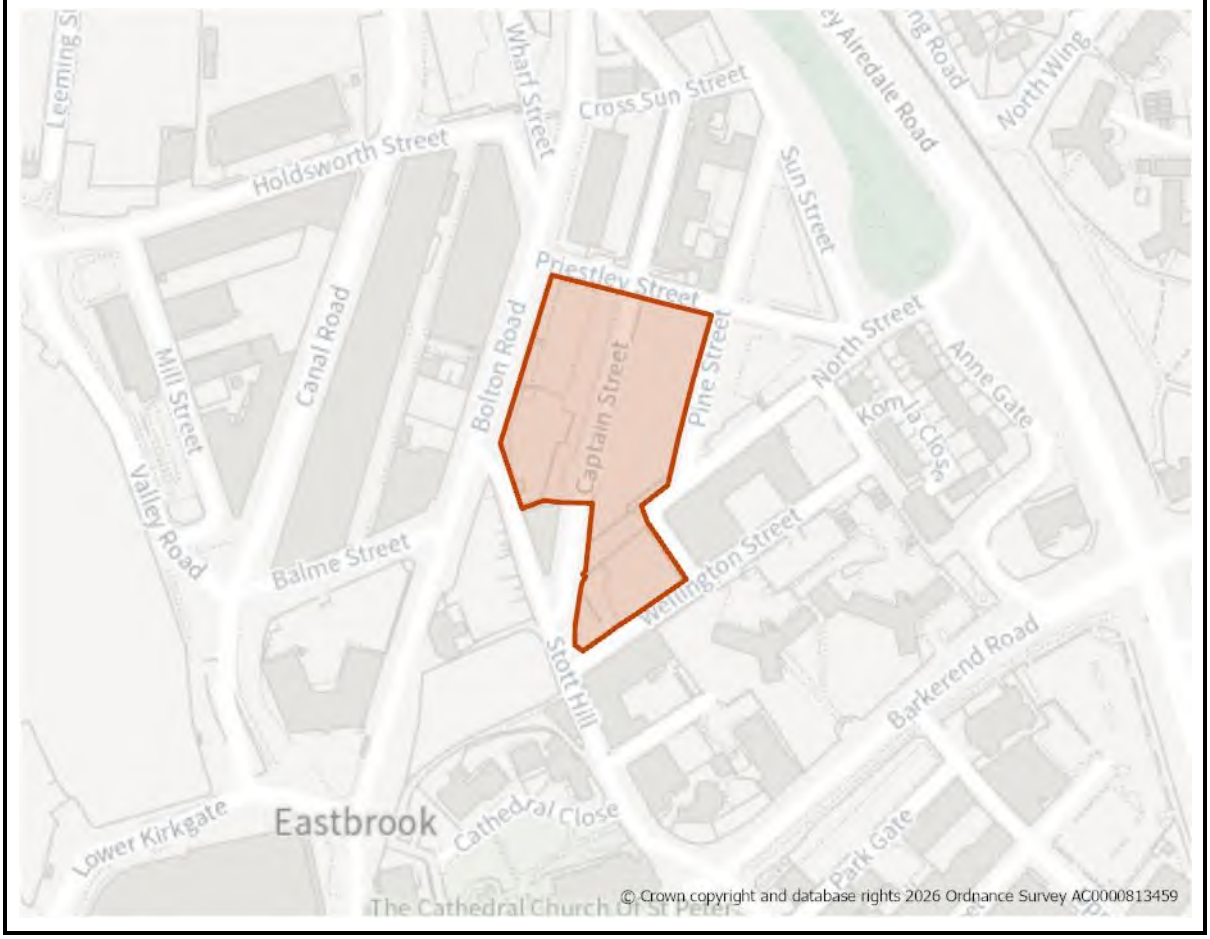
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H230: Cathedral Quarter Phase 1

Site Boundary


Site Size (ha) Gross	0.70
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	95
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Bolton Road is a key route into the city centre and new development should define the edge of the street, be of an appropriate scale and provide active frontages at ground floor level. The development of the site should deliver at least 95 new apartments or family homes at 150 dph net density, in line with Policy HO2.

Site Access, Highways and Transport

2. Site access should be taken from Captain Street.

Natural and Historic Environment

3. The site is within the Little Germany Conservation Area
4. The site is opposite the Cathedral Church of St Peter, a Grade I Listed Building. There are also numerous other Grade II Listed Buildings in the vicinity of the site. The development of the site should be sensitive to the setting of the Cathedral and the conservation area to ensure no harmful impacts.
5. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Evironmental Protection

6. The site is partly within a mineral safeguarding area (coal minerals).

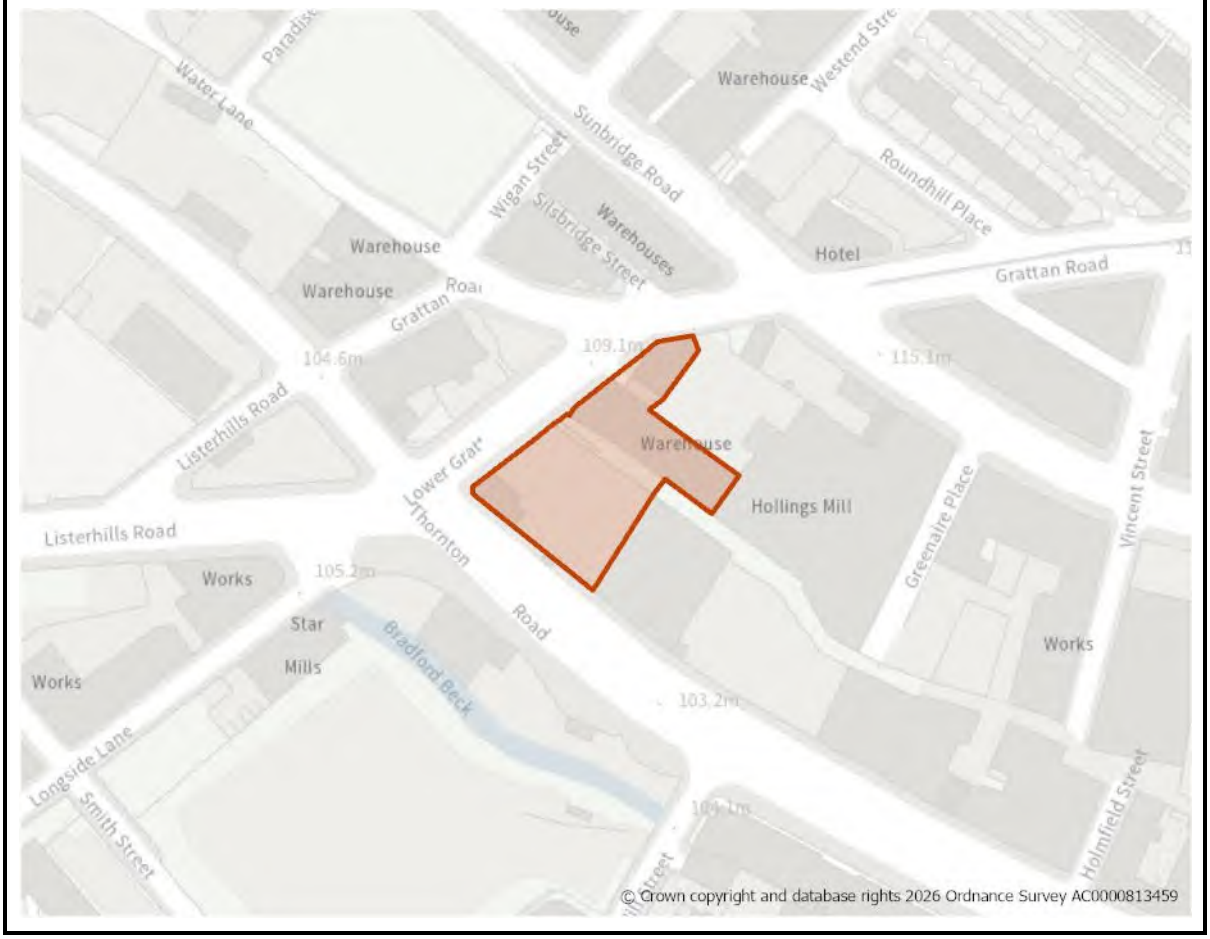
Open Space and Green / Blue Infrastructure

7. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H231: Land and buildings east of Grattan Road, City Centre

Site Boundary


Site Size (ha) Gross	0.20
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	60
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed for at least 60 apartments at 300dph net density in line with Policy HO2. The design of the development should respond to the topography of the site and the key corner of Lower Grattan Road with Thornton Road and ensure active frontage to Thornton Road in line with Policy DS1.

Site Access, Highways and Transport

2. Access should be taken from Lower Grattan Road.

Natural and Historic Environment

3. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

4. The site is within a mineral safeguarding area (coal minerals).

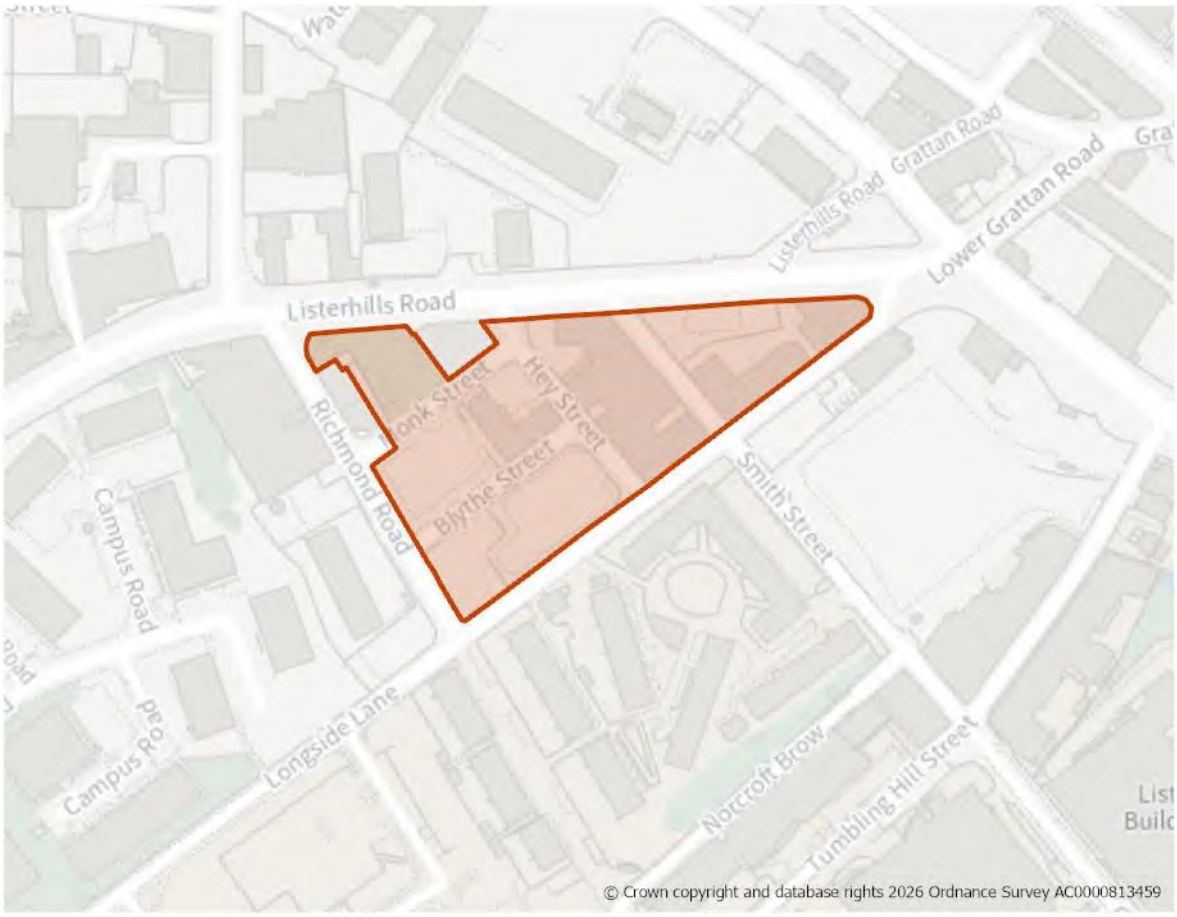
Open Space and Green / Blue Infrastructure

5. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

6. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan

H232: Listerhills Road

Site Boundary


Site Size (ha) Gross	1.33
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	237
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site contains land and buildings around a network of existing streets. The site should be redeveloped with existing buidings where possible retained. Any new buildings should respond positively to the surrounding streets and have a distinctive design with a strong feature at the corner of Listerhills Road and Longside Lane. The whole site should accomodate at least 237 homes at a net site density of 300dph.

Site Access, Highways and Transport

2. Any vehicular access should be from Richmond Road, Longside Lane and Hey Street.

Flooding, Water and Drainage

3. There should be no development above the Bradford Beck culvert which runs to the east of the site. Developers should explore the possibility of deculverting beck and adding new landscaping and open space. Proposals will need to be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Natural and Historic Environment

4. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

5. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide new trees in mitgation.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. The site is within a mineral safeguarding area (coal minerals).
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

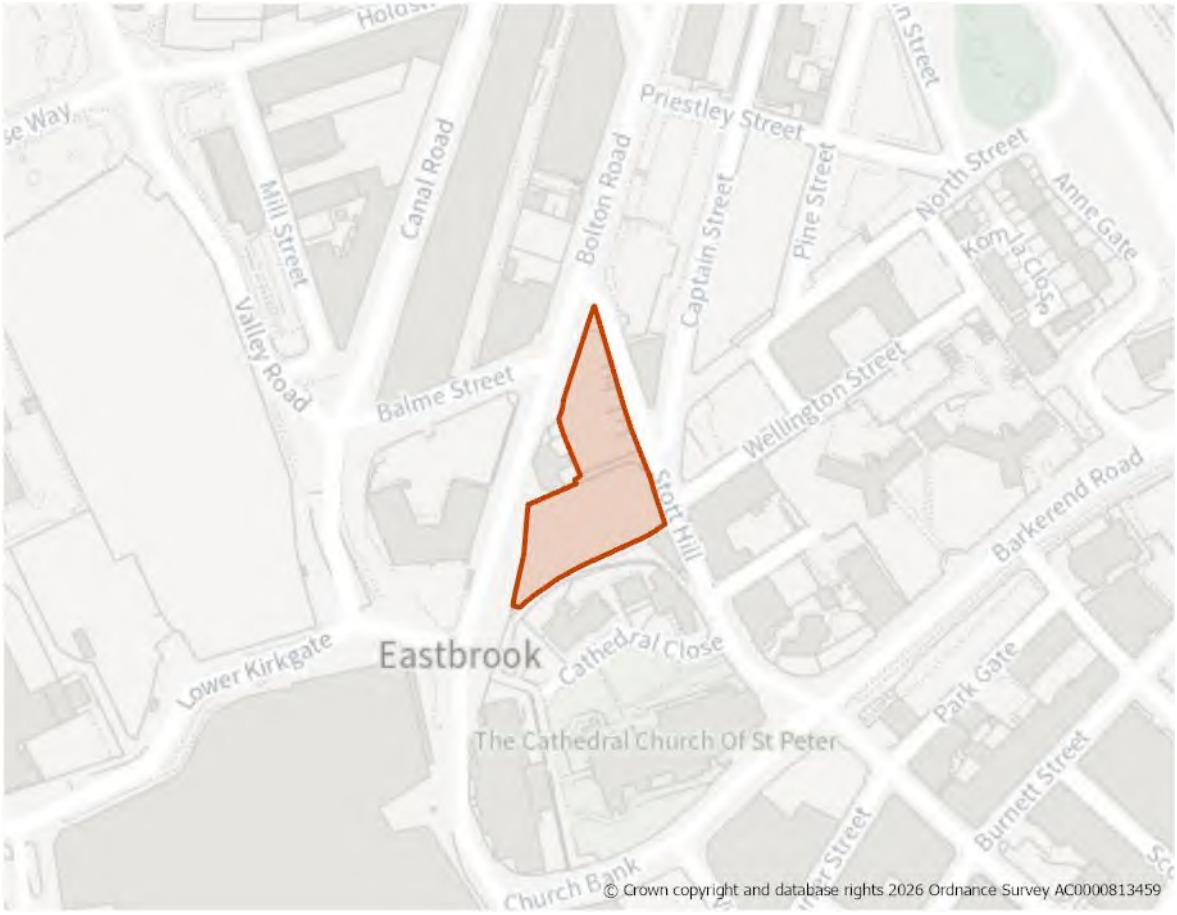
Open Space and Green / Blue Infrastructure

9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H233: Captain Street/Bolton Road, City Centre

Site Boundary


Site Size (ha) Gross	0.30
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	45
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Bolton Road is a key route into the city centre and new development should define the edge of the street, be of an appropriate scale and provide active frontages at ground floor level. The development should be sensitively designed and deliver at least 45 homes, which could be apartments or family homes at 150dph net density in line with Policy HO2.

Site Access, Highways and Transport

2. Site access should be taken from Bolton Road.

Natural and Historic Environment

3. Partially within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The site is within the Cathedral Precinct Conservation Area and adjacent to The Ring O'Bells Public House, a Grade II Listed Building. A number of other Listed Buildings are close to the site, including the Grade I Listed Cathedral Church of St Peter. The design of the site should ensure appropriate mitigation to reduce the impact of the development on the heritage assets in the area.

Environmental Protection

5. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Developer should seek to provide new trees in mitigation.
6. Site is partly within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. The site is within a mineral safeguarding area (coal minerals).
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

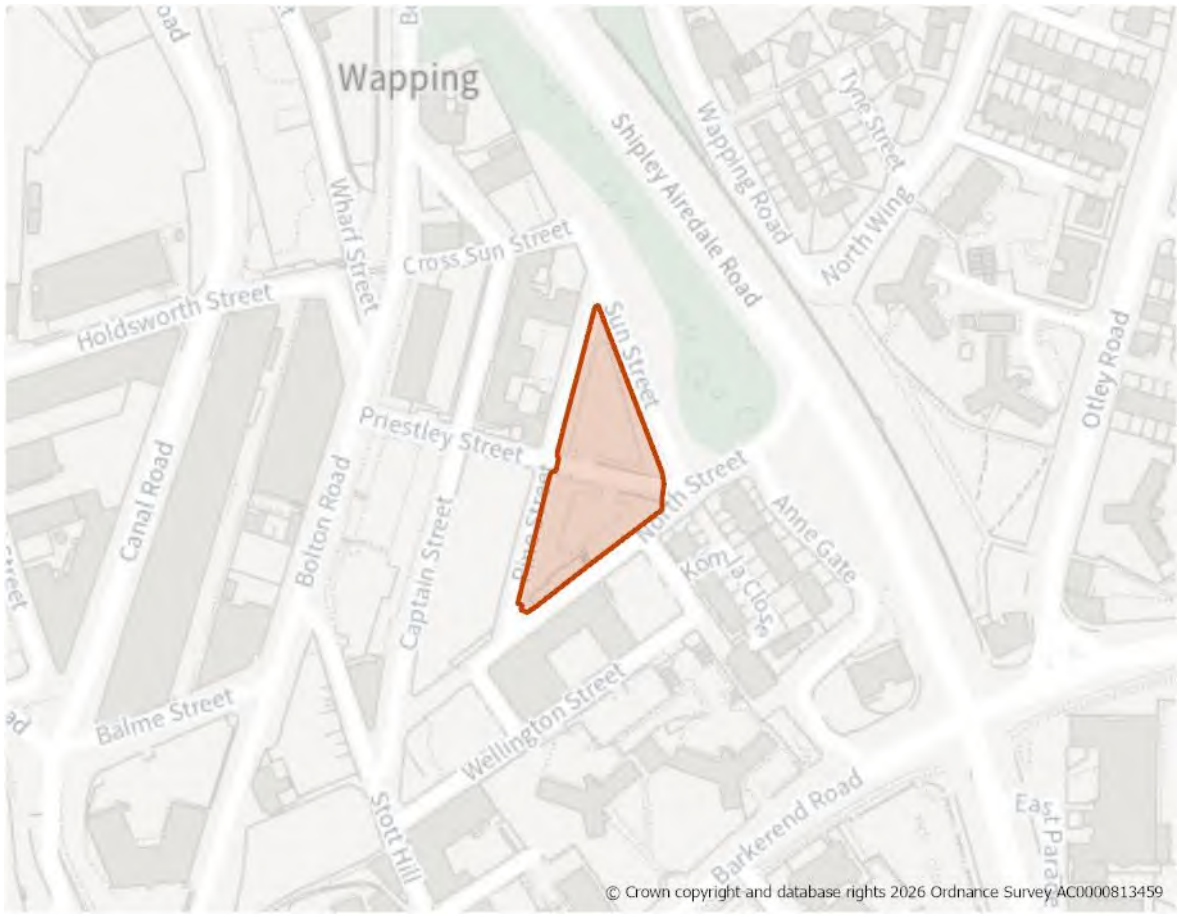
Open Space and Green / Blue Infrastructure

9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H234: Sun Street, City Centre

Site Boundary


Site Size (ha) Gross	0.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	48
Site Type	Greenfield
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The layout and scale of the buildings should respond to the sloping nature of the site. The development should accommodate at least 48 homes at 150dph net density in line with Policy HO2. It should incorporate complimentary landscaping to the the north eastern boundary of the site to mitigate against the impacts of the adjacent main road.

Site Access, Highways and Transport

2. Site access should be taken from Priestley Street.

Natural and Historic Environment

3. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The scale and design of new development should respond sensitively to the surrounding historic context, and safeguard the character and setting of the nearby Listed Buildings.

Environmental Protection

5. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern. Trees and landscaping should be provided where possible.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H235: Midland Mills, Valley Road, City Centre

Site Boundary

Site Size (ha) Gross	0.95
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	258
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The sites contains listed buildings which should be retained and brought back into use together with new buildings which should be well designed to compliment the existing buildings. These should be designed in accordance with Policies DS1 and DS3 and be of a similar scale to the existing and positively address the edges of the site particularly along Hamm Strasse. The development should provide at least 258 new homes at 300dph net density in line with Policy HO2. The landscaped verge alongside Hamm Strasse should be retained, but remodelled to integrate better with development on the site and provide useable space.
2. Consideration should be given to the opportunity to deculvert the Bradford Beck watercourse and include it within the site design as part of a green blue corridor through the site.

Site Access, Highways and Transport

3. Site access should be taken from Cape Street.

Flooding, Water and Drainage

4. The Level 2 SFRA carried out for this site indicates that part of it is within Flood Zone 3b (functional floodplain) where the culverted Bradford Beck watercourse runs beneath the site. The change of use of the existing buildings may be acceptable provided it meets the flood risk guidance in the PPG.
5. Within the areas of fluvial risk, more vulnerable uses must be situated on the upper floors and safe access and escape routes must be achievable.
6. Property Flood Resilience measures should be considered within the site design to improve flood resistance and resilience of the existing buildings. In line with Policy CR4, proposals will need to demonstrate that structural condition of the culvert beneath the building will remain intact and safe for the lifetime of the development.
7. It is considered that development of the site would provide wider sustainability benefits to the community that outweigh the flood risk. In line with Policy CR4, a holistic and comprehensive approach to managing flood risk within the Bradford Beck corridor must be carried out. This may include watercourse and flood engineering, alleviation works and green and blue infrastructure investment as part of a package of measures to reduce flood risk across the city and to ensure the delivery of regeneration within the city centre, including this site.

Natural and Historic Environment

8. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
9. The site contains part of the Grade II Listed Ambler Mills and Midland Mills Warehouses and is within 50m of other Grade II listed buildings. The regeneration of the site will enhance the area but sensitive design should ensure appropriate mitigation to reduce the risk of harm to the elements which contribute to the significance of these designated heritage assets.

Environmental Protection

10. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern.

Open Space and Green / Blue Infrastructure

11. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H238: Tetley Street/Fulton Street, City Centre

Site Boundary

Site Size (ha) Gross	0.25
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	75
Site Type	PDL
Ward	Manningham
Settlement	City Centre
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The development of the site should respond to the topography of the site and provide at least 75 homes at 300 dph net density in line with Policy HO2. Some basement or undercroft parking may be acceptable with access off Fulton Street.

Site Access, Highways and Transport

2. Site access should be taken from Fulton Street or Tetley Street.

Natural and Historic Environment

3. Site is partially within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. Site with Goitside Conservation Area and partly within the 50m buffer of a Grade II listed building (Colonial House). Development proposals should respond sensitively to the surrounding historic context and safeguard the character and setting of nearlby listed buildings and conservation area.

Environmental Protection

5. Site lies within the Clean Air Zone and adjacent to a road where pollution levels are of concern.
6. The site is within a mineral safeguarding area (coal minerals).
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

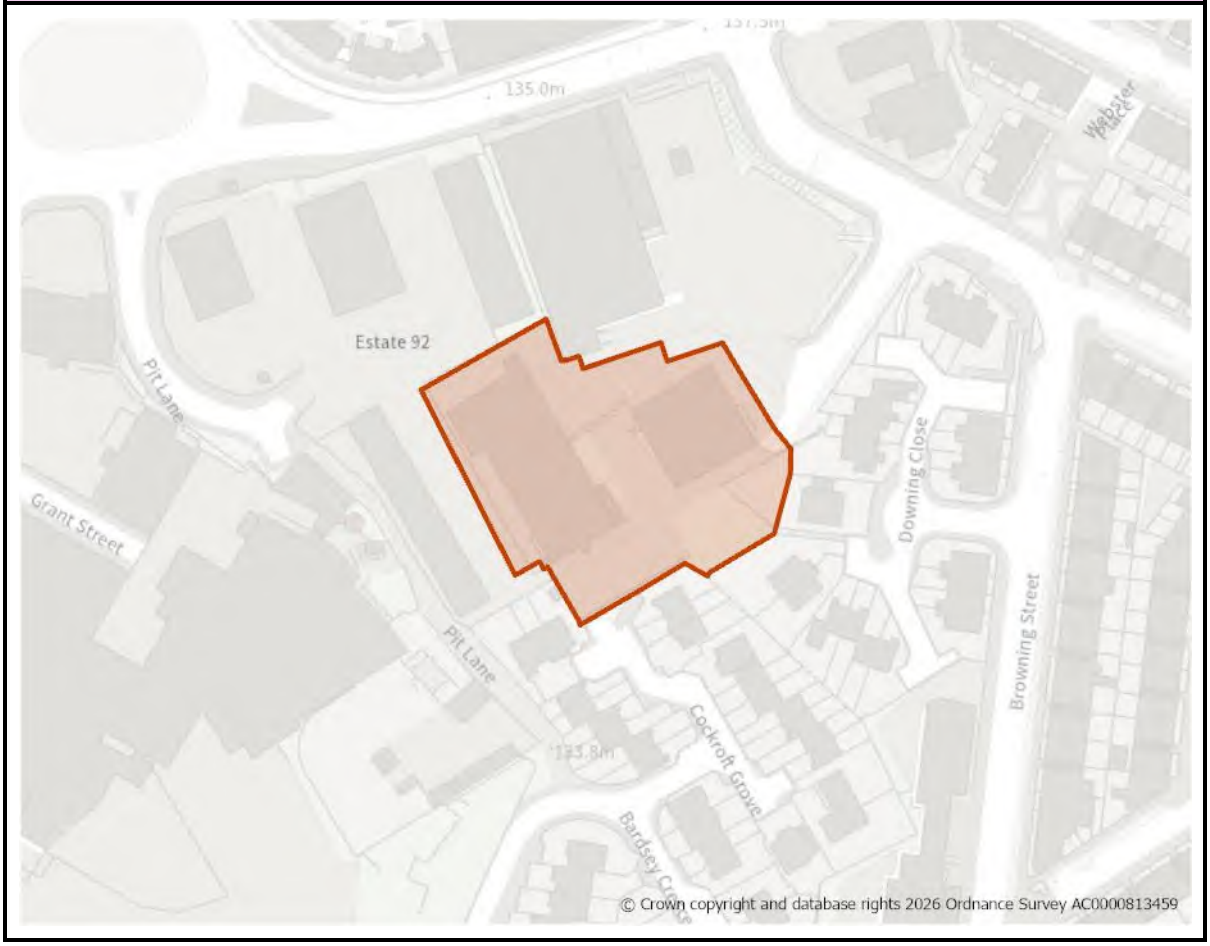
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H599: Barkerend Mill, Barkerend Road, Barkerend

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	132
Site Type	PDL
Ward	Bowling & Barkerend
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The development of the should should provide at least 132 dwellings at a net density of 300dph in line with Policy HO2 which should also include affordable housing in line with Policy HO4.
2. The site contains access roads and parking areas for adjacent established non-residential development. The layout of the site will need to be mindful of the relationship between existing homes, commercial uses and private space and ensure new development is well designed.

Site Access, Highways and Transport

3. The new access would join Harewood Street, where footways and streetlighting are present.

Natural and Historic Environment

4. Part occupied by Grade II listed building at risk and in deteriorating condition. Development of the proposed site should strive to have an acceptable impact with the potential to improve the setting of the listed building and support its regeneration.

Environmental Protection

5. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
9. Site is within [delete as appropriate] an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1163: Between Clayton Lane and Lister Arms

Site Boundary

Site Size (ha) Gross	0.52
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	35
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site should be developed at 75dph net density in line with Policy HO2 and should deliver at least 35 dwellings. These could be low rise apartments in one or more bocks or town houses.
2. The site should be well designed and particular attention should be given to the adajcent Grade II listed building with sensitive design incorporated into the design in line with Policies DS1 and DS3.
3. Landscaping will be required on the frontage of the site with Manchester Road, to screen and mitigate against the impact of this major highway onthe site by potential noise and air quality impacts.

Site Access, Highways and Transport

4. Access from Clayton Lane only. No direct access will be accepted from Manchester Road.

Flooding, Water and Drainage

5. The north western extent and south eastern extent of the site boundary has the potential for surface water flood risk. This is likely to be from hard areas connected with the previous use which shold be addressed by design.

Natural and Historic Environment

6. The site adjoins Listed Buildings (Grade II - St Joesphs Presbytery, Pakington Street) and within 50m of other listed buildings. The design of the site should ensure any impacts can be mitigated.

Environmental Protection

7. The site lies wholly within a 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
8. Site is within Clean Air Zone (CAZ) and an area where air pollution levels are of concern. Trees and landscaping will be required to mitigate against these impacts.

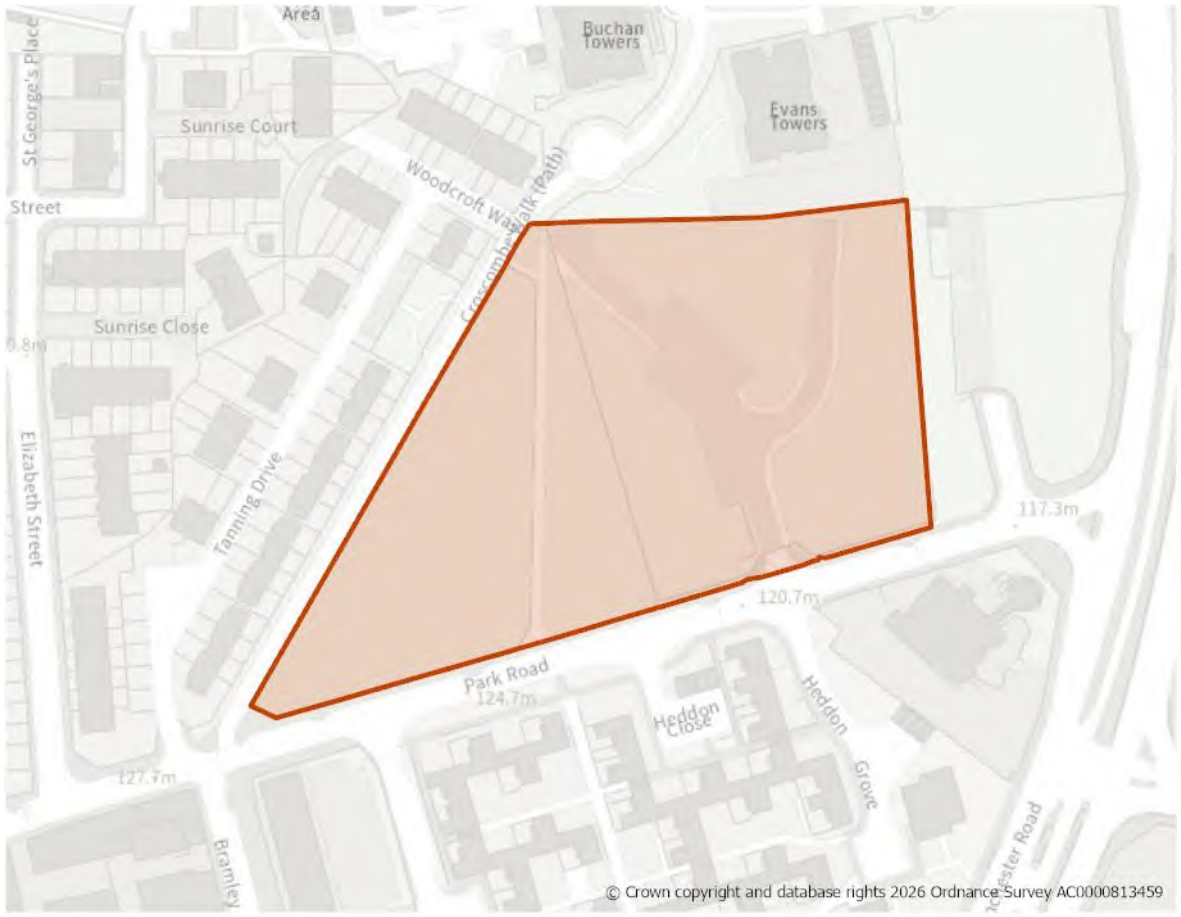
Open Space and Green / Blue Infrastructure

9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1164: Park Road, Little Horton

Site Boundary


Site Size (ha) Gross	1.44
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	390
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed at 300dph net density in line with Policy HO2. It should provide a mix of types and tenures in line with Polcies HO3 and HO4 but is particularly suitable for apartment development which should have a strong urban grain designed in line with Policies DS1,DS3 and DS4.
2. The development should provide on site landscaping and open space and should ideally be developed alongside H1553 with interlinked spaces and footpath connections.

Site Access, Highways and Transport

3. Access should only be taken from Park Road.
4. The site should limit the amount of private parking provided.

Flooding, Water and Drainage

5. A small area in the north of the site has the potential for surface water flood risk. This is likely to be from hard areas connected with the previous use which should be addressed by design.

Environmental Protection

6. Site is within Clean Air Zone (CAZ) and an area where air pollution levels are of concern. Trees and landscaping will be required across the site to mitigate against these impacts.

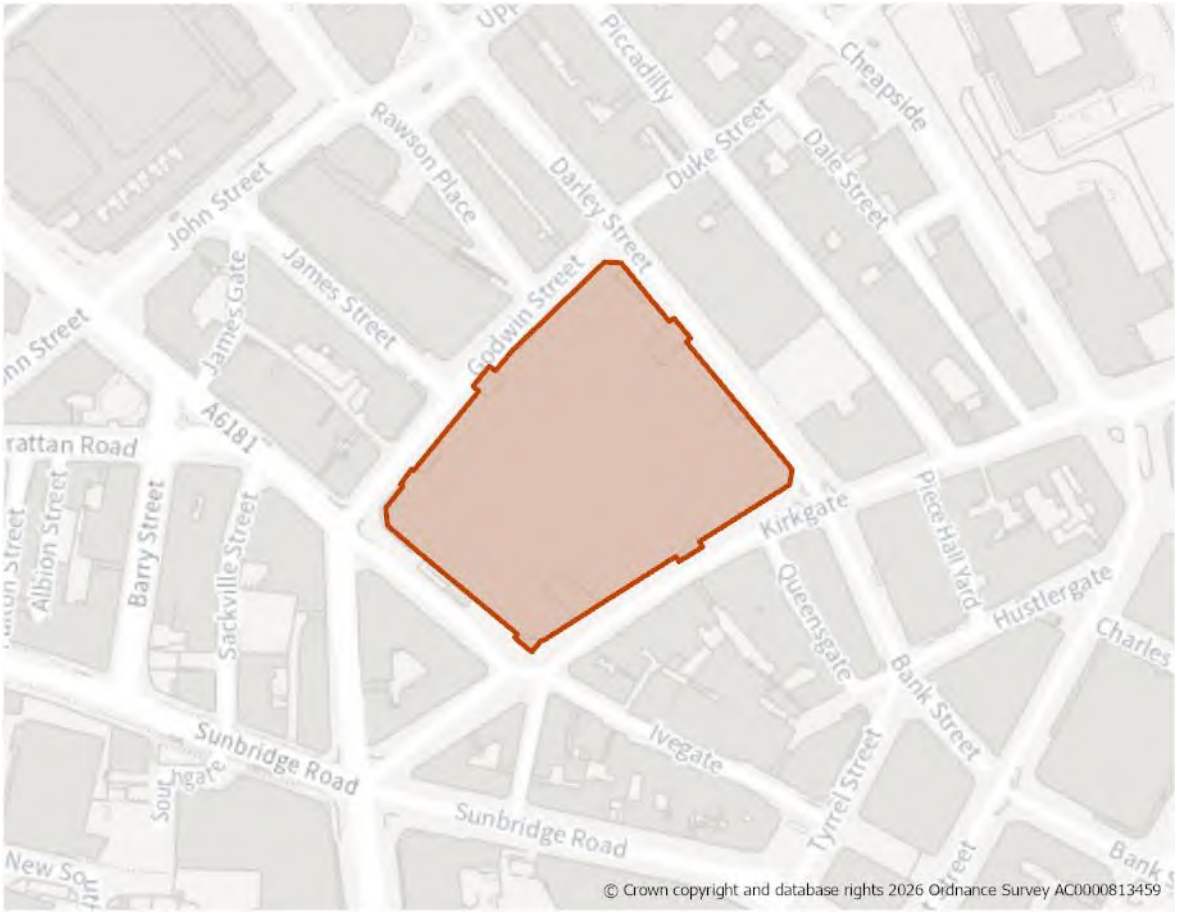
Open Space and Green / Blue Infrastructure

7. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1349: Kirkgate Centre, Darley Street, City Centre

Site Boundary


Site Size (ha) Gross	1.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	400
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Open Space and Green / Blue Infrastructure

1. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

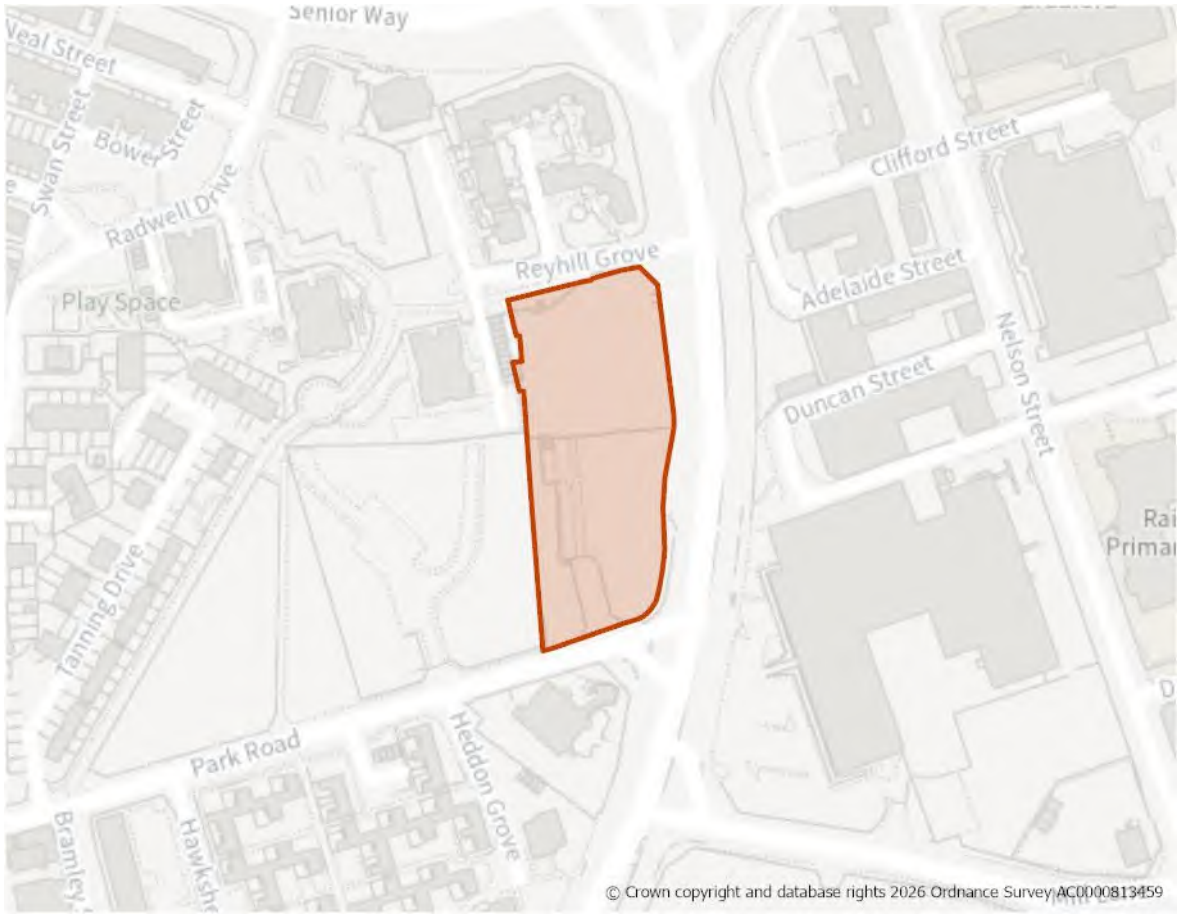
Infrastructure Requirements

2. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

3. A hybrid planning approval was granted post the Local Plan base date for upto 1000 homes including 97 affordable family homes on H219 with the remainder on this site and H220. (25/03232/MAF- approved 25/2/26).

H1553: West of Manchester Road, Little Horton

Site Boundary


Site Size (ha) Gross	0.75
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	204
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site should be developed at 300dph net density in line with Policy HO2. It should provide a mix of types and tenures in line with Polcies HO3 and HO4 but is particularly suitable for apartment development which should have a strong urban grain designed in line with Policies DS1,DS3 and DS4.
2. The development should provide on site landscaping and open space and should ideally be developed alongside H1164 with interlinked spaces and footpath connections.

Site Access, Highways and Transport

3. Access should be taken from Park Road.
4. The development of the site should limit the amount of private parking provided.

Flooding, Water and Drainage

5. A small area to the east of the site has the potential for surface water flood risk. This is likely to be from hard areas connected with the previous use which should be addressed by design.

Environmental Protection

6. Site is within Clean Air Zone (CAZ) and an area where air pollution levels are of concern. Trees and landscaping will be required across the site to mitigate against these impacts.

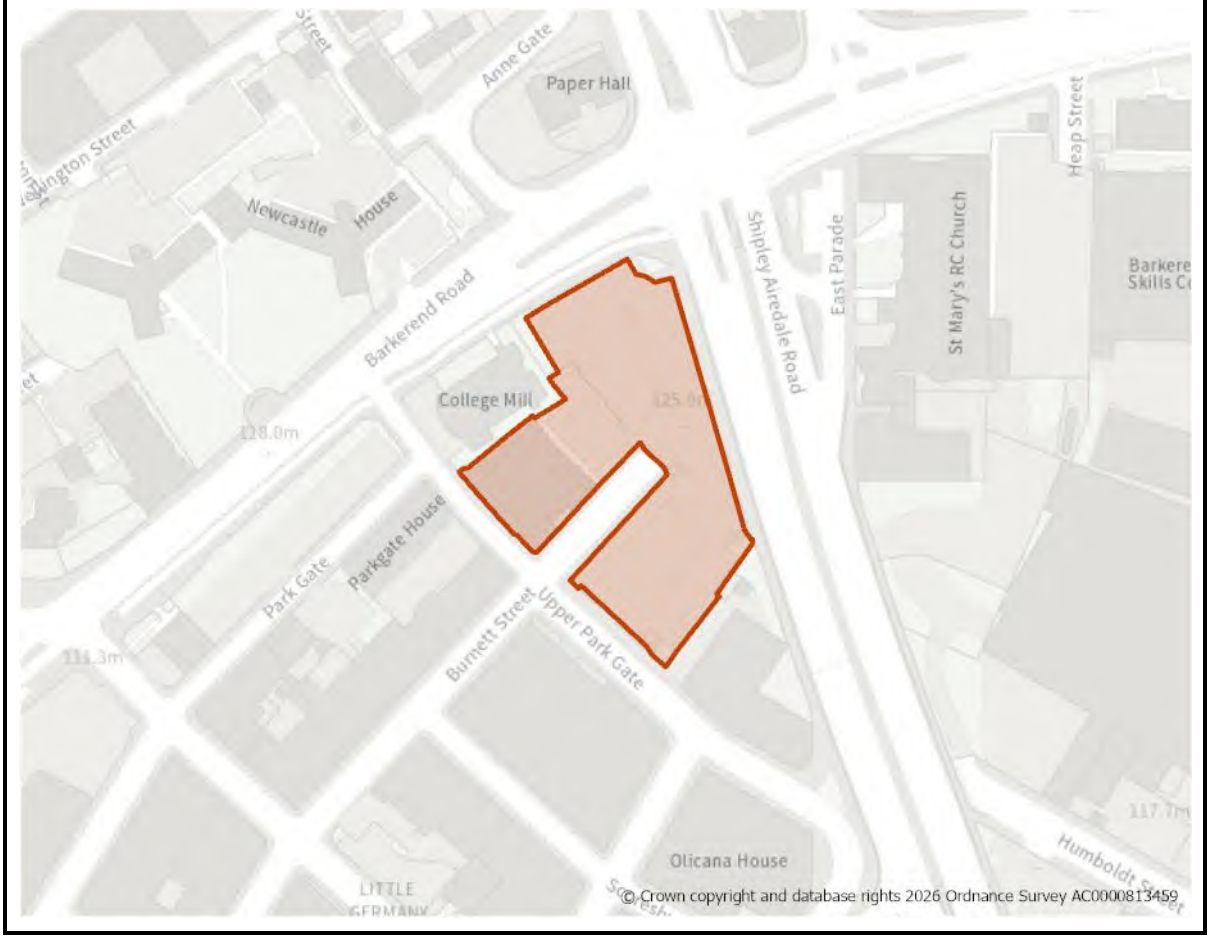
Open Space and Green / Blue Infrastructure

7. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1559: Burnett Street/Barkerend Road, City Centre

Site Boundary


Site Size (ha) Gross	0.40
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	60
Site Type	PDL
Ward	City
Settlement	City Centre
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Site comprises underused car parking and derelict listed building within a conservation area. The site should be developed for at least 60 dwellings at 150 dph net density in line with Policy HO2 in both a new building/s and via redevelopment of the existing building in line with Policies DS1 and DS3. The redevelopment of the site will make a positive impact on the area and should be designed to define the corners of the site particularly at the junction of Barkerend Road and Shipley Airedale Road to repair the urban fabric of this part of Little Germany.
2. The development should provide an area of landscaping feature to the site boundary with Shipley Airedale Road and Barkerend Road.

Site Access, Highways and Transport

3. Site access should be taken from Burnett Street.

Natural and Historic Environment

4. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site contains a Grade II listed Listed Building (7 Burnett Street) and is within the 50m buffer of several others, including The Paper Mill, Anne Gate. The development of the site should be sensitive to the potential impact from development and mitigate against any perceived negative impacts on heritage through its design.
6. Within the Little Germany Conservation area.

Environmental Protection

7. Site lies within the Clean Air Zone and is adjacent to a road where pollution and noise levels are of concern. The developer should seek to provide trees and appropriate landscaping to mitigate the impacts of the location of the site and to improve air quality.

Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Bradford North East

Introduction

The Local Plan settlement hierarchy identifies Bradford North East as one of four quadrant areas within the wider Regional City of Bradford. It is broadly defined by Leeds Road to the south and Canal Road area to the west, extending northwards to Thackley woods and the Leeds Liverpool Canal and the District boundary with Leeds to the east. It covers an area of 1,650 hectares and is primarily residential in character with strong commuter and access connections to Bradford and Leeds City Centres.

Bradford North East includes the wards of Idle and Thackley, the southern part of Windhill and Wrose, Eccleshill, Bolton and Undercliffe (east of Wapping Road), Bowling and Barkerend and Bradford Moor. The Canal Road Corridor (CRC) is located along the western border of this sub area, stretching north from the city centre to Shipley alongside Canal Road and falls mainly within the Windhill and Wrose and Bolton and Undercliffe Wards.

This sub-area can be characterised as densely developed and populated urban environment with the main employment areas located to the east of the Shipley Airedale Road and south of Barkerend Road and at Gain Lane where Morrisons have their headquarters. There are also pockets of employment development, most notably in Idle and Greengates.

Traditionally a mixed employment area, the CRC developed out of its proximity to the Bradford Canal and the railway line forming a gateway route northward into and out of the city into Airedale and beyond. The area is today characterised by a range of uses. The central area around Bolton Woods has a variety of uses including existing residential communities and areas of longstanding business and employment. To the south, the area has a predominance of retail, business and commercial uses, which link to Forster Square retail area.

The Council's previous/ongoing regeneration ambitions for the area include continuing the delivery of the Canal Road Urban Village New Bolton Woods Masterplan Site. Initial phases of development of this site have been delivered over recent years, including new homes and supporting retail units.

The CRC is also identified by the Local Enterprise Partnership as a Spatial Priory Area (SPA) Investment Location– an area where future housing and employment development should be encouraged.

Bradford North East also covers Leeds Road Corridor strategic regeneration area- a key intercity transport corridor with opportunities for physical transformation providing space for retail, commercial, business and residential uses with improved public transport integration. The corridor is distinctive in character, with diverse uses and a strong specialist ethnic retail presence. With the right balance of policy support and delivery mechanism the Council believe the area possesses opportunities to reposition itself as a key growth and investment destination.

Vision

Bradford North East will help deliver a holistic vision for the future of the Regional City as a culturally diverse, liveable and vibrant area which maximises opportunities for improved connectivity, place-making and support for new homes, jobs, business growth and local services and facilities.

POLICY BNE1: BRADFORD NORTH EAST

Settlement Plan

Settlement Hierarchy and Spatial Directions

1. **Bradford North East is defined on the policies map and forms part of the Regional City which will support modest additional housing growth in sustainable locations supported by existing local services and improvement to infrastructure provision and environment.**

2. **Housing growth will primarily be focused upon maximising opportunities for the reuse of brownfield sites and sensitive development on urban greenfield sites for new housing within the settlement boundary.**

3. **Broaden the diversity, tenure and quality of housing within the area with opportunities to attract new residents benefiting from rail and bus connectivity, enhanced community facilities, improved environmental quality and access to employment.**

4. **A range of housing types will be encouraged to provide a range of unit sizes, including mid to-high density apartment buildings and mid to-lower density townhouse terraces, together with the conversion of existing buildings including residential uses within the upper level of commercial buildings.**

5. **Continue to support local businesses and economic sector specialisms including advanced manufacturing, engineering and professional services.**

Meeting Growth Needs

6. **Housing development in Bradford North East will deliver approximately 2,407 dwellings through a combination of sites within the urban area and land released from the Green Belt from sites under construction, with planning permission and new site allocations during the plan period as set out in Table BNE1.1**

Table BNE1.1 - Bradford North East

	Under Construction	Planning Permission	Site Allocations
Totals	1,358	185	864

7. **Deliver housing site allocations as shown on the policies map and within the proformas in section 5. Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will also be supported subject to meeting policies HO3 and DS3.**

8. **Market-led approach to delivery of development on housing site allocations – working with developers and registered providers to secure quality housing schemes.**

9. **Employment uses will continue to be concentrated within Apperley Bridge/Esholt (Former Filter Beds- Waste Water Treatment Works) area. Good public transport links with Bradford and other Regional Cities and Towns provide the opportunity to access a wider range of employment prospects.**

Local Services and Facilities

10. **Support a positive approach to maintaining the vitality of the designated District and Local centres, as defined on the Policies Map, through enhancing their diverse range of retail, service and leisure uses, and supporting the retention and improvement of other local services and facilities.**

11. **Protect and enhance designated Local Green Spaces and open spaces in compliance with Policy EN2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study.**

12. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

13. **Maintain and enhance the landscape setting~~,~~ landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

14. **Protect and enhance strategic green and blue networks and corridors including the Leeds-Liverpool Canal and urban fringe to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

15. **Protect and enhance the designated Local Wildlife Sites and Local Geological Sites as well as habitat networks and priority habitats within and adjacent to the settlement. Development proposals should also pay particular attention to avoiding impact on the Trench Meadows Site of Special Scientific Interest towards the north-west of the settlement.**

16. **Where development is located within SPA/SAC Zone C (Recreational Pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the**

SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy EN3.

17. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the four Conservation Areas and Listed Buildings as well as non-designated heritage assets.**

18. **Development on the north-western edge of the settlement within the Saltaire World Heritage Site (WHS) Buffer Zone should comply with Policy HE1 and conserve those elements which contribute towards its Outstanding Universal Value (OUV), including its setting and key views.**

Local Infrastructure

19. **Support improvements and access to public transport and active travel connections within and beyond Bradford North East, including along the A650 corridor between Five Lane Ends Roundabout, Enterprise 5 Retail Park and Bradford City Centre via Kings Road and Canal Road in order to improve bus reliability, encourage active travel, support inclusive growth, improve safety, and contribute towards net zero and Vision Zero objectives.**

20. **The implementation of the West Yorkshire Transport Plan will secure a high-quality public transport network for the Regional City including Bradford North East, along with a comprehensive and attractive network for walking, wheeling and cycling, including secure cycle parking, to improve the environment for residents, businesses and visitors.**

21. **Support the provision and improvement of community infrastructure required to meet the needs arising from growth, including refurbishment, major modernisation and/or replacement of Eccleshill Swimming Pool and substantial programme of lifecycle investment across sports halls, education, health and fitness facilities to address ageing infrastructure, maintain service quality and reduce future maintenance liabilities.**

22. **Proportionate contributions towards improvements in community infrastructure, including consideration of additional education, healthcare and recreation provision as a result of an increased residential population.**

23. **Protecting an alignment for proposed re-introduction of the Bradford Canal to enable its future provision.**

Evidence

Settlement Study (2026)
Landscape Character Assessment SPD (2026)
South Pennine Moors SPD (2022)
Transport Assessment (2026)
Sports Assessment (2026)
Retail and Leisure Study (2026)
Local Infrastructure Plan (LIP)
Integrated Sports Assessment (2026)

H262: Bolton Road, Barkerend

Site Boundary

Site Size (ha) Gross	0.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	Greenfield
Ward	Bolton & Undercliffe
Settlement	Bradford North East
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. The site is narrow therefore site design should ensure that the layout accommodates sufficient width to facilitate safe vehicle usage as well as footways etc.

Site Access, Highways and Transport

3. New access is required to connect to Bolton road, which has footways and streetlighting present.

Flooding, Water and Drainage

4. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. Given the change in use and therefore vulnerability of the site, Flood Risk Assessment (FRA) must show that the development can be designed to be safe and that there is adequate emergency planning provision.
6. Safe access and escape routes may be challenging to achieve in the low risk surface water event therefore must be considered further at the site-specific FRA stage.

Natural and Historic Environment

7. Adjacent to Local Wildflife Site (LWS) (Boars Wells Urban Wildlife Reserve). Contributory landscaping/new tree planting will mitigate against any impact from the development.
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

9. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
10. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
11. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

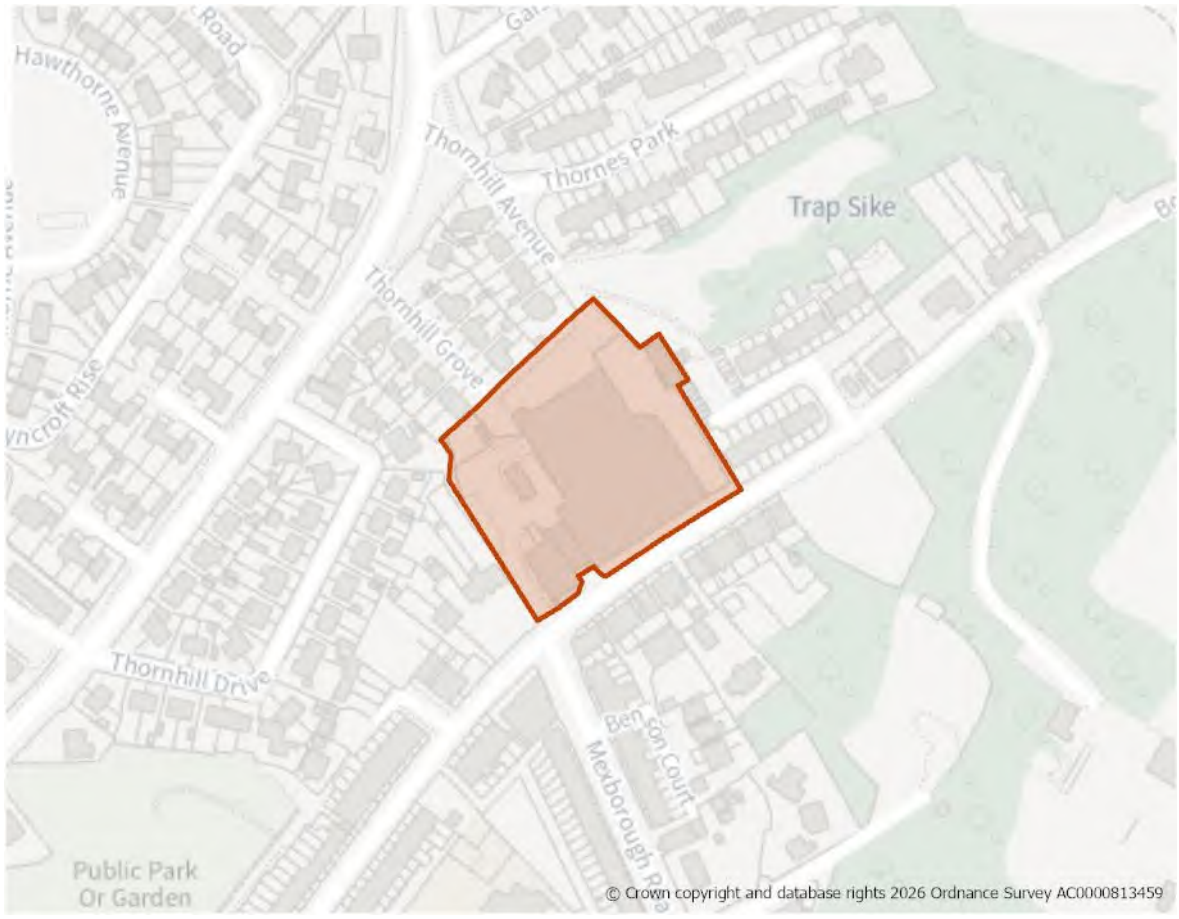
12. Site is designated open space (OSA: Natural and semi natural greenspace) but loss would not result in a deficiency / exacerbate an existing deficiency for this typology and the area overall. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.

13. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H265: North Bolton Hall Road

Site Boundary


Site Size (ha) Gross	0.83
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	PDL
Ward	Windhill & Wrose
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 30 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access arrangements needed to connect to Bolton Hall Road where footways and streetlighting are present.

Flooding, Water and Drainage

3. North and north-eastern part of the site at most risk, potentially run off from exiting building. Better drainage will be required.

Natural and Historic Environment

4. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site on Bolton Hall Road contains historical industrial buildings from the former Bolton Wood Shed wool-combing complex, known as the Victor Works. Development proposal should evaluate the potential for converting these existing mill structures into residential use rather than demolishing them.

Environmental Protection

6. Within 500m of operational mineral extraction site or allocation (Bolton Woods Quarry). Minerals Resource Assessment will be required to determine the exttent of any remaining mineral resources and the possibility of extraction.
7. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

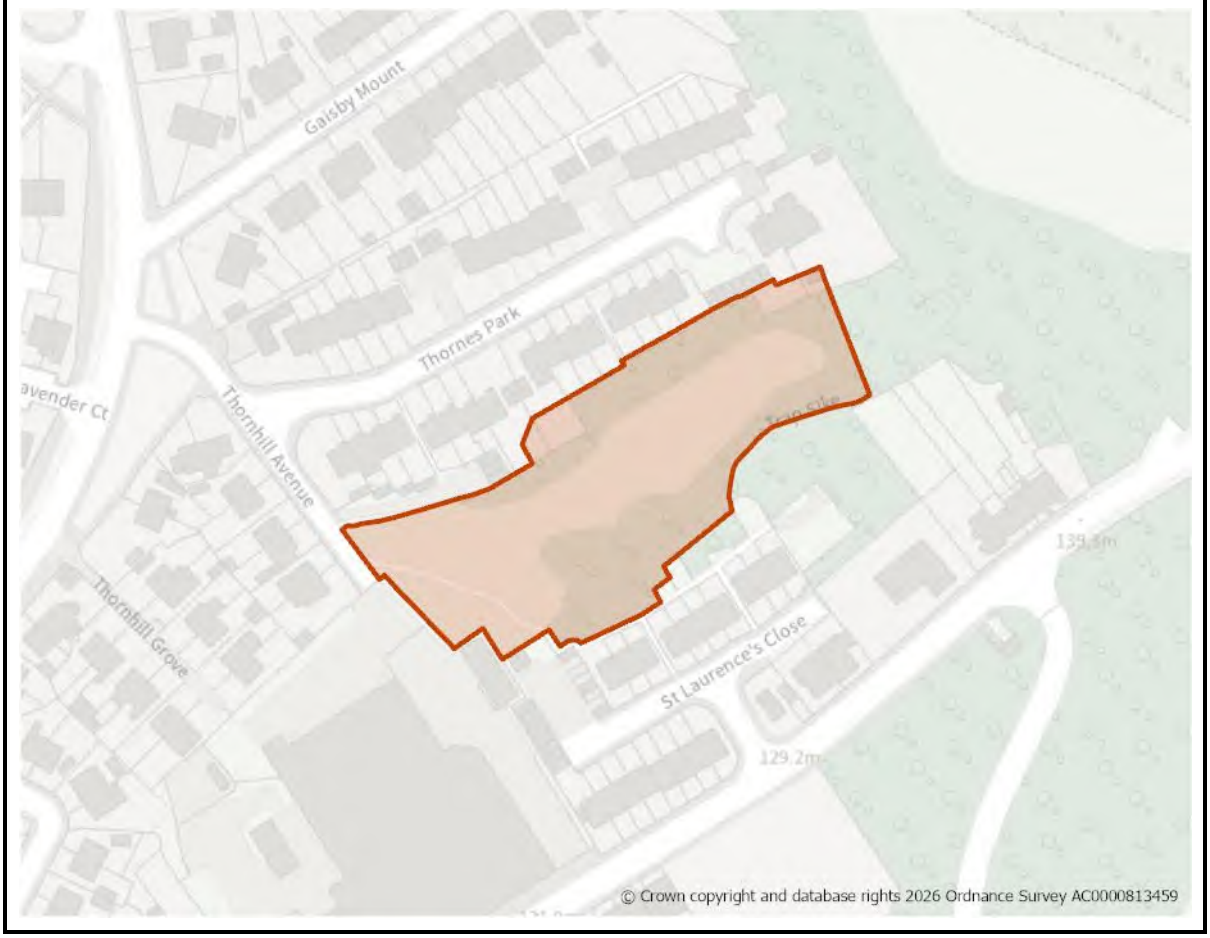
Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

Planning Permission

9. A detailed planning application (25/01714/MAF) is currently pending on this site for 30 units/homes which may be determined before the Local Plan is adopted. Accordingly it has been identified as a site allocation.

H266: Thornhill Avenue

Site Boundary


Site Size (ha) Gross	0.60
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	17
Site Type	Greenfield
Ward	Windhill & Wrose
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 17 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access required to Thornhill Avenue along with improvements to footways, emergency vehicle access and streetlighting.

Flooding, Water and Drainage

3. There is a small area along the southern boundary of the site identified as being located within Flood Zones 2 and 3. Flood Risk Assessment is required to demonstrate that the risk of flooding is acceptably small and that any mitigation measure would not increase flood risk elsewhere.

Natural and Historic Environment

4. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is an important greenspace with habitat value, meaning potential loss of biodiversity if developed. Also contains TPO trees/woodland (Woodland TPO toward the southern boundary of the site with buffer which covers more than 50% of the site). Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

7. Site is designated open space and/or Local Green Space (OSA - amenity greenspace) but loss would not result in a deficiency / exacerbate an existing deficiency for this typology and the area overall. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
8. Green and blue infrastructure should be provided in line with Policy NE1.

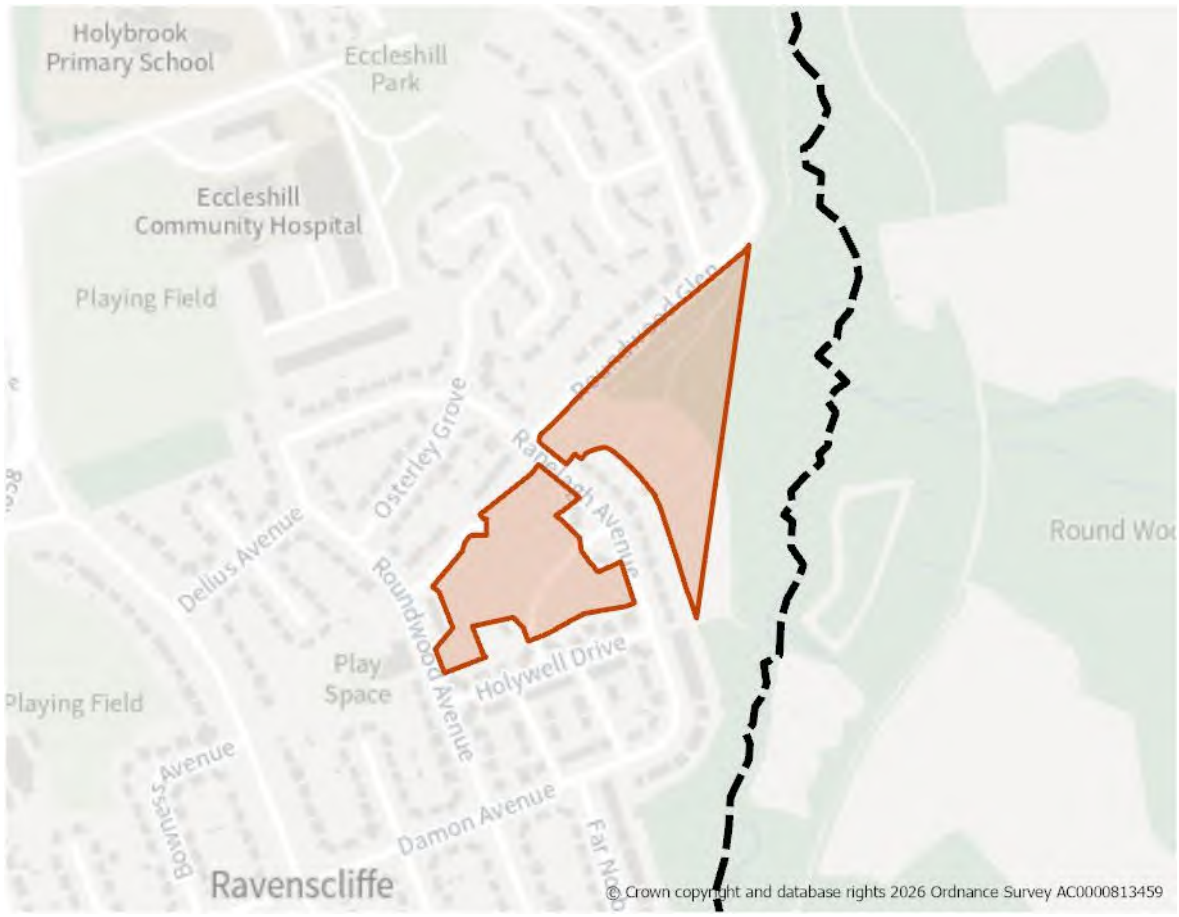
Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

Planning Permission

10. An outline/detailed planning application (25/02547/MAO) is currently pending on this site for 17 homes which may be determined before the Local Plan is adopted

H585: Roundwood Glen, Ravenscliffe

Site Boundary


Site Size (ha) Gross	3.01
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	130
Site Type	MIXED
Ward	Eccleshill
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 130 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. No significant access issue- Ranelagh Avenue can be used as an access. The road has streetlights and footways present.

Flooding, Water and Drainage

3. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
4. It is recommended that Carr Brook is modelled for climate change as part of the site-specific Flood Risk Assessment (FRA) to understand any potential future fluvial risk posed to the site.
5. The FRA must also show that the development can be designed to be safe and that there is adequate emergency planning provision.

Natural and Historic Environment

6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

7. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application
8. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal resource.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
10. Site is wholly within a Strategic Green Infrastructure Corridor (Tong/Calverley). Development of the site should ensure connectivity through the site to adjacent open space. Green and blue infrastructure should be provided in line with Policy NE1.

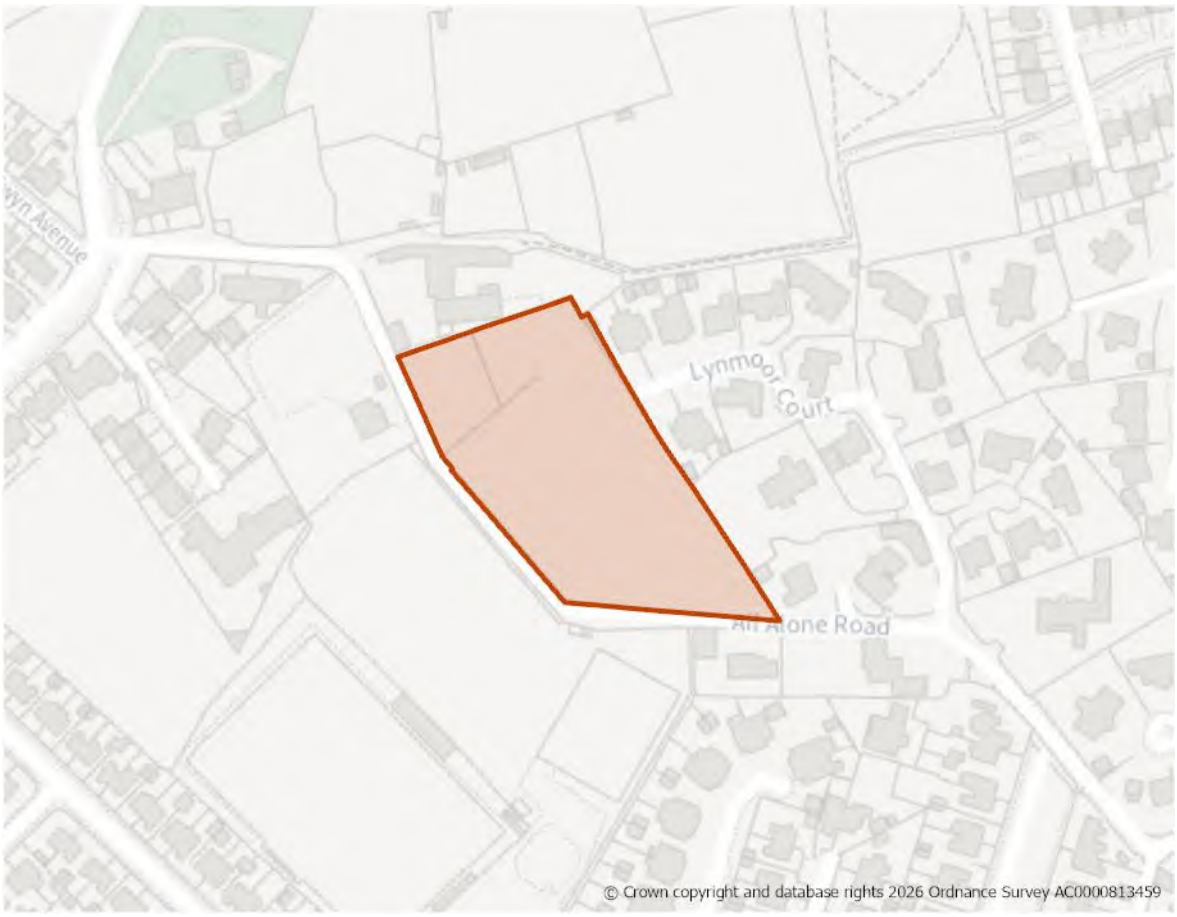
Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

Planning Permission

12. An outline planning application (24/00940/MAO) is currently pending on this site for130 homes which may be determined before the Local Plan is adopted.

H588: All Alone Road/Lynmoor Court, Idle

Site Boundary


Site Size (ha) Gross	0.97
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	31
Site Type	PDL
Ward	Idle & Thackley
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 31 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Provision of suitable access is a prerequirement for development.

Natural and Historic Environment

3. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

4. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
5. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

6. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
7. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc. Green and blue infrastructure should be provided in line with Policy NE1.

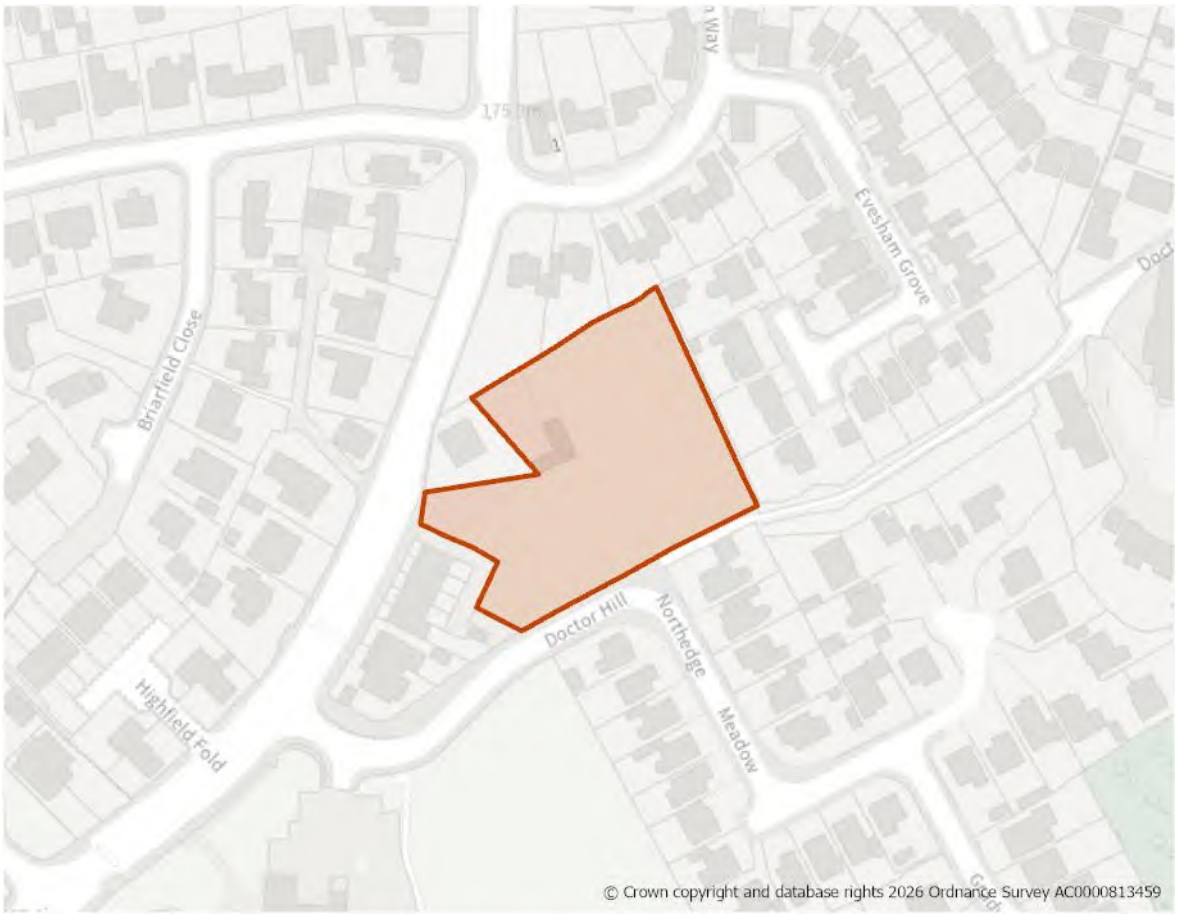
Landscape

8. Development should respect significant mature trees and historic features of site to create a positive sense of place.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H594: Doctor Hill, Idle

Site Boundary


Site Size (ha) Gross	0.42
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Greenfield
Ward	Idle & Thackley
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 19 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access is required to join Highfield Road, where footways and streetlighting are present.

Natural and Historic Environment

3. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

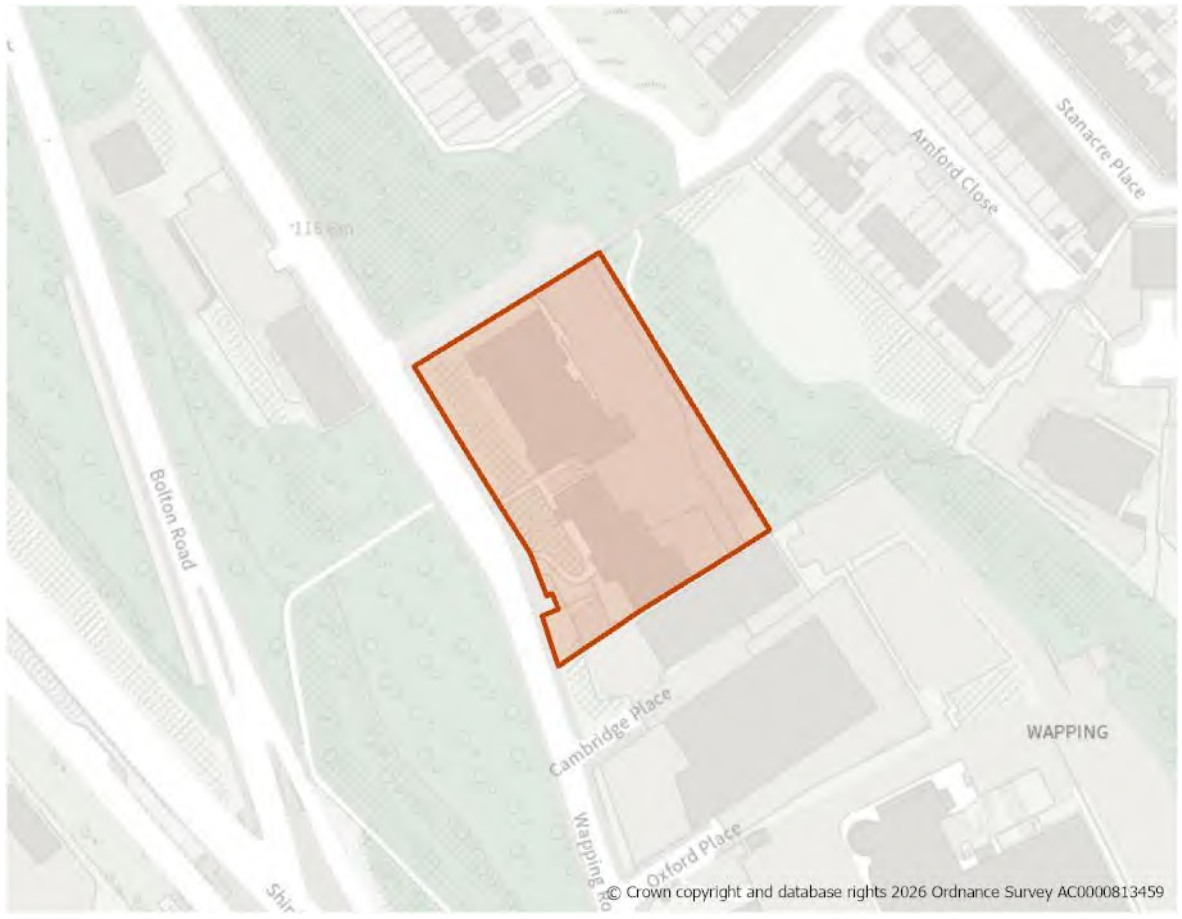
Environmental Protection

4. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
5. Housing density must conform with the limitations applicable to HSE Zone Rules.

Infrastructure Requirements

6. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H597: Wapping Road, Barkerend

Site Boundary


Site Size (ha) Gross	0.51
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	PDL
Ward	Bowling & Barkerend
Settlement	Bradford North East
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 23 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. Existing listed buildings provide potential positive frontage to Wapping Road contributing to sense of place should be retained.

Site Access, Highways and Transport

3. The site fronts Wapping road, where footways and streetlights are present.

Flooding, Water and Drainage

4. Future surface water risk is constrained by the area of existing development within the site. Any change in site layout where current buildings are to be demolished will require detailed surface water modelling.
5. Safe access and escape routes in the low risk surface water event should be considered further through a site-specific Flood Risk Assessment (FRA).

Natural and Historic Environment

6. The site is within/adjacent to bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. Site occupied by Grade II listed Wapping Road School. The buildings are derelict and require re-use and renovation, however their siignificance is such that loss and redevelopment would be very difficult to justify. Any development would be expected to find sympathetic solutions for the heritage assets.

Environmental Protection

8. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1
9. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
10. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
12. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H598: Exmouth Place (2), Barkerend

Site Boundary

Site Size (ha) Gross	4.39
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	165
Site Type	Greenfield
Ward	Bolton & Undercliffe
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 165 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access is required that may potentially join Cliffe Road, where footways and streetlighting are present.

Natural and Historic Environment

3. The site is adjacent to wildlife habitat network (grassland) and within bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

4. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal and Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal and/or Sandstone resource.
5. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
6. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Open Space and Green / Blue Infrastructure

7. The site contains open space site which may be lost due to development but could be mitigated by replacement provision on-site or off-site. Development of the site should ensure connectivity through the site to adjacent open space. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

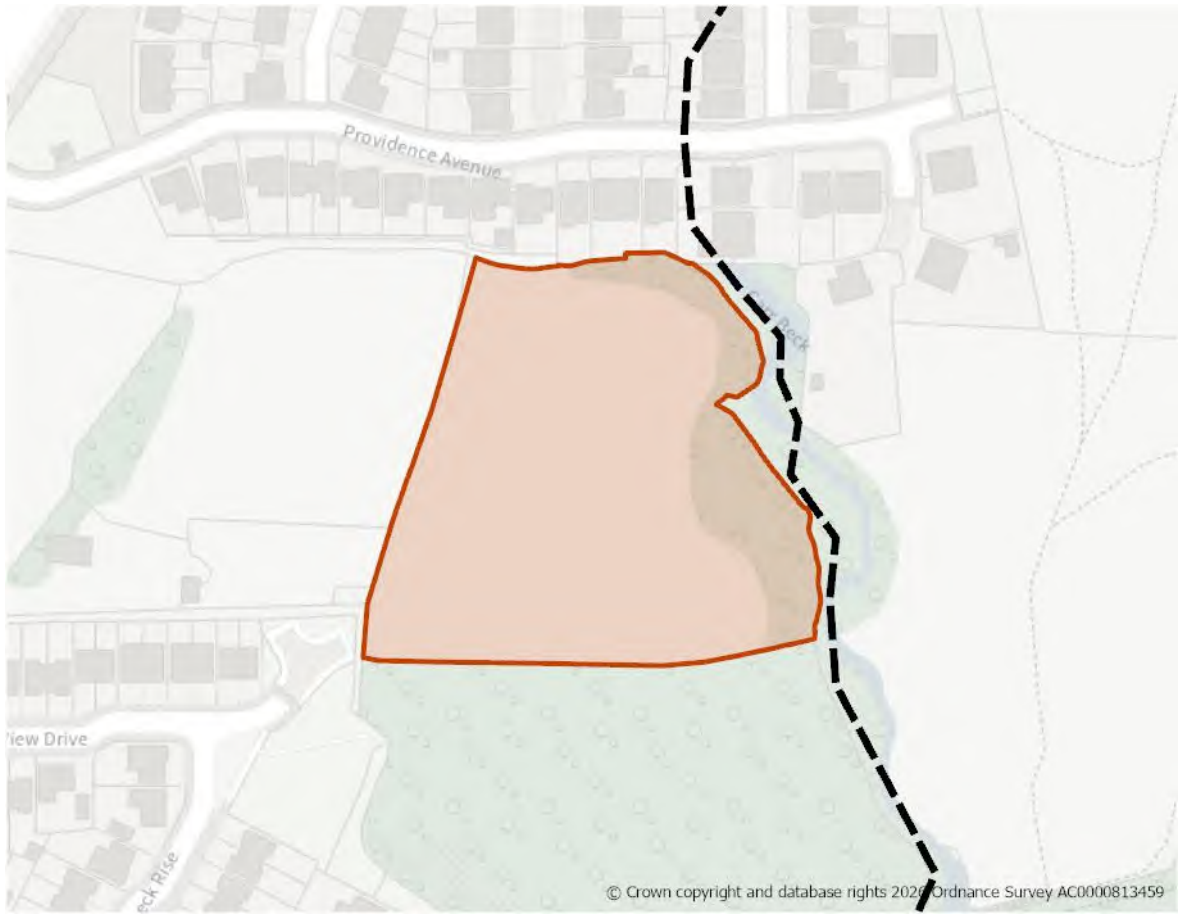
Landscape

9. Site requires full analysis and masterplan to include retained green space, retained mature trees and consideration of pedestrian routes across the site. Elevated position on hillside makes the site visible from right across the other side of the valley so visual impact will need thorough assessment and mitigation measures put in place.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H636: Land east of Harrogate Road (2), Greengates

Site Boundary


Site Size (ha) Gross	1.00
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	32
Site Type	Greenfield
Ward	Idle & Thackley
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 32 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access to be created to join Valley View Drive, where footways and streetlights are present.

Flooding, Water and Drainage

3. Development on this site should avoid the eastern side of the site at modelled fluvial and surface water risk, and cannot be developed until the required information detailed in the SFRA on existing and future flood risk from Carr Beck is fully ascertained.

Natural and Historic Environment

4. The site is adjacent to priority habitat and bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. Any impacts on the Leeds and Liverpool Canal CA should be mitigated through design, layout, scale, landscaping etc.

Environmental Protection

6. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal, Sandstone, Sand and Gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal, Sandstone, Sand and Gravel resource.

Open Space and Green / Blue Infrastructure

7. Development of the site should provided increased and improved public open space and also ensure connectivity through the site to adjacent open space. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
8. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

9. The site is located within theEsholt Settled Valley Floor Landscape Character area/type (G3).
10. Development should be offset from both the woodland and drop in topography in the east of the site. The level change between the site and Harrogate Road should be considered carefully within the design to ensure buildings do not tower over the existing streetscape and Listed Buildings. Links through to West Wood should be explored, to allow recreational access from any new development.

Green Belt (and Golden Rules)

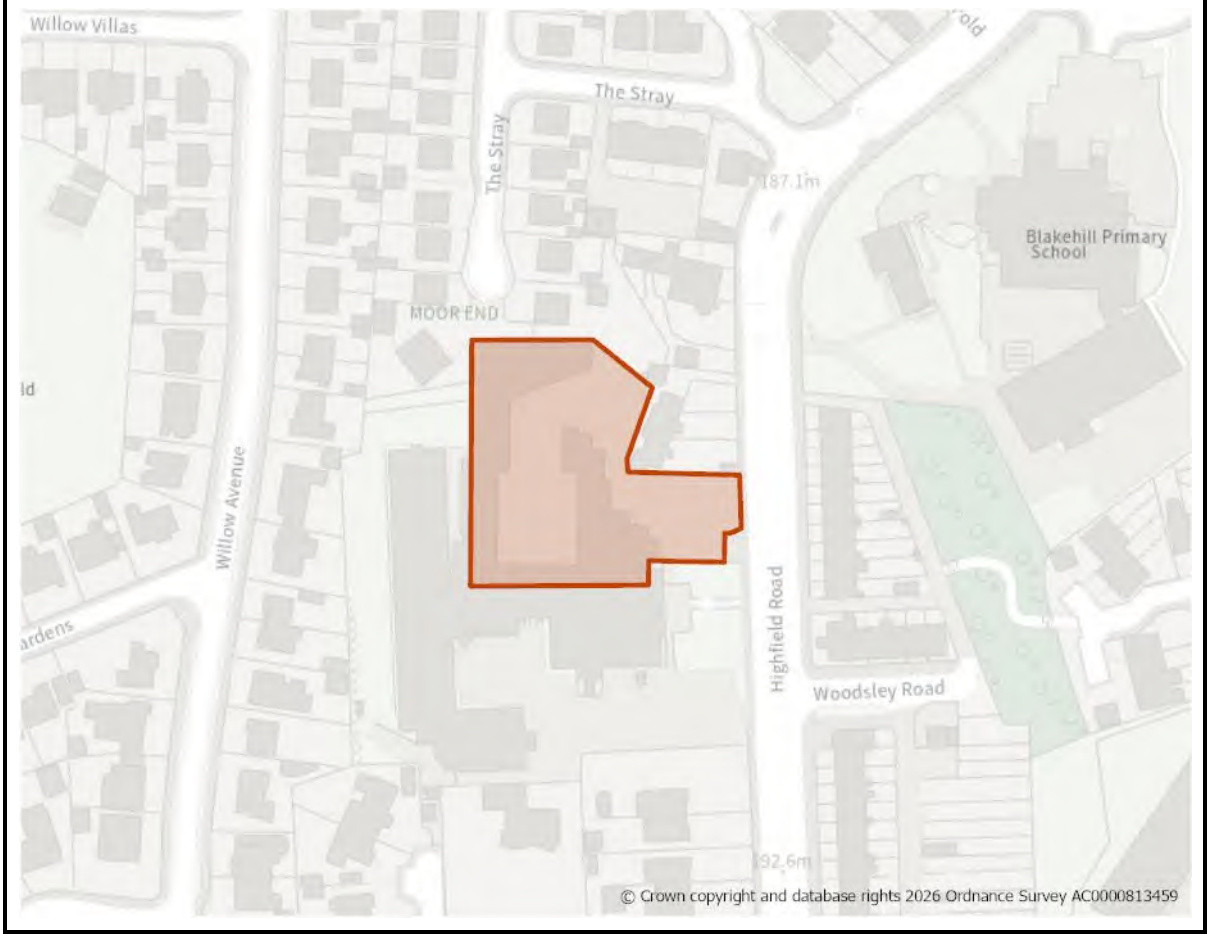
11. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to

affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H666: Highfield Works, off Highfield Road, Wrose

Site Boundary


Site Size (ha) Gross	0.34
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	17
Site Type	PDL
Ward	Windhill & Wrose
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 17 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The new access would to Highfield Road, where footways and streetlights are present.

Natural and Historic Environment

3. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site is close to bat roost/alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H670: Lister Lane, Barkerend

Site Boundary

Site Size (ha) Gross	0.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	PDL
Ward	Bolton & Undercliffe
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Potential access leading onto Lister Lane may need a junction assessment to for suitability.

Natural and Historic Environment

3. TPO trees/woodlands within to site. Site is also adjacent to habitat network areas. Development should be set back from these areas with additional new areas created within the site to provide linkages.
4. The site is within/adjacent to bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is within/partly within 50m buffer of Listed Building (Peel Park Lodge) and adjacent to a Historic Park & Garden (Peel Park). HIA would be required at the planning application stage. Early engagement with the Council's Heritage and Conservation Officer is recommended.

Environmental Protection

6. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
7. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

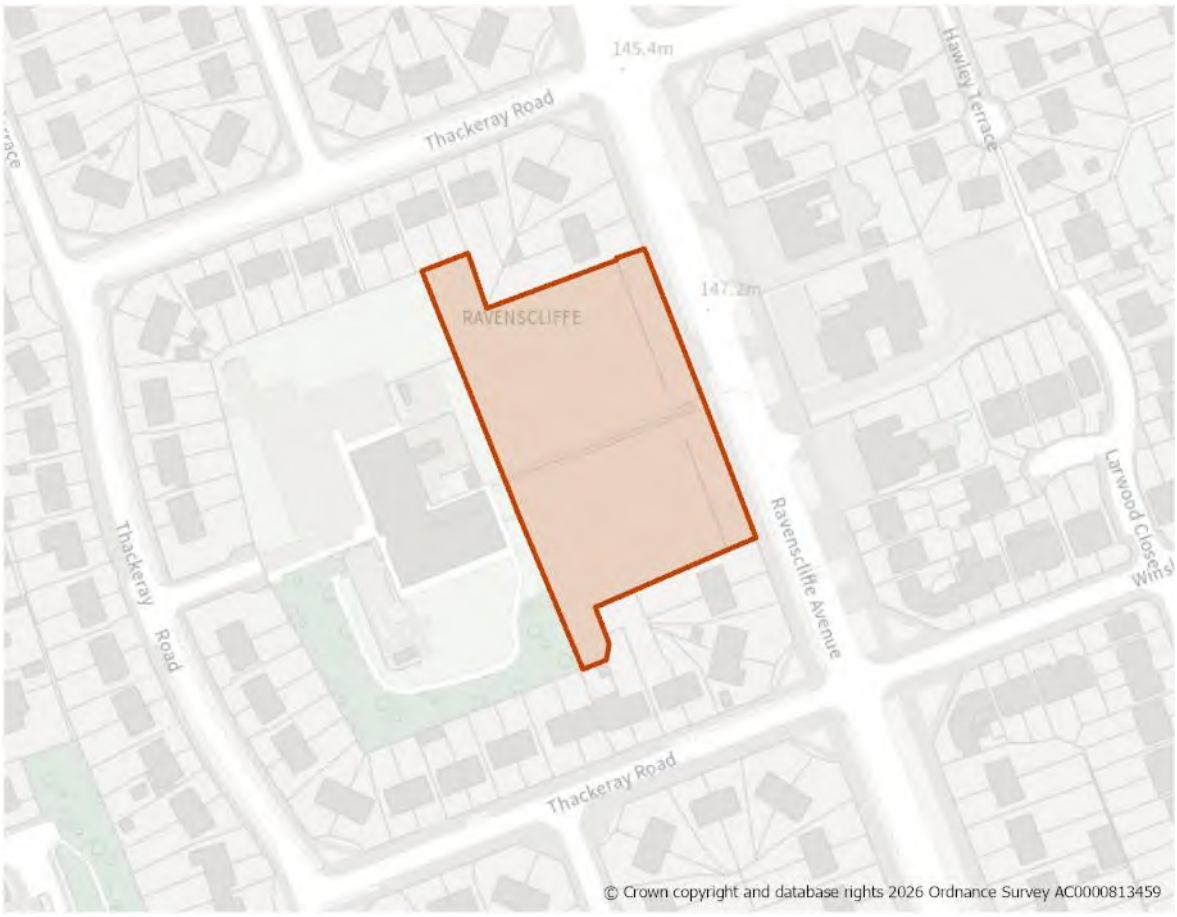
Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H673: Land at Ravenscliffe Community Centre, Ravenscliffe Avenue

Site Boundary


Site Size (ha) Gross	0.50
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	PDL
Ward	Eccleshill
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The new access should join Ravenscliffe Avenue, where footways and streetlights are present.

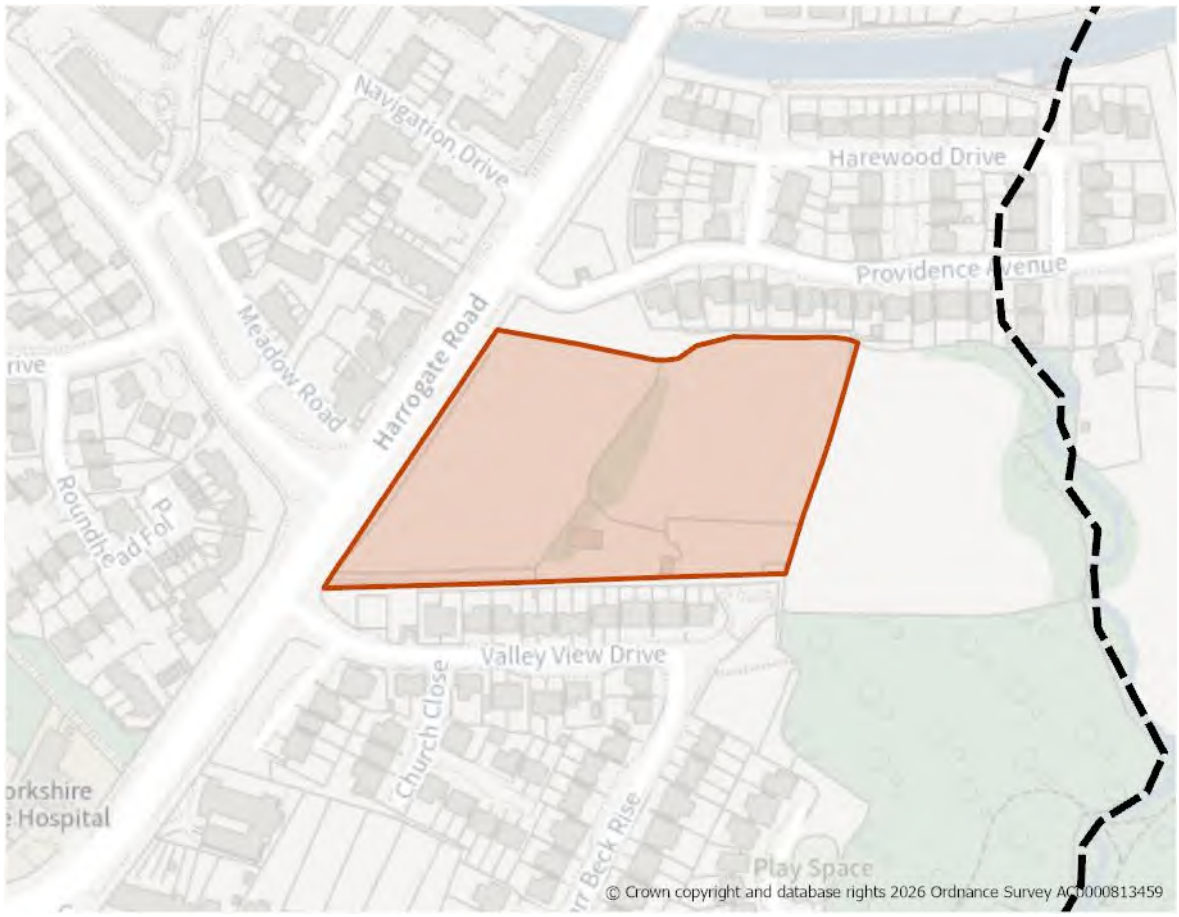
Open Space and Green / Blue Infrastructure

3. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
4. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc. Green and blue infrastructure should be provided in line with Policy NE1.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H674: East of Harrogate Road (1), Greengates

Site Boundary


Site Size (ha) Gross	1.54
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	49
Site Type	Greenfield
Ward	Idle & Thackley
Settlement	Bradford North East
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 49 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The new access would join Valley View Drive, where footways and streetlights are present.

Natural and Historic Environment

3. Partly within 50m buffer of Listed Building/Buildings (997 Harrogate Rd). Early engagement with the Council's Heritage and Conservation Officer is recommended.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

5. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal and Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal and/or Sandstone resource.

Open Space and Green / Blue Infrastructure

1. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
2. The site falls within Bradford Green Infrastructure Opportunity Corridors. Developer should identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green/ blue infrastructure network in this area. Green and blue infrastructure should be provided in line with Policy NE1.

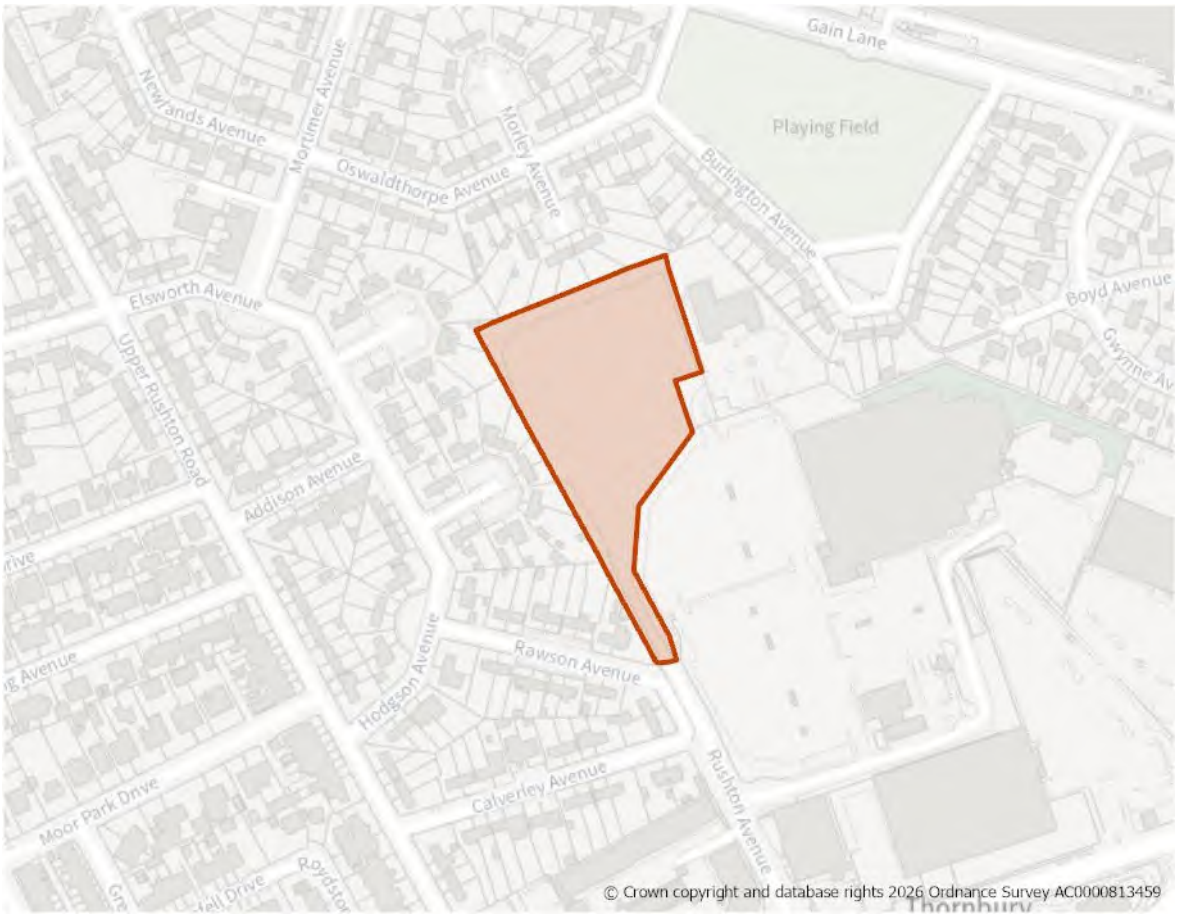
Landscape

3. The site is located within theEsholt Settled Valley Floor Landscape Character area/type (G3).
4. The site is designated as part of enclosed pasture, characterized by a distinct and visible historic continuity that is highly sensitive to change. Future residential development must be carefully designed to ensure it does not significantly detract from the existing landscape character.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H675: Rushton Avenue, Thornbury

Site Boundary


Site Size (ha) Gross	1.15
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	53
Site Type	PDL
Ward	Bradford Moor
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 53 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The existing access leads to Rushton Avenue, where footways and streetlights are present. Widening may be required.

Environmental Protection

3. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal and Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal and/or Sandstone resource.

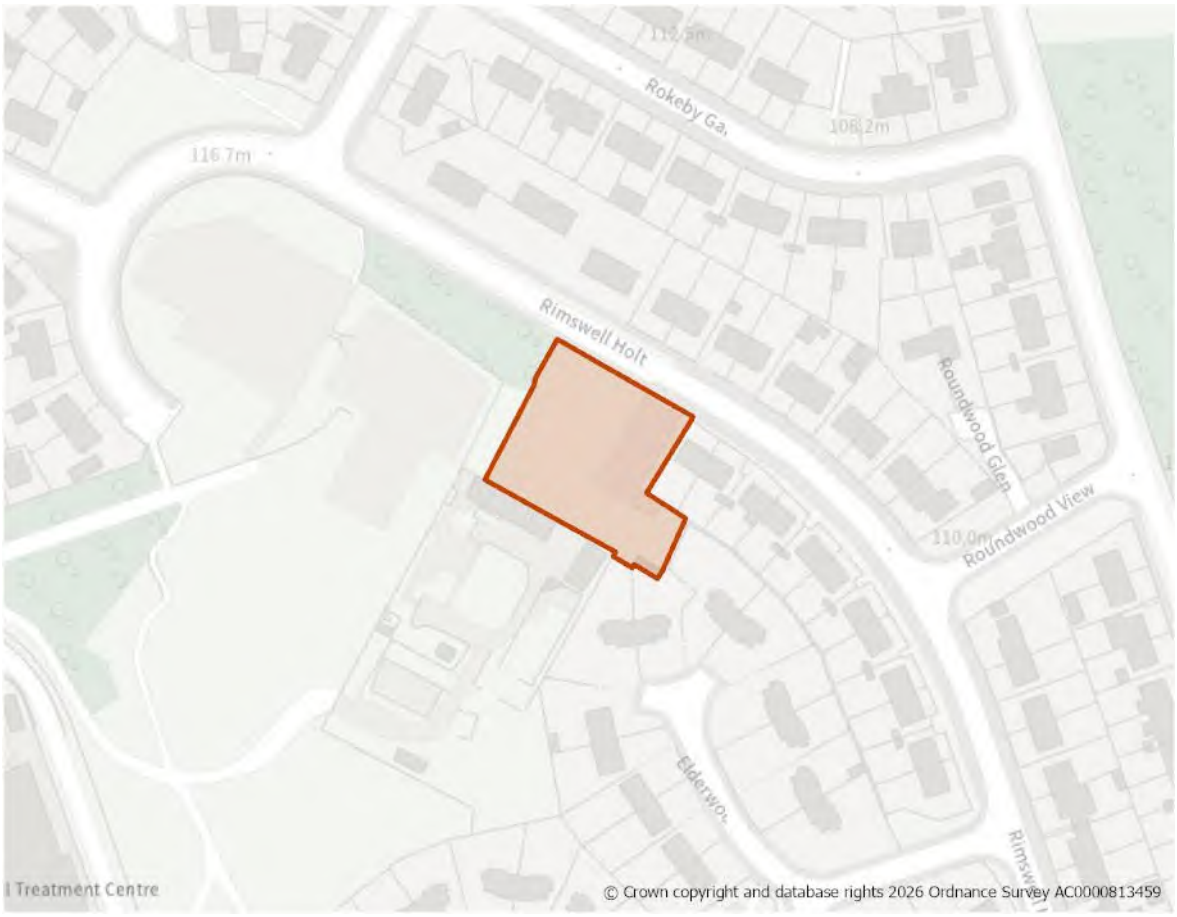
Infrastructure Requirements

4. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

Planning Permission

5. 1. Site benefits from planning permission for 52 dwellings (25/01094/MAF) granted in February 2026. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H680: Rimswell Holt, Ravenscliffe

Site Boundary


Site Size (ha) Gross	0.20
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	7
Site Type	PDL
Ward	Eccleshill
Settlement	Bradford North East
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 7 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The new access would join Rimswell Holt, where footways and streetlights are present.

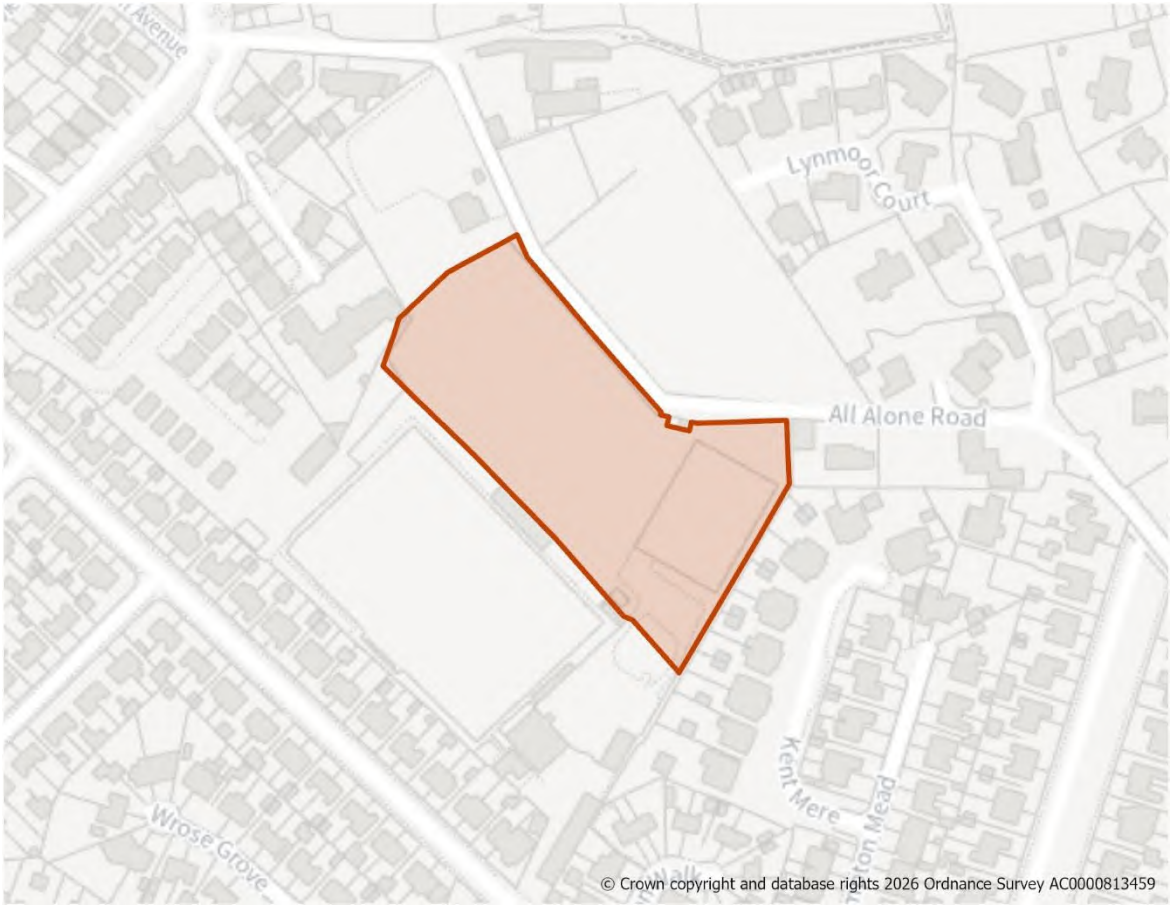
Natural and Historic Environment

3. The site is in close proximity to TPO woodland and habitat features suitable for bats and is therefore an increased likelihood of a bat roost being present. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H681: Eccleshill Football Club, Kingsway, Wrose

Site Boundary


Site Size (ha) Gross	2.19
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	57
Site Type	Greenfield
Ward	Windhill & Wrose
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 57 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Suitable access is a prerequisite for the development of the site.

Natural and Historic Environment

3. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

4. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal and Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Coal and/or Sandstone resource.
5. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

7. The site contains open space site which may be lost due to development but could be mitigated by appropriate replacement provision on-site or off-site. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
8. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

9. Development should respect significant mature trees and historic features of site to create a positive sense of place.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H683: Prospect Road, Barkerend

Site Boundary

Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Bowling & Barkerend
Settlement	Bradford North East
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 22 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. New access should join Prospect Road, where footways and streetlights are present.

Natural and Historic Environment

3. Located within 50m buffer of Listed Building/Buildings (Grade II-Wapping First School). Early engagement with the Council's Heritage and Conservation Officer is recommended.
4. The site is in close proximity to habitat features suitable for bats and is therefore an increased likelihood of a bat roost being present. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

5. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
6. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
7. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

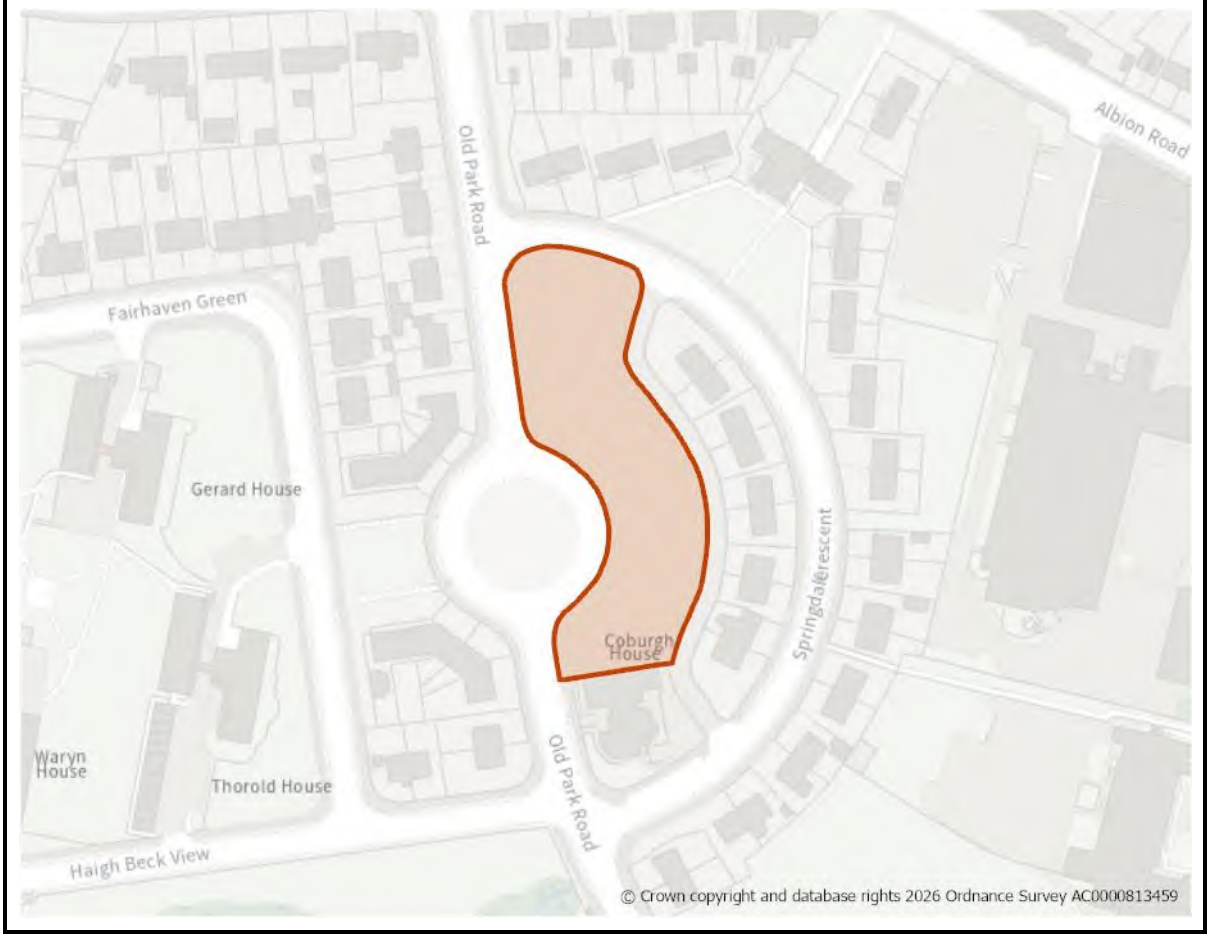
Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
9. Most of the site also falls within the draft Bradford Green Infrastructure Opportunity Corridors. However these are large / wider area of GI so the site's development would not result in full severance of the network. Development of the site should ensure connectivity through the site to adjacent open space.
10. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
11. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H685: Old Park Road, Thorpe Edge

Site Boundary


Site Size (ha) Gross	0.35
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	18
Site Type	Greenfield
Ward	Idle & Thackley
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 18 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access should join Springdale Crescent, where footways and streetlighting are present.

Natural and Historic Environment

3. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

4. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

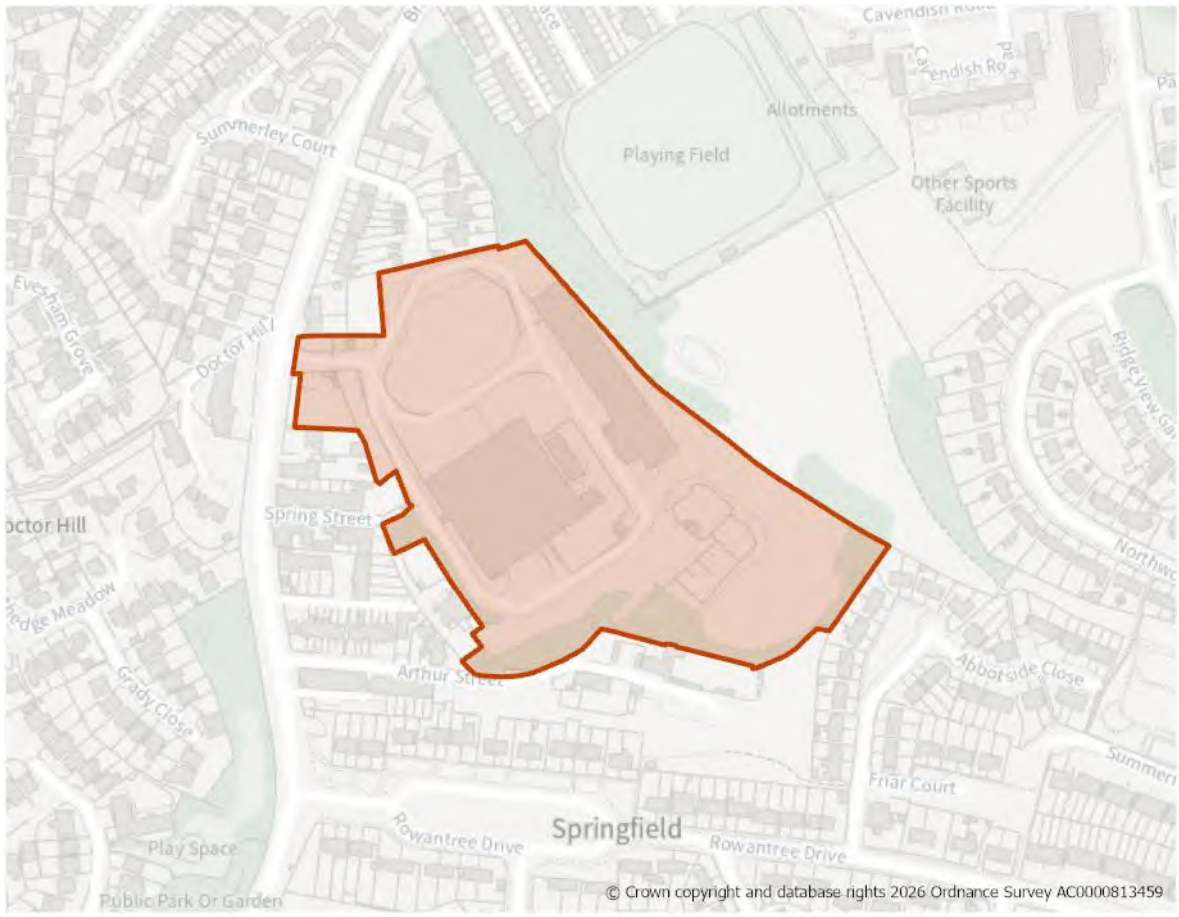
Open Space and Green / Blue Infrastructure

5. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
6. Development on the site should maximise any opportunity to retain and/or enhance the aesthetical relationship between built form and surrounding green space. Green and blue infrastructure should be provided in line with Policy NE1.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

H1558: Land at Friars Industrial Estate, Idle (1)

Site Boundary


Site Size (ha) Gross	3.89
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	146
Site Type	PDL
Ward	Eccleshill
Settlement	Bradford North East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 146 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. The layout of the site will need to be mindful of the relationship with its neighbouring uses and ensure new development takes account of any environmental sensitivity and is well designed in line with Policies DS1 and DS3.

Site Access, Highways and Transport

3. Existing established access from Bradford road should be retained.

Natural and Historic Environment

4. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. Southern part of the site is partially covered by priority habitat (deciduous woodland) and within bat alert area. Ecology survey may be required and early engagement with the Council's Biodiversity Officer is recommended.
6. Adjacent to Grade II listed cottages on Spring Street but development could be achieved without harm to setting.

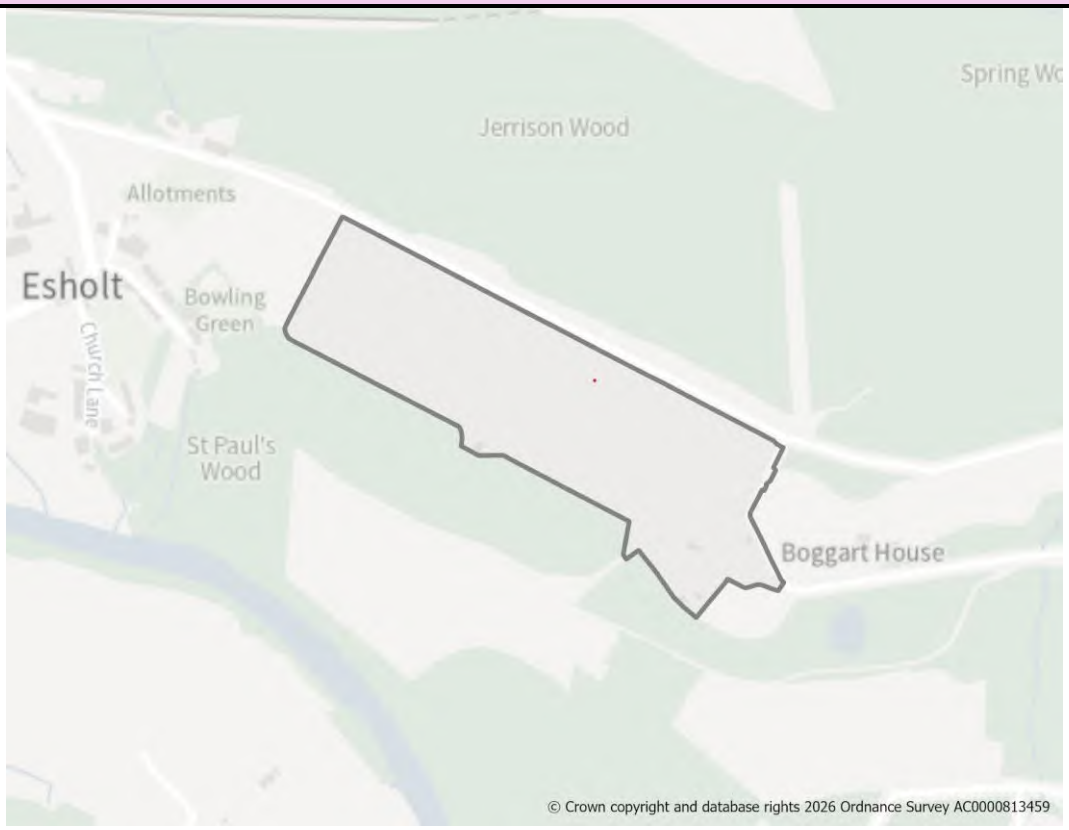
Environmental Protection

7. Site is within/partially within a Mineral Safeguarding Area (MSA) for Coal and Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any resource.
8. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
9. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan (LIP).

MDS1: Esholt Wastewater Treatment Works North

Site Boundary


Site Size (ha) Gross	5.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	150
Site Type	PDL
Ward	Baildon
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Site Access, Highways and Transport

1. The development establishes a suitable access arrangements including for active travel and public transport options.

Green Belt

2. The general openness of the Green Belt is maintained, with particular consideration given to the extent of the existing footprint, and the height and massing of the proposed development, as well as the degree of activity likely to be generated.

Green and Blue Infrastructure

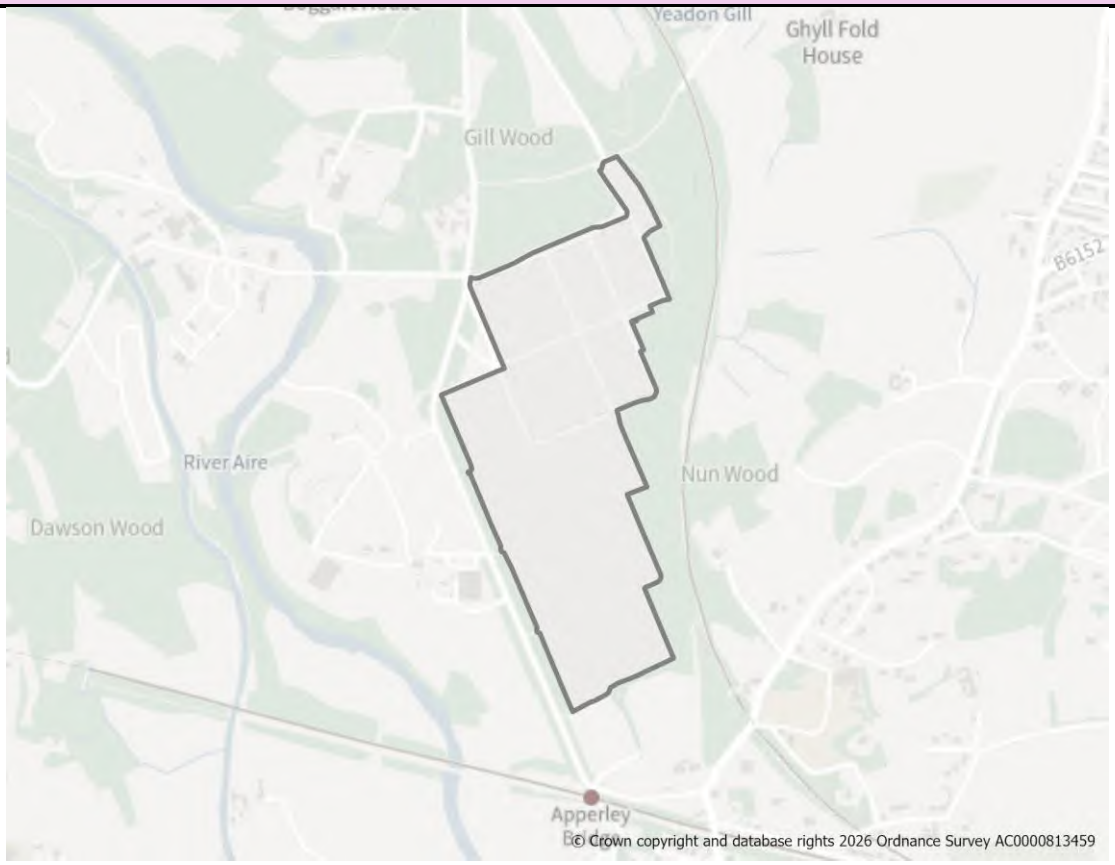
3. A comprehensive green and blue infrastructure plan is provided which demonstrates how the development integrates into the unique landscape setting.

Planning Status

4. Site forms part of a hybrid planning application which Planning Committee had Resolved to Grant, subject to a s.106 agreement at the plan base date.

MDS2: Esholt Wastewater Treatment Works South

Site Boundary



Site Size (ha) Gross	27.09
Net Developable Area (ha)	27.09
Proposed Land Use	Employment (Eg(i), Eg(ii), Eg(iii), B2, B8
Site Type	Brownfield
Ward	Idle and Thackley
Ownership	Private
Delivery Timescale	2027-2043

Site Specific Requirements

The redevelopment of this site will be supported where:

Site Access, Highways and Transport

1. The development establishes a suitable access arrangements including for active travel and public transport options.

Green Belt

2. The general openness of the Green Belt is maintained, with particular consideration given to the extent of the existing footprint, and the height and massing of the proposed development, as well as the degree of activity likely to be generated.

Green and Blue Infrastructure

3. A comprehensive green and blue infrastructure plan is provided which demonstrates how the development integrates into the unique landscape setting.

Planning Status

4. Site forms part of a hybrid planning application which Planning Committee had Resolved to Grant, subject to a s.106 agreement at the plan base date.

Bradford North West

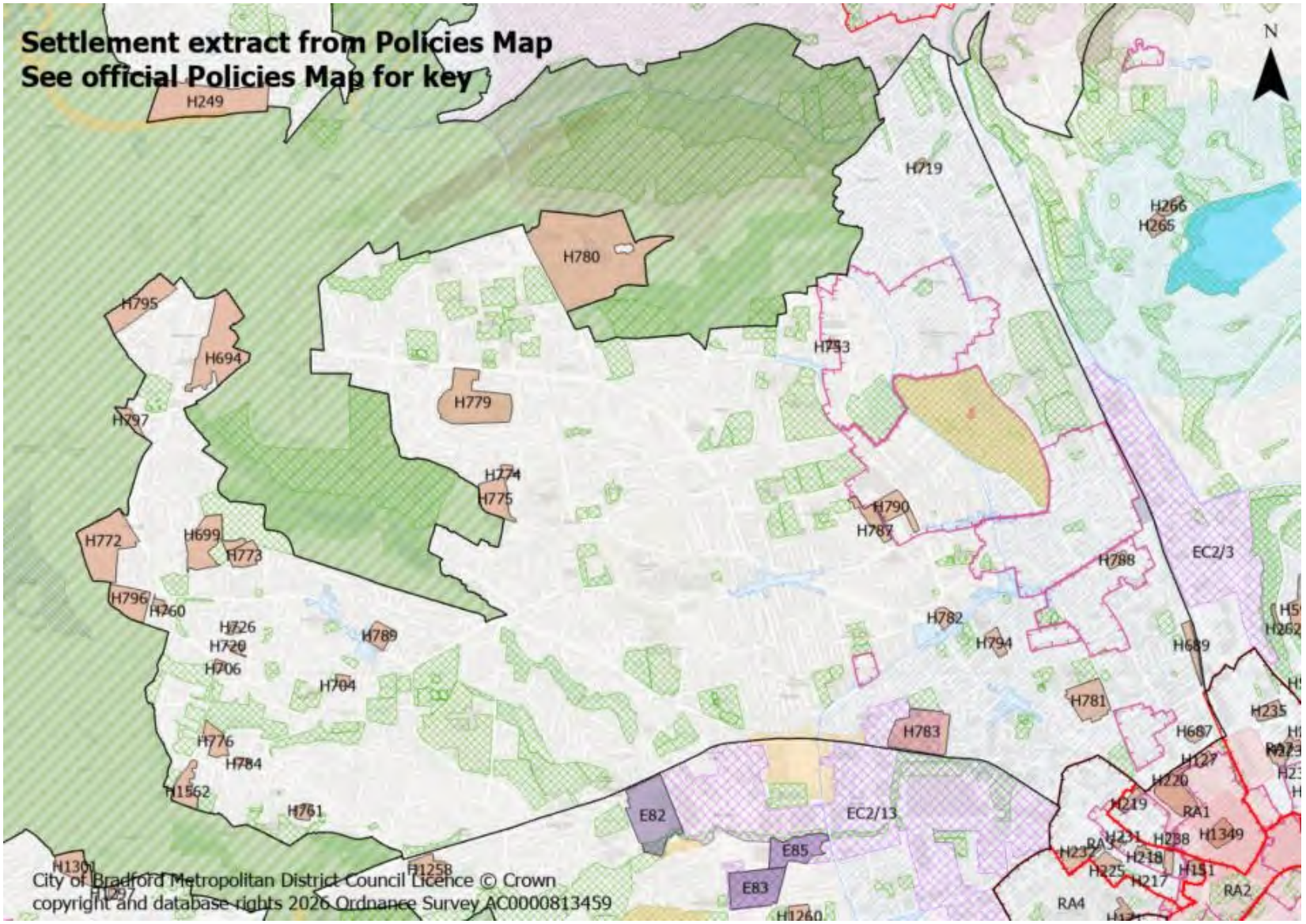
The Local Plan settlement hierarchy identifies Bradford North West as one of four quadrant areas defined within the wider Regional City of Bradford. The area has a strong urban grain which fans outwards from the city centre with less dense development toward the fringes. The area has a distinctive but mixed character provided by the steeply sloping streets of former workers terraces in Girlington, the more rural nature of Sandy Lane, the former rural cores of Allerton and Heaton and the fine Victorian mansions of Heaton Grove. The area is broadly defined by Thornton Road to the south, Manningham Lane to the east and Heaton Woods to the north. It is also surrounded by Green Belt to the north west and west.

The sub area of Bradford North West covers 1,145 hectares. It is primarily residential in character with strong commuter and transport connections to Bradford City Centre and locations further afield such as Halifax, Leeds and North Yorkshire. It contains part of the Girlington District Centre (which largely falls within the Bradford South West sub area), which plays an important role for addressing residents' needs for day-to-day convenience shopping and to a lesser extent comparison retail and non-retail service needs such as banking, cafés, restaurants. There is a network of seven local centres across the sub area, which enable residents to address their day-to-day needs for convenience shopping within walking distances of their homes.

The North West sub area is a densely developed and has a diverse population, a significant proportion of the population is classed as Black and Global Majority groups.

POLICY BNW1 BRADFORD NORTH WEST

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **Bradford North West is defined on the policies map and forms part of the Regional City. It will support the regeneration of existing communities and the delivery of new homes and investment, focused on creating healthy, sustainable and well-connected neighbourhoods. Development will make effective use of previously developed land, strengthen local services, improve sustainable transport and green infrastructure, and respond positively to the distinctive character of individual neighbourhoods and the area's relationship with the surrounding countryside.**

2. **Housing growth will focus on maximising opportunities for the reuse of previously developed and under-utilised land and buildings, together with appropriate development opportunities in urban fringe areas, including land released from the Green Belt. A range of house types, sizes and tenures will be supported to broaden housing choice and meet the needs of different communities, particularly for affordable and family sized accommodation. Development will support the regeneration of existing urban areas, including the economic, environmental, physical and social transformation of key areas such as Allerton Mills, Lister Mill and Surrounds/Velvet Mill.**

3. **Local businesses and employment will continue to be supported, including the Employment Area at Thornton Road and smaller employment locations between Manningham Lane and the railway line, as well as between City Road and Thornton Rd. Investment will support business growth and diversification, strengthen Girlington District Centre and the area's local centres, and improve connections between communities, employment, services and facilities.**

4. **Investment in community infrastructure will be supported to improve access to local services and facilities, particularly in neighbourhoods experiencing higher levels of deprivation. Opportunities will be supported to address identified deficiencies in open space provision, particularly natural and semi-natural greenspace, outdoor sports, parks and play provision, with priority given to areas of greatest need and poor accessibility.**

Meeting Growth Needs

5. **Housing development in the Bradford North West will deliver approximately 3,291 dwellings through a combination of sites within the urban area and land released from the Green Belt, from sites under construction, with planning permission and new site allocations during the plan period, as set out in Table BNW 1.1**

6. **Table BNW 1.1 – Bradford North West**

	Under Construction	Planning Permission	Site Allocations
Totals	517	90	2,684

Deliver housing site allocations as shown on the policies map and the site proformas within section 5. Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will also be supported subject to meeting policies HO3 and DS3.

7. **The Council will work with developers, infrastructure providers and other partners to support the coordinated delivery of housing growth across Bradford North West, ensuring that development is supported by the necessary infrastructure, services and facilities and is successfully integrated with existing communities. Delivery will also support wider regeneration objectives, including the continued transformation of Allerton Mills, Lister Mill and Surrounds/Velvet Mill.**

Local Services and Facilities

8. **The Council will take a positive approach to retail growth and the vitality of Girlington District Centre and the designated Local Centres, through enhancing their diverse range of retail, service and leisure uses and supporting the retention and improvement of other local services and facilities.**

9. **Development will protect and enhance existing open spaces and green and blue infrastructure and improve their accessibility and connectivity. Opportunities will be taken to strengthen key green and blue corridors, including Chellow Dean reservoirs and Chellow Dean Beck woods, Pitty Beck, Allerton and Red Beck, Heaton, Heaton Woods and Northcliffe Park, and Lister Park providing improved ecological connections and routes for walking and cycling.**

10. **Development will support the protection and enhancement of existing sport and recreation facilities, and the provision of additional facilities where required to address identified deficiencies and improve community access.**

Landscape

11. **Development will maintain and enhance the landscape character and setting of Bradford North West, including its distinctive wooded valleys and slopes, and respect the transition between the urban area and the Green Belt and rural landscape to the west and north west.**

Historic and Natural Environment

12. **Development will protect and enhance designated Local Wildlife Sites, priority habitats and other areas of biodiversity value within and adjoining Bradford West, including Chellow Dean Woods and Reservoir LWS, Heaton Woods and Northcliff Park LNR/LWS.**

13. **Development will conserve and, where appropriate, enhance the historic environment of Bradford North West, including the character and setting of the Heaton Estates, North Park Road, St Pauls, Apsley Crescent, South Field Square, Eldon Place, Whetley Grove Conservation Areas, 9 GII * Listed Buildings, 559 Grade II Listed Buildings and non-designated heritage assets.**

14. **Residential development within the SPA/SAC Zone C (Recreational Pressure) will be required to mitigate any recreational pressure on the SPA/SAC arising from the development in accordance with the South Pennine Moors SPD and Policy NE3.**

15. **Development in areas affected by former coal mining activity will be required to demonstrate that land stability and associated risks can be appropriately addressed. Development should also contribute to the protection and improvement of air quality, particularly in and around designated Air Quality Management Areas and other locations where air quality is a concern.**

Local Infrastructure

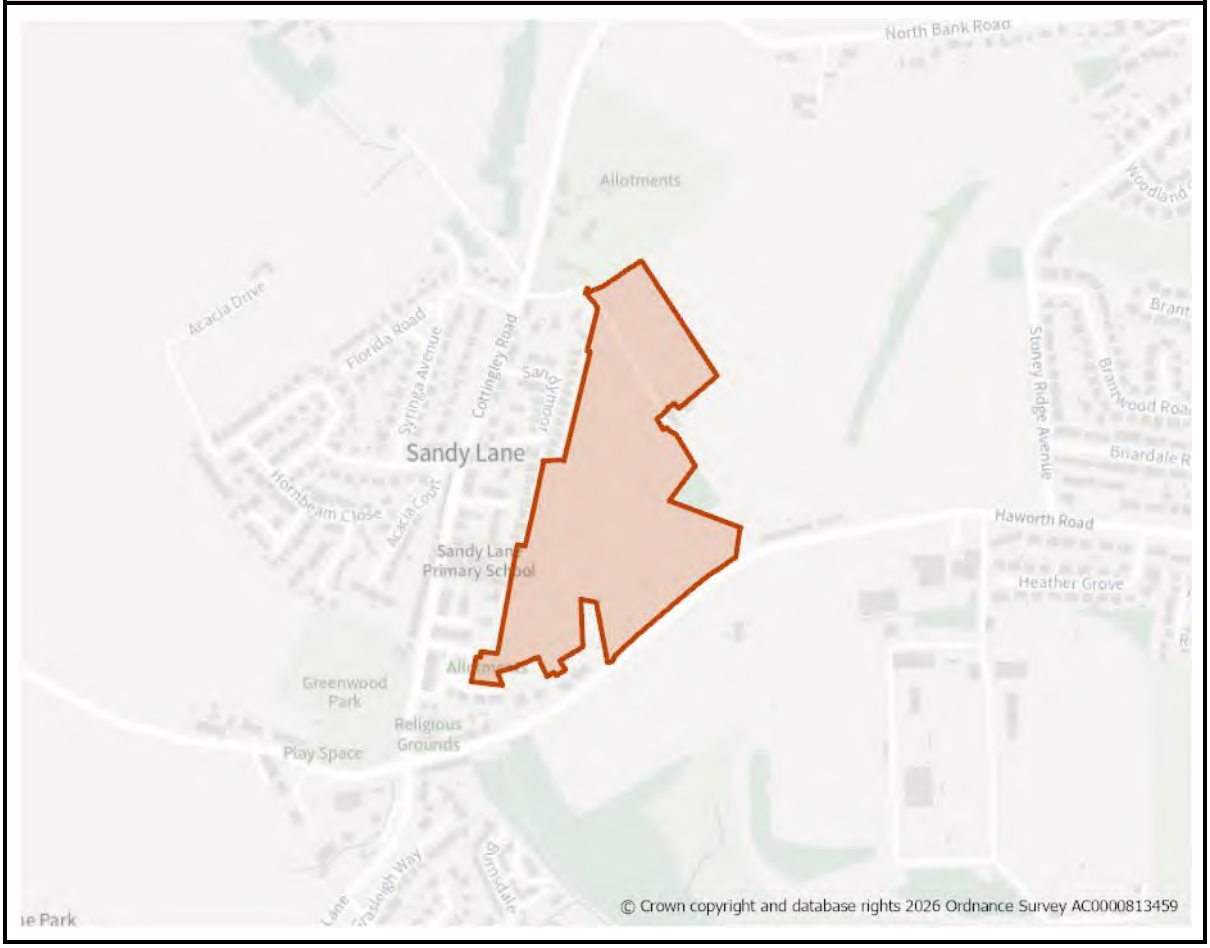
16. **Development should support improvements to public transport and active travel connections within and beyond Bradford North West, including, where relevant, along Thornton Road and Allerton Rd, Toller Lane and Manningham Lane corridors and connections to Bradford City Centre to strategic employment areas such as Thornton Road and the Canal corridor.**

17. **The Council will support development that helps to deliver the implementation of the West Yorkshire Transport Plan to secure a high-quality public transport network for the city, along with a comprehensive and attractive network for walking, wheeling and cycling, including secure cycle parking, to improve the environment for residents, businesses and visitors.**

18. **Development will be expected to support the provision and improvement of community infrastructure required to meet the needs arising from growth, including education, healthcare and other local services and facilities.**

Evidence and Studies
Settlement Study (2026)
Landscape Character Assessment SPD (2026)
South Pennine Moors SPD (2022)
Transport Assessment (2026)
Sports Assessment (2026)
Retail and Leisure Study (2026)
Local Infrastructure Plan (LIP)
Integrated Sports Assessment (2026)

H694: Haworth Road, Sandy Lane

Site Boundary


Site Size (ha) Gross	7.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	155
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 155 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and its sloping nature. This should include appropriate landscaping in line with Policy DS2 and on site open space and seek to avoid areas that are at risk of fluvial and surface water flooding toward the northern end of the site.

Site Access, Highways and Transport

3. A new access will be required from Haworth Road. This should be designed to respond to the sites contours and to the satisfaction of the Councils Highways Officers

Flooding, Water and Drainage

4. The site contains some areas surafce water flood risk. The development of the site should ensure steps are taken to mitigate the risk of flooding in the future through on site SuDs the design of which should be discussed and agreed with the lead Local Flood Authority (City of Bradford MDC) and the Environment Agency at the planning stage.

Natural and Historic Environment

5. The site's eastern boundary is located within close proximity to grade II listed buildings, off Haworth Road and Cottingley Road. Development heights should not exceed two or three storeys in height, to ensure no impacts on the significance or setting of the nearby heritage assets.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The site should provide new habitat areas to help to significantly boost biodiversity in the area. This should be facilitated by new tree planting and landscaping, containing native species with natural margins to encourage biodiversity and provide new habitats for birds, mammals and invertebrates.

Environmental Protection

8. Site is partially within a Development High Risk Area for coal mining (circa 1/3 of its area to north and small part to the east), indicating that it contains one or more recorded former related features at surface or shallow depth. Mapping indicates Probable Shallow Coal Mine Workings, but not presence of any suspected mine entry shafts. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
9. Site is partly within 150m and 250m buffer of a former landfill site (north). A Land Contamination Assessment – Phase 1 Report will be required as part of an application.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
11. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

12. The site is located within the Cottingley Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H1).
13. The southeastern part the site is most sensitive to change due to steeper and more open and elevated landform than lower down the valley to the north and west. By avoiding development on the more elevated, steeper valleys sides, development would be more in keeping with the settlement pattern lower in the valley. Development in lower lying parts of the site could positively integrate the existing abrupt edge of the settlement with sensitive siting / layout of development and tree planting.

Green Belt (and Golden Rules)

14. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H699: Ivy Lane, Allerton

Site Boundary

Site Size (ha) Gross	3.76
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	99
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 99 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seeking to avoid areas that are at risk of fluvial and surface water flooding. Consideration should be given to the development of the site alongside H773 to ensure a comprehensive scheme is delivered

Site Access, Highways and Transport

3. The existing access from Ivy Lane will either need to be improved or an alternate option identified such as Ryedale Way. Any proposals should be discussed with the Councils HIghways Officers at an early stage.

Flooding, Water and Drainage

4. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
5. Topographic flow routes and depressions should be considered and included in site design and ideally left in place to flood naturally when required. Any regrading of land must include for like for like volumes to ensure risk is contained safely onsite for the lifetime of development.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) of the Special Protection Area (SPA). Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The sites southern boundary is located within proximity to a Local Wildlife Site (Chellow Dean Woods and Reservoir) and semi improved acid grassland adjoins the north eastern boundary. The northern and eastern part of the site falls within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. A single Tree Preservation Order (TPO) lies at the boundary of the site in it's eastern segment which should be retained and incorporated within any scheme. Additional new trees should be provided throughout the site. Development should be informed by an arboricultural assessment
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

10. Site is partly within 150m and 250m buffer of a former landfill site (ref 13sw03) which adjoins it to the north west. It also has a history of mineral extraction and processing from a former quarry. A Land Contamination Assessment – Phase 1 Report will be required to assess potential contamination risks, as part of an application.
11. All of the site area is within a Mineral Safeguarding Area (coal, sand and gravel). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any mineral resources.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
13. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H704: Whitburn Way, Allerton

Site Boundary

Site Size (ha) Gross	0.36
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Access from Whitburn Way and Avenel Terrace

Flooding, Water and Drainage

3. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) of the Special Protection Area (SPA). Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

5. All of the site area is within a Mineral Safeguarding Area (coal, sand). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any mineral resources.

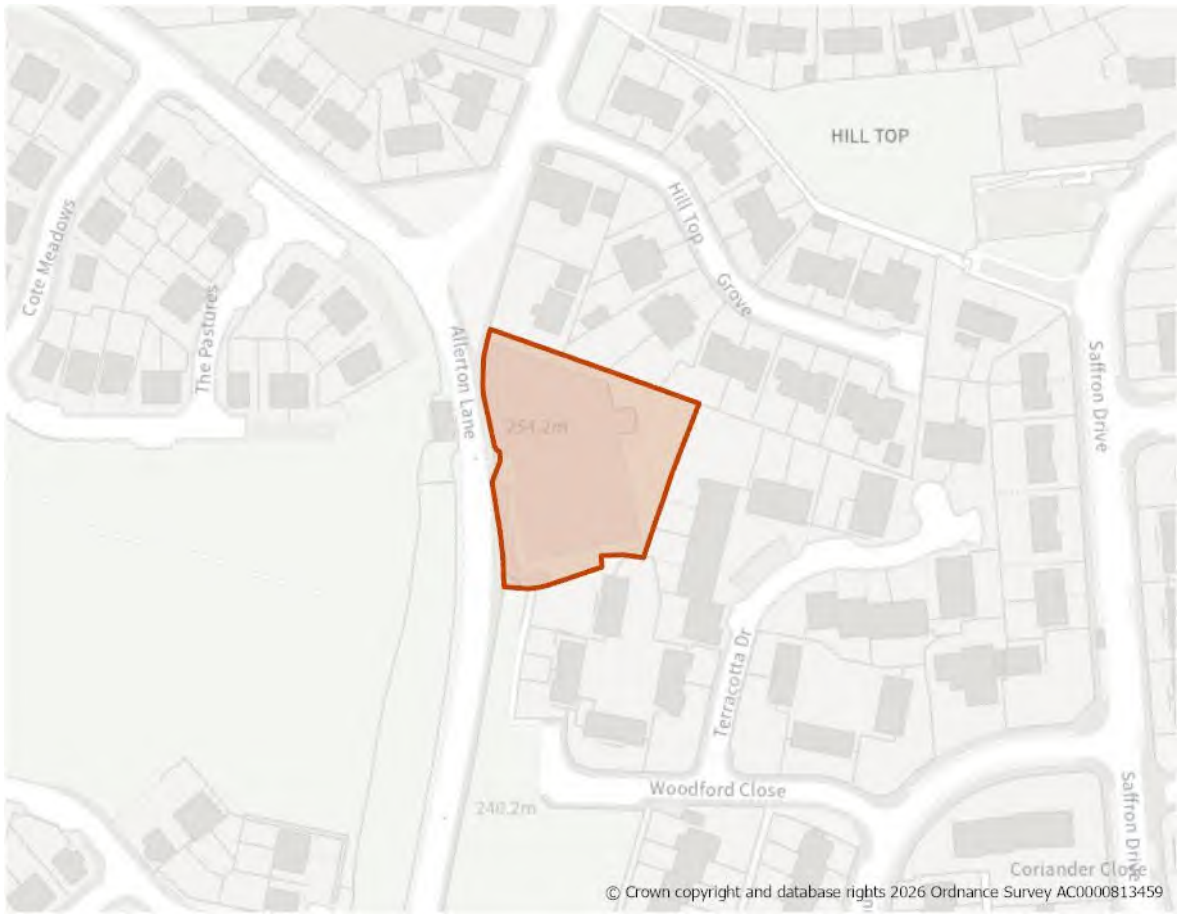
Open Space and Green / Blue Infrastructure

6. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
7. The site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H706: East of Allerton Lane

Site Boundary


Site Size (ha) Gross	0.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	13
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide 13 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Allerton Lane.

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The northern part of the site area lies within the 50m buffer of a Grade II Listed building.

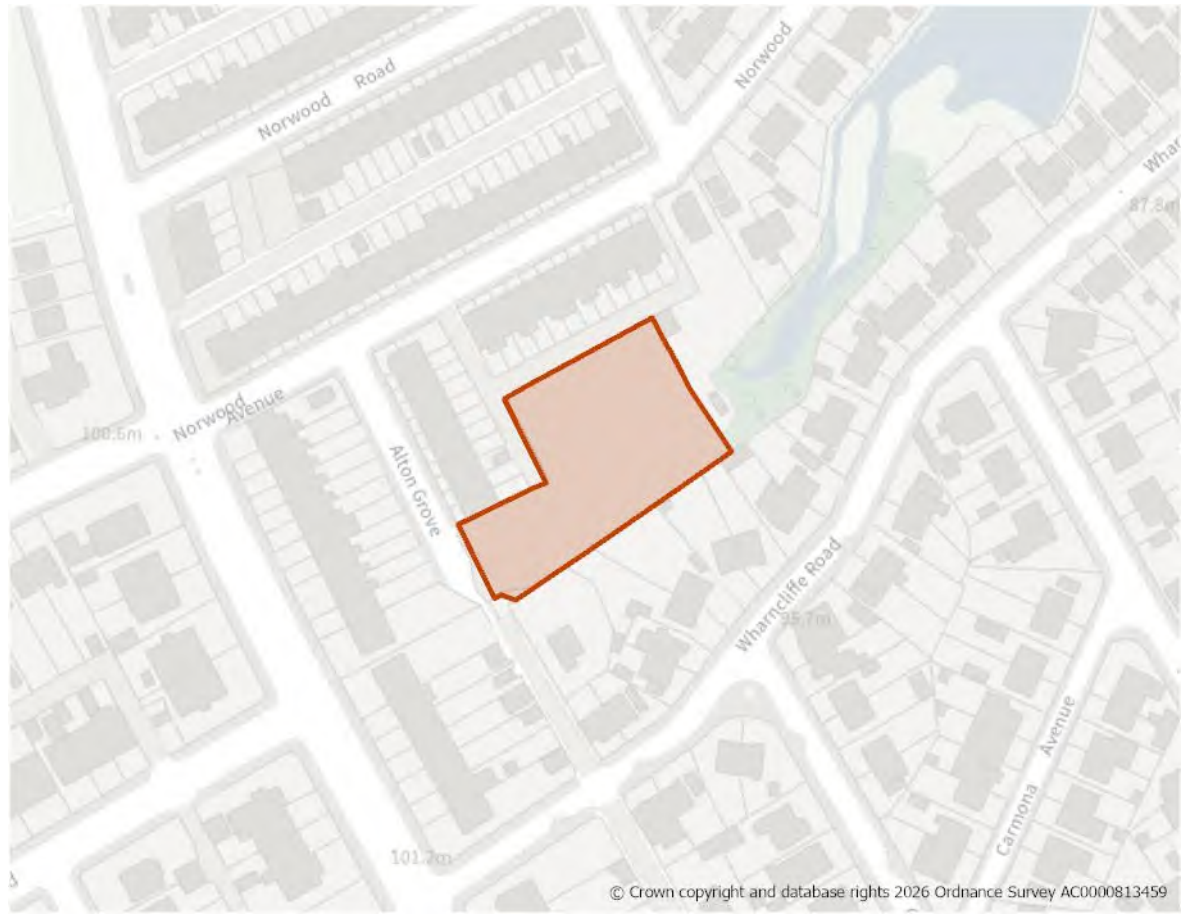
Open Space and Green / Blue Infrastructure

5. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
6. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should consider whether carefully designed green infrastructure can be provided to link to adjacent areas particularly those on neighbouring land to the west.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H719: Alton Grove, Frizinghall

Site Boundary


Site Size (ha) Gross	0.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	13
Site Type	PDL
Ward	Shipley
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 13 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access will be required from Alton Grove.

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site lies within a bat alert area and adjoins an area identified as wetland habitat network (Old Mill Pond). It is also covered by a designated woodland TPO. Development should be informed by an arboricultural assessmen and an Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is identified in the LNRS with the preferred measure W2_M02: Make more space in water for plants and animals that live there.

Environmental protection

6. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1

Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
8. Site is within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc with linkages to the natural area to the north east of the site

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H720: Saffron Drive, Allerton

Site Boundary

Site Size (ha) Gross	0.27
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	14
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 14 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Site access from Saffron Drive.
3. The public footpath through the site linking Saffron Drive and Hill Top Lane should be maintained

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The western edge of the site lies within a 50m buffer of Grade II listed building (25/645).

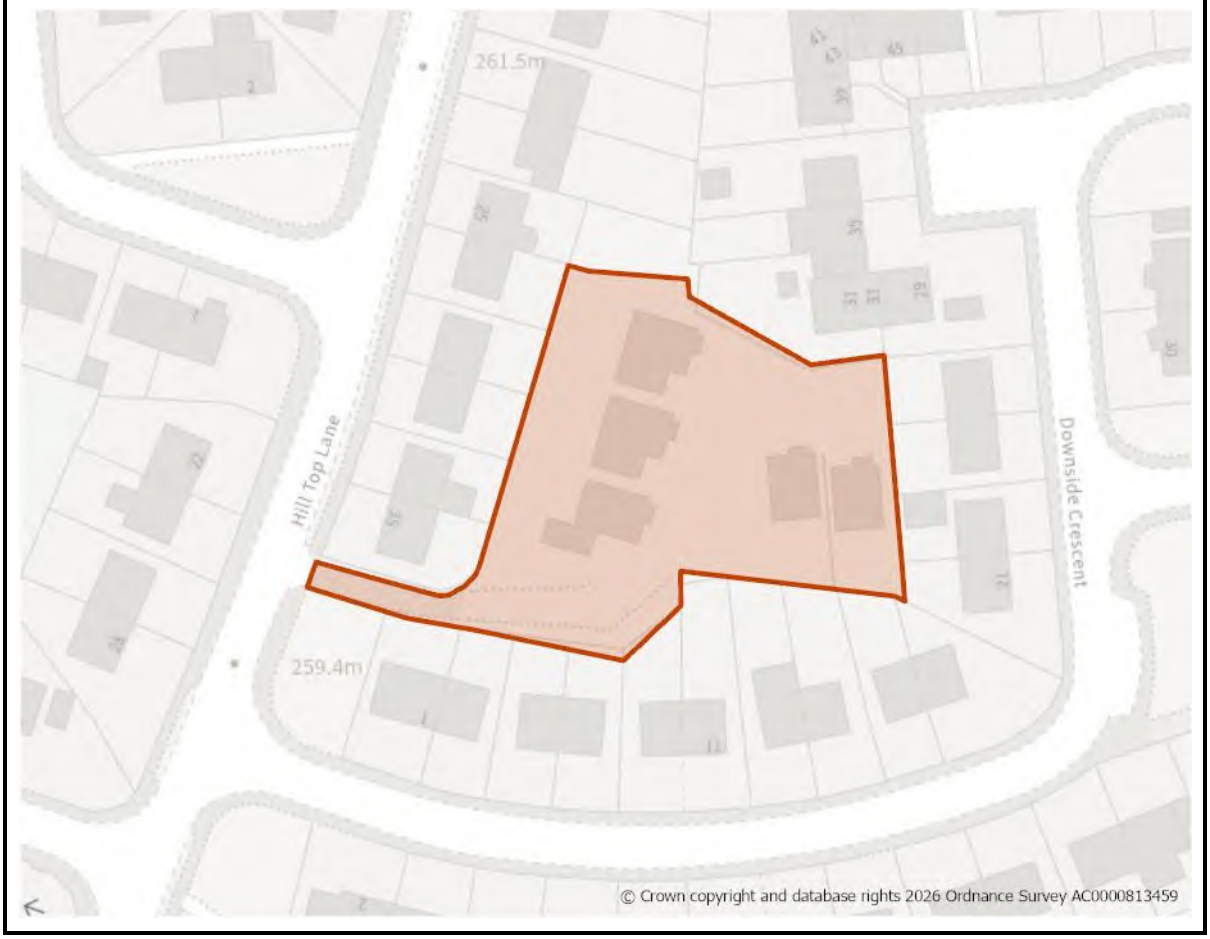
Open Space and Green / Blue Infrastructure

6. The site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure with links to neighbouring areas.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H726: Hill Top Lane, Allerton

Site Boundary


Site Size (ha) Gross	0.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	5
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short (2025-2030) 1-5

Site Specific Requirements
The site has planning permission and is under construction as indicated on the site plan.

H753: Emmfield Drive, Heaton

Site Boundary

Site Size (ha) Gross	0.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	Greenfield
Ward	Heaton & Frizinghall
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide 12 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. New trees should be planted on site as part of the development together with additional high qaulity landscaping and open space where possible

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. There are several single Tree TPO's that lie just to the north of the site and their 15m buffer zones encroach into its area. The site layout will need to have regard to this. Development should be informed by an arboricultural assessment
5. The site adjoins the Heaton Estates Conservation Area on its northern and eastern boundaries. It lies within the 50m buffer for Grade II Listed St Barnabas Church ref 22/227.

Environmental protection

6. The Site is within the 150m buffer or 250m buffer of a former landfill to the east and west of it. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

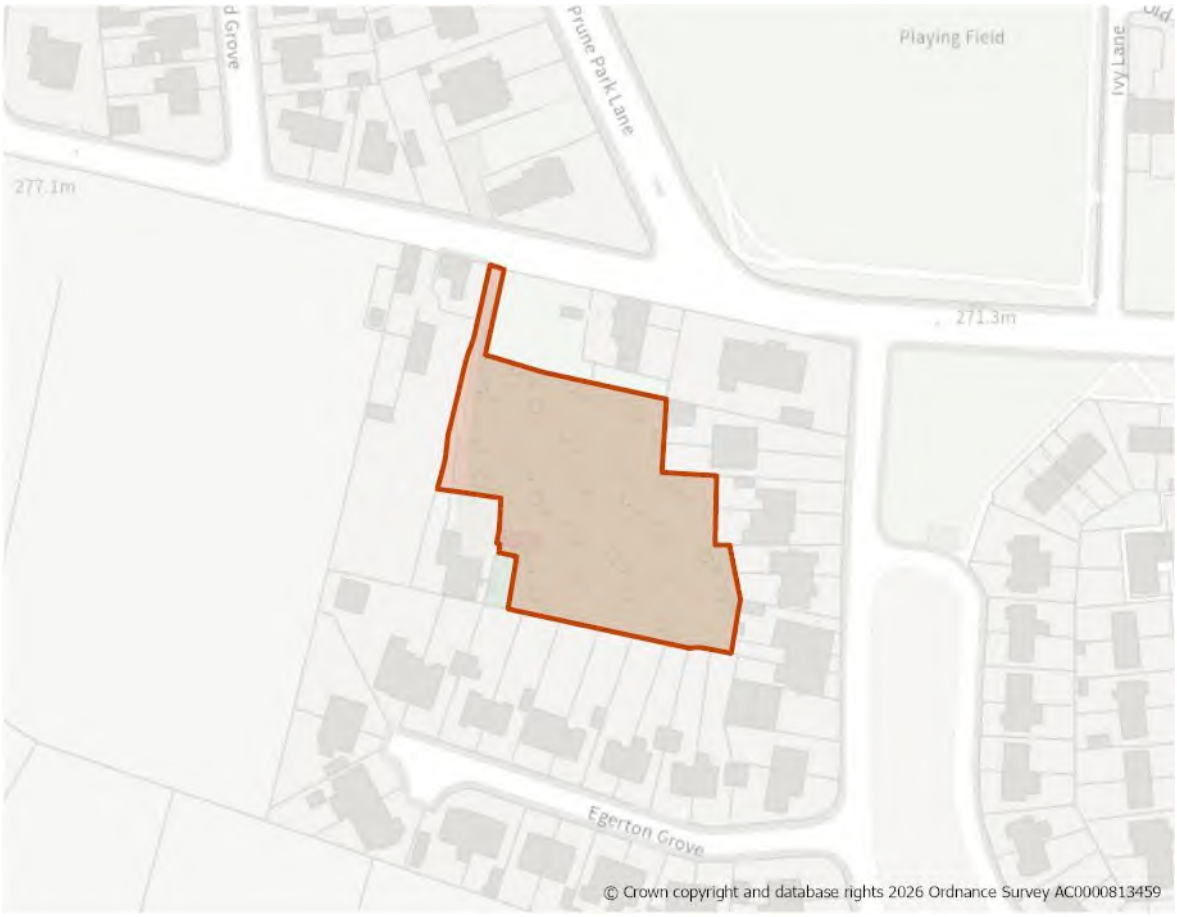
Open Space and Green / Blue Infrastructure

7. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H760: Land south of Allerton Road

Site Boundary


Site Size (ha) Gross	0.41
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	13
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide a minumum of 13 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access should be created from Allerton Road which will need to be wider than the current provision to the satifaction of the Councils Highways Officers.

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site is identified in the LNRS with the preferred measure B1_M02: Significantly boost the biodiversity and resilience of existing urban wooded areas, prioritising those with the fewest species and within areas of greatest social deprivation; improve the age structure and function of woodland by encouraging natural regeneration and planting of younger trees and ground flora.

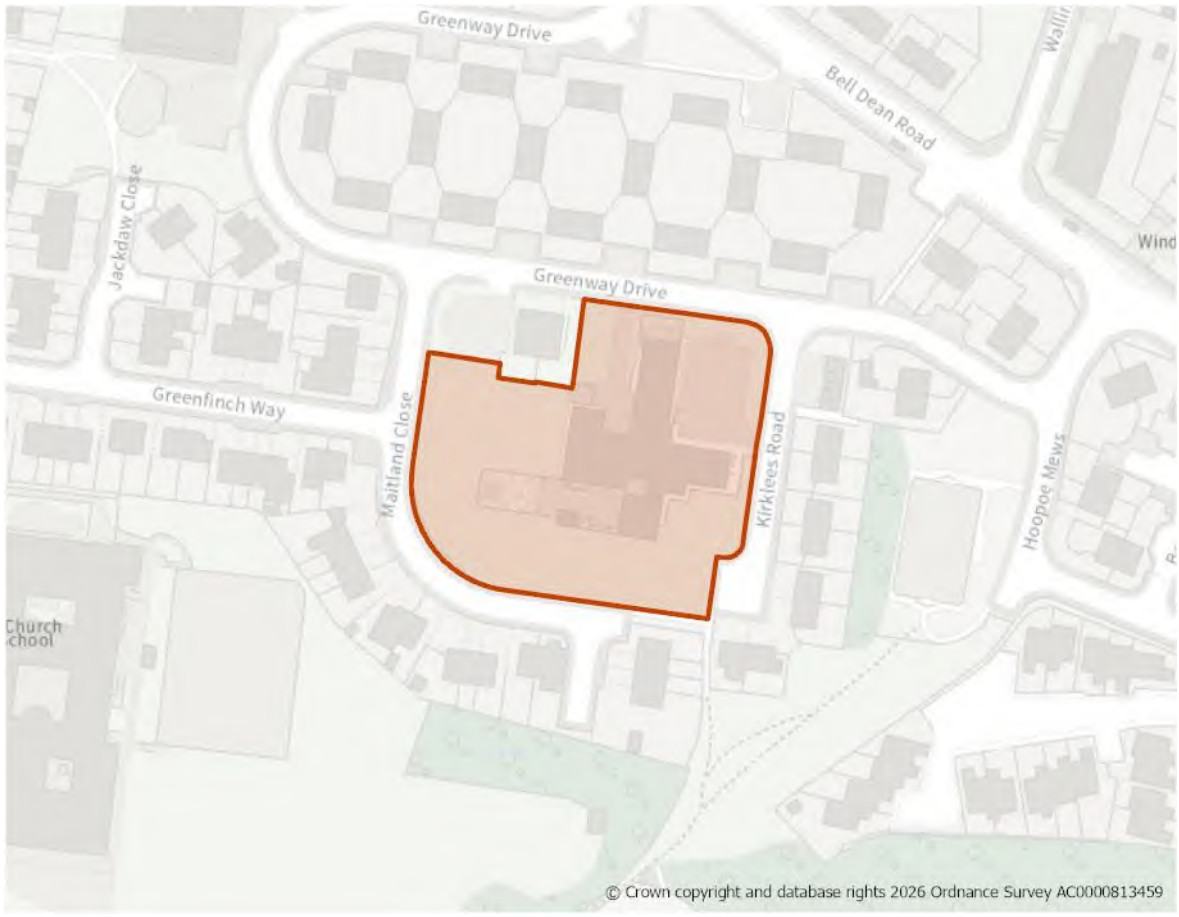
Open Space and Green / Blue Infrastructure

5. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
6. Site is within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H761: Woodward Court, Kirklees Road, Allerton

Site Boundary


Site Size (ha) Gross	0.59
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 19 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. Development should front the current highways to align with the existing development already present on surrounding streets with new street/fron garden trees being provided where possible

Site Access, Highways and Transport

3. Existing access roads should be used.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. Part of the south eastern area of the site lies within a bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

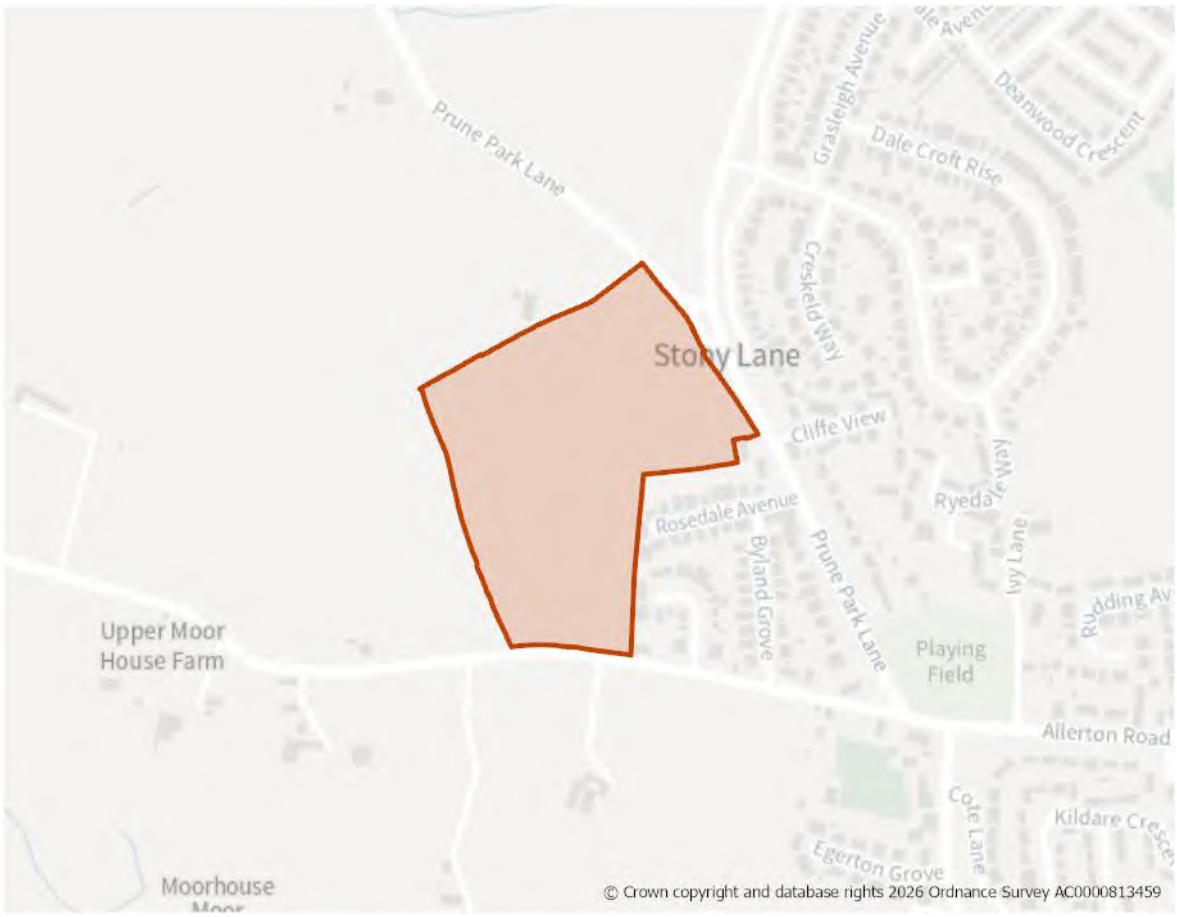
Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
8. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H772: Allerton Road, Prune Park Lane, Allerton

Site Boundary


Site Size (ha) Gross	6.16
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	162
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 162 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. The development should ensure a well designed site with particular care taken of the the aspect facing north and east. It should include appropriate landscaping and open space with careful treatment of the site boundary to the west and north to ensure a new strong edge to the built up area.

Site Access, Highways and Transport

3. A new access will be required from Allerton Road with secondary access from Prune Park Lane.

Flooding, Water and Drainage

4. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The north field is a unmanaged grassland with wildflowers that is important for nesting birds. An appropiate part of site should be retained and enhanced for its biodiversity net gain.Paths could be included within the design to provide access, but it should be clear it a grassland habitat and not a general open space. All of site should achieve a biodiversity net gain of 10% gain, under an agreed Management Plan.
7. A large part of the site area is within grade 3b agricultural land, except for small parts to nort and east that are within grade 4 land.
8. A Heritage Impact Assessment has been undertaken for this site and no impacts were identified.

Environmental protection

9. A former landfill area covers the majority of the part of the site (3/4) and the remainder of the it lies within a 150m buffer of this and another landfill area to the north west. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

10. A small part of site is within a Development High Risk Area for coal mining near the eastern boundary due to a possible mining entry. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
11. The whole site is within a Minerals Safeguarding Area (Coal) and majority for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
13. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

14. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1).
15. There are opportunities to sensitively integrate limited development (into the landform and with appropriate vegetation) and soften the settlement edge. It is recommended that any development be restricted to land adjacent to existing properties at southern end of Stony Lane to retain historic field patterns and separation from nearby farmsteads. Utilise landform and vegetation to integrate new development into the landscape. Retain dry stone walls where possible.

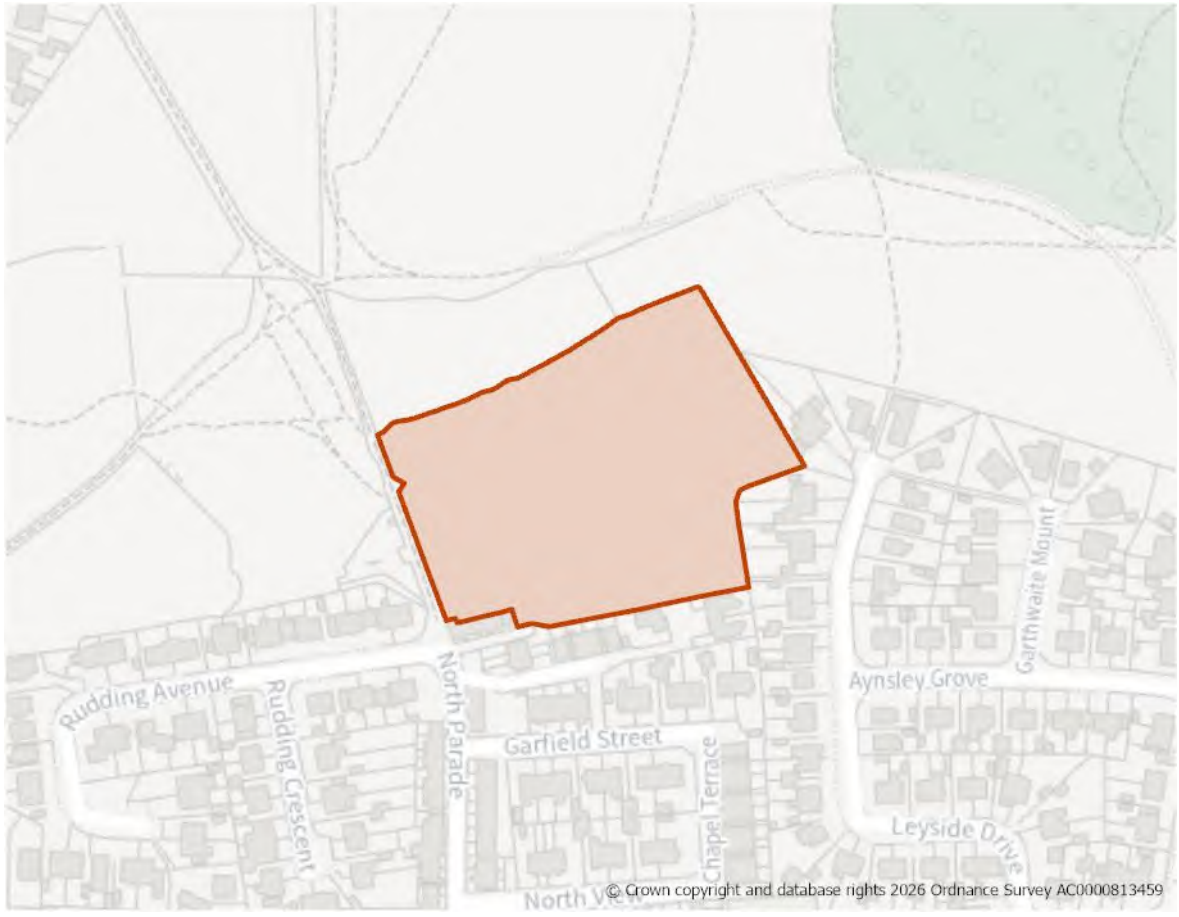
Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H773: North Parade, Allerton

Site Boundary


Site Size (ha) Gross	1.42
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	45
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 45 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping which links closely to adjacent area of open space to the north, planted with native species to provide a habitat for birds, mammals and invertebrates.
3. Consideration should be given to a comprehensive development of the site alongside H699 with linked open space and footpath connectivity.

Site Access, Highways and Transport

4. Access should be taken from the north provided for site H699 with linked footpaths through both sites for pedestrians and cyclists.

Flooding, Water and Drainage

5. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
6. Topographic flow routes should be considered and included in site design and ideally left in place to flood naturally when required. Any regrading of land must include for like for like volumes to ensure risk is contained safely onsite for the lifetime of development.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The south western part of site lies within a bat alert area. An Ecology Survey will likely be required at planning stage. Early engagement with the Council's Biodiversity Officer is recommended.
9. A single TPO lies on the northern boundary and should be retained.
10. The southern half of the site is classified as urban land and the norhern section is grade 4.

Environmental protection

11. The site lies within the 150m buffer of a former landfill area that adjoins its northern boundary. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
12. All of the site is within a Minerals Safeguarding Area (Coal) and a small part for Sandstone. A mineral resource assessment will be required as part of any

planning application to determine the extent and availability of any sandstone resource.

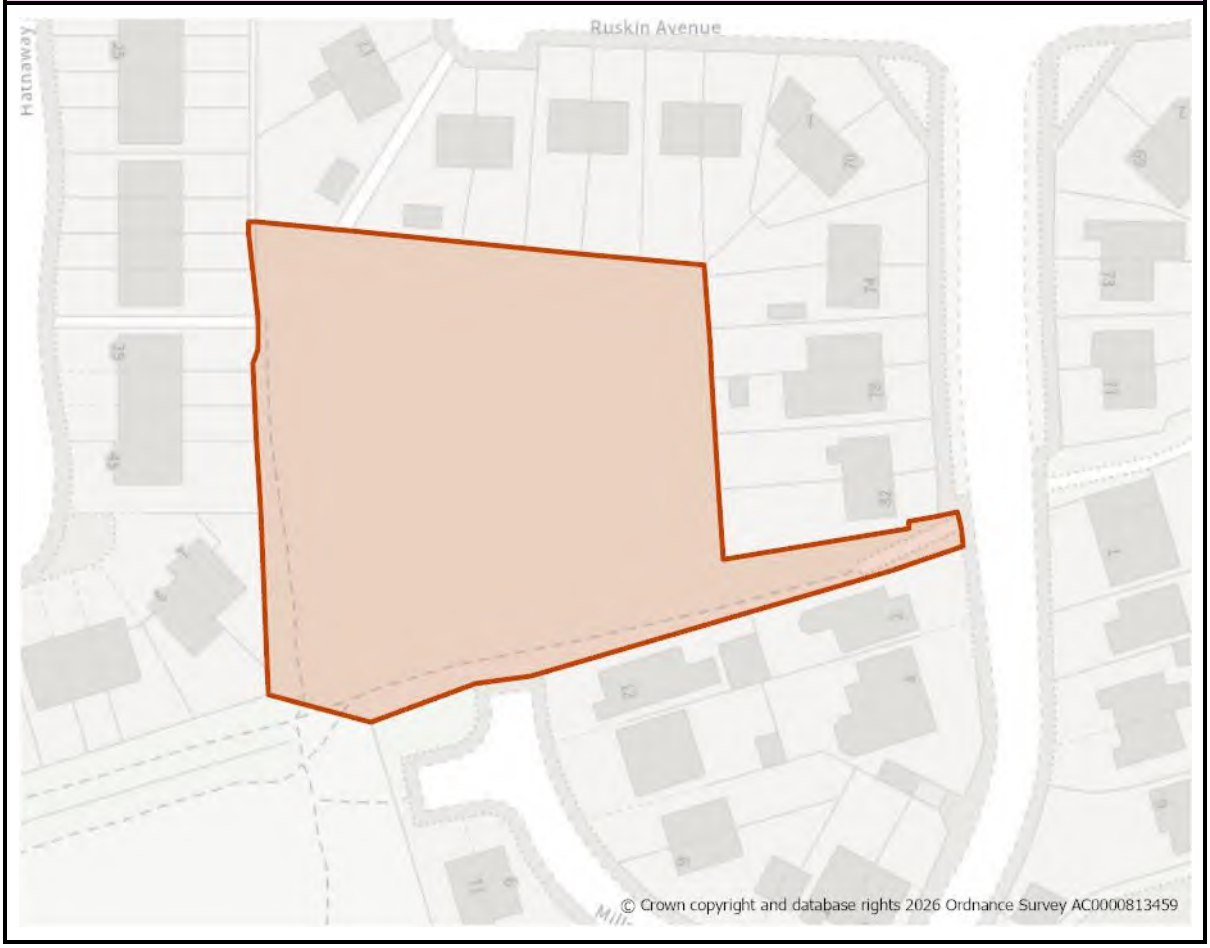
Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
14. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H774: Lynfield Drive, Daisy Hill

Site Boundary


Site Size (ha) Gross	0.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Greenfield
Ward	Heaton & Frizinghall
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 19 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area). Consideration could be given to the development of the site alongside H775 with shared access and open space provision
2. The public footpath through the southern section of the site should be retained and enhanced together with the footpath to the west side of the site and link to Ruskin Avenue.

Site Access, Highways and Transport

3. Site access from existing road or where possible from a new access provided via H775.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. Site contains a poor unmanaged rich grass land and a Bramble scrub that is providing a breeding habitat for white throats. Proposals should provide; species rich grassland along the footpaths to the west and south; a hedgerow to the west along close boarded fence and retain the Oak tree within its areas as part of a open space.
6. Site falls within Grade 4 agricultural land.
7. The site is identified in the LNRS with the preferred measure GI_M03: Restore and enhance existing species-rich grasslands.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
9. Site is within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

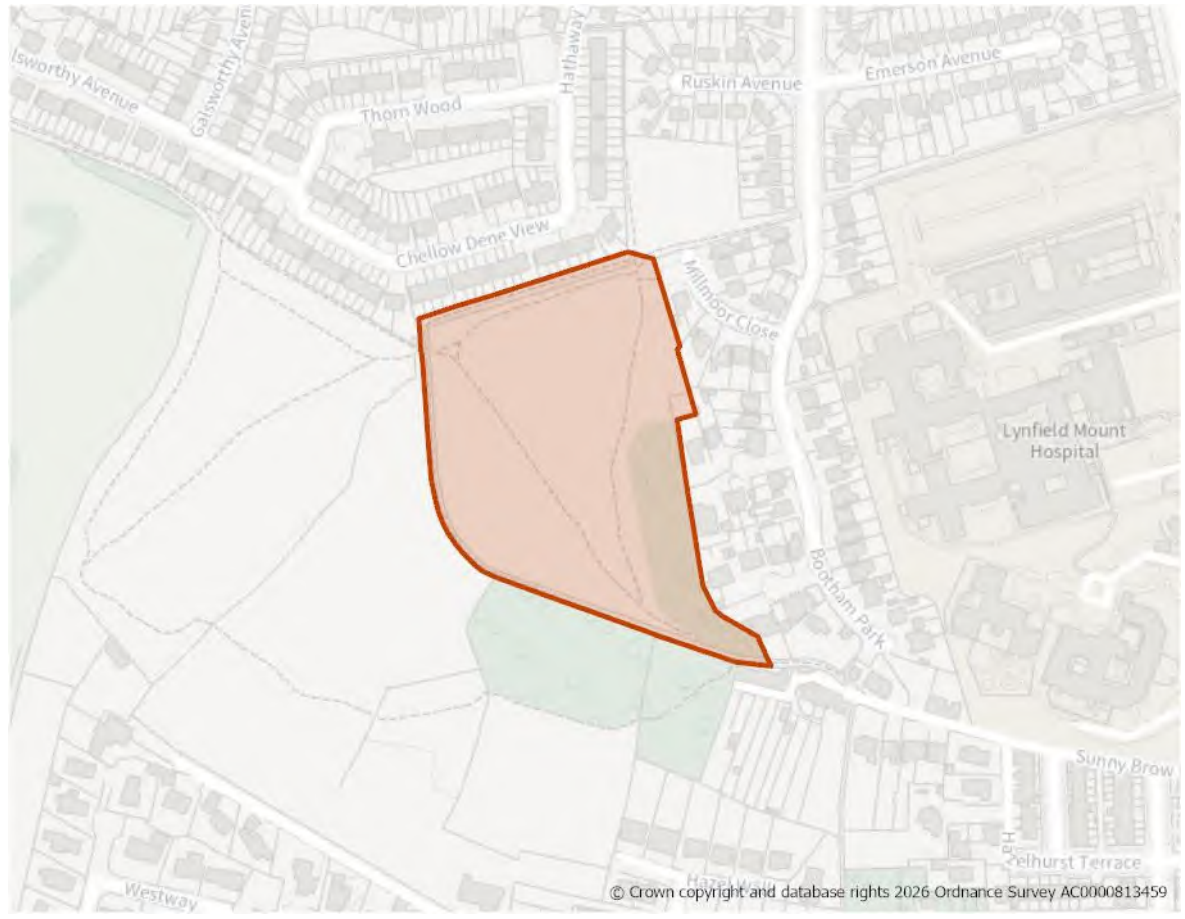
Landscape

10. The site is located within the Cottingley Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H775: Millmoor Close, Daisy Hill

Site Boundary


Site Size (ha) Gross	2.35
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	88
Site Type	Greenfield
Ward	Heaton & Frizinghall
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 88 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. It should respond to the sloping nature of the site and provide areas of landscaping, open space and new trees. The development design should consider whether site H774 can be developed alongside the site to provide a comprehensive scheme which acknowledges footpath routes and open space areas together with shared access.
3. Landscaping proposals should provide opportunities for improvements in biodiversity and provide shelter for birds, mammals and invertebrates.

Site Access, Highways and Transport

4. Site access from Millmoor Close together with a secondary access from the south. Access will need to be discussed with the Councils Highways Officers at an early stage.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The southern part of site adjoins an area identified as priority habitat - deciduous woodland and its eastern edge may contain an area of priority woodland that should be retained. Proposals should provide; enhanced grassland habitats along the PROW's; a an open space with native species rich grassland and sparsely planted locally native trees to provide shade. A full ecological survey may be required.
7. A large part of the site area is within grade 4, except for the southern fringe that is urban land.
8. The site is identified in the LNRS with the preferred measure GI_M03 Restore and enhance existing species-rich grasslands.

Environmental protection

9. The whole site is within a Minerals Safeguarding Area (Coal) and majority for Sandstone.A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.

11. Site is within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

12. The site is located within the Cottingley Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H1).
13. Any development within the upper part of the site should carefully consider effects on the skyline and also take opportunities to soften the edge of the settlement. Avoiding development on the open and also more vegetated steep valleys sides would have less direct impact on valued elements.

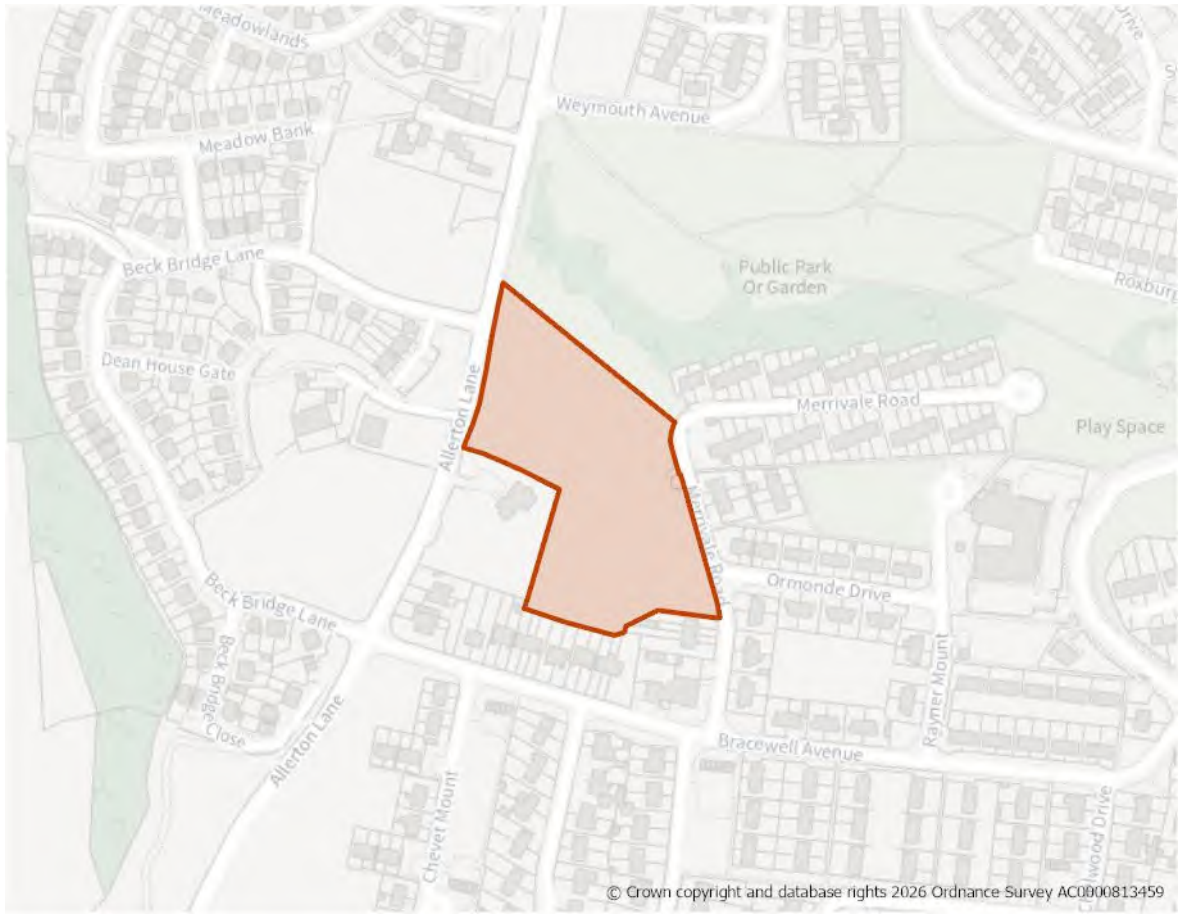
Green Belt (and Golden Rules)

14. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H776: Merrivale Road/Allerton Lane, Allerton

Site Boundary


Site Size (ha) Gross	1.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	41
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 41 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. The of the site should respond to the sloping nature of the site and provide suitable landscaping which links the site with the neighbouring urban park to the north of the site together with maintaining and providing pedestrian linkages to this area and out to the west.

Site Access, Highways and Transport

3. Access from Merrivale Road in the first instance with potential for new access from Allerton Lane which should be discussed at the earliest opportunity with the Councils Highway Officers.

Flooding, Water and Drainage

4. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
5. Groundwater conditions within the north of the site should be considered further as part of a site-specific FRA.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. A small parts of the sites north western edge is within grade 4 agircultural land and the vast majority of its area is classed as urban land.
8. Development should conserve and, where possible, enhance those elements which contribute to the significance of heritage assets in the vicinity of the site.

Environmental protection

9. The site lies within the 150m buffer of a former landfill area that adjoins its northern boundary. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
10. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
12. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green

and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H779: Haworth Road Playing fields (1), Heaton

Site Boundary

Site Size (ha) Gross	5.60
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	147
Site Type	Greenfield
Ward	Heaton & Frizinghall
Settlement	Bradford North West
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 147 dwellings as part of a high-quality built environment across part of the site with a large area (s) left open, in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. The developer will need to determine which section of the site is most appropriate for development and provide a development design which considers opportunities for play, food production and areas for wildlife.
3. New trees will be required throughout the site to offset any loss.

Site Access, Highways and Transport

4. A new access would be required from Haworth Road* which should be agreed with Council Highways officers (*a notional access is currently shown on the plan).

Flooding, Water and Drainage

5. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
6. A significant flow path emerges through the centre of the site within the medium risk surface water event plus climate change. Topographic flow routes should be considered and included in site design and ideally left in place to flood naturally when required. Any regrading of land must include for like for like volumes to ensure risk is contained safely onsite for the lifetime of development.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. A designated TPO Woodland area covers the part of the site which forms it's access from Haworth Rd. Development should be informed by an arboricultural assessment.

Environmental protection

9. The whole of the site lies within either the 150m or 250m buffer of a former landfill area to the north west.. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
10. All of the site is within a Minerals Safeguarding Area (Coal) and a small part for Sandstone. A mineral resource assessment will be required as part of any

planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

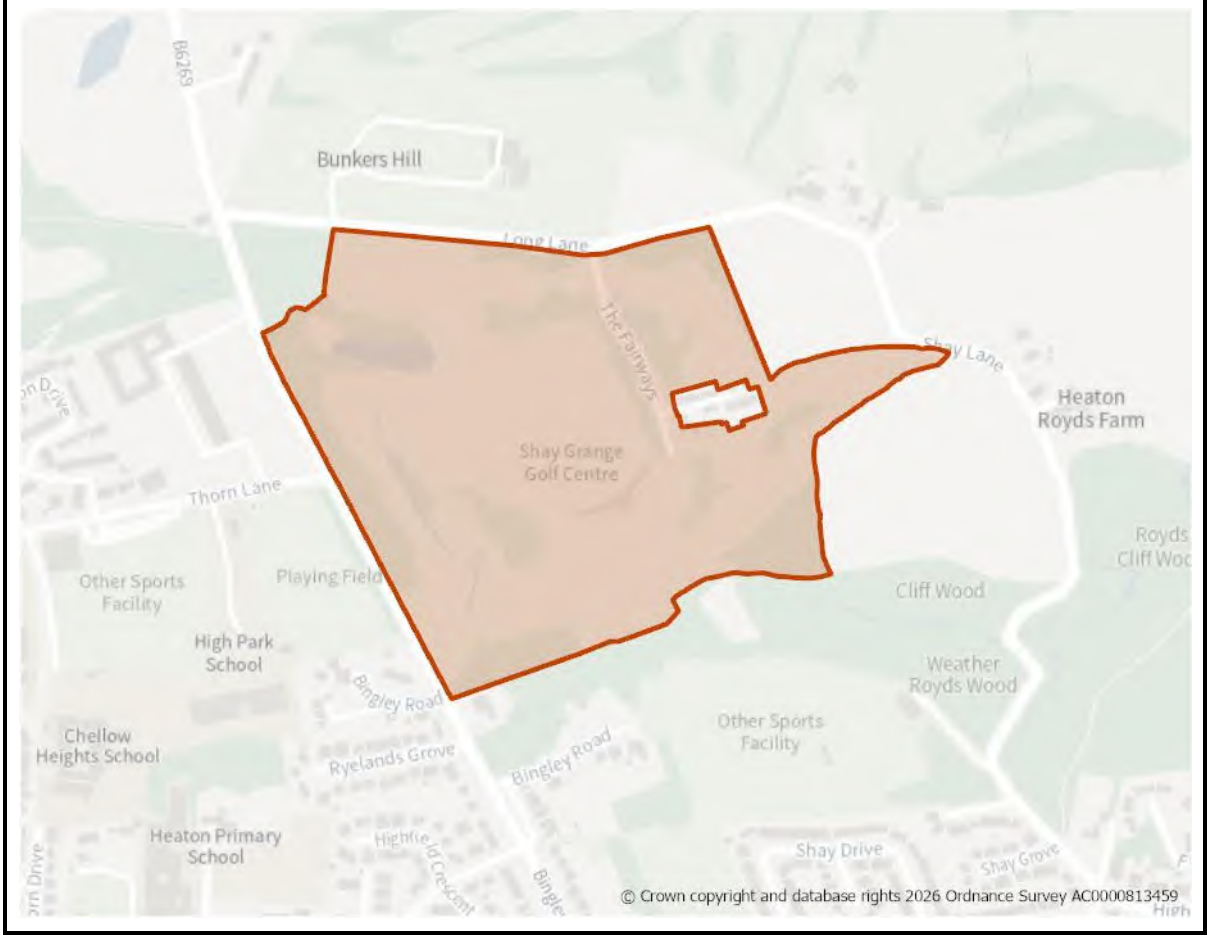
11. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.

12. Site is partially within an area of medium provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H780: Bingley Road/Long Lane, Heaton

Site Boundary


Site Size (ha) Gross	20.34
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	392
Site Type	Greenfield
Ward	Heaton & Frizinghall
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 392 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping in the form of buffer zones particularly across the site to complement and enhance the woodland edges and provide new wildlife corridors for birds, mammals and invertebrates linked to adjacent areas.
3. Mature trees on the frontage of Bingley Road should be maintained and development set back from Long Lane with new trees provided to maintain a respectful distance from the new crematoria to the north

Site Access, Highways and Transport

4. A new access would be required from Bingley Road.

Flooding, Water and Drainage

5. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site adjoins the Heaton Woods, Northcliffe Woods and Old Springs Woods LWS along part of its southern boundary, which is also identified as Priority Habitat (deciduous woodland) and small part of this is within its boundary. The majority of its area is a bat alert area , except for the north east corner. A large part of the site is identified as part of the Wildlife Habitat Network as it contains; broad-leaved planted woodland on its the north western, western, south western edges; large areas identified as amenity grassland and scatterd scrubs/trees on central sections; as well as adjoins an area identified as lowland mixed decidous woodland on its southern boundary. Development should provide a enhanced wildlife corridor strtching from the valley in the north west corner down to the eastern end of the site, as well as This should be a mixture of species rich grassland and woodland augment the existing woodland with locally native woodland and ground flora planting. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation. Early engagement with the Council's Biodiversity Officer is recommended.

8. The site adjoins an area of ancient woodland at Royds Cliff Wood at its south eastern boundary and the 25m buffer zone falls into a small part of the site. There are two TPO Woodlands within the site area (i.e. northwestern corner and to centre). A further TPO woodland adjoins the site at its southwestern boundary, and its 25m buffer zone encroaches into the site. The are also several individual TPO's along the site's boundary at its SW corner. Development should be informed by an arboricultural assessment.
9. The site is identified in the LNRS with the preferred measure are B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure, and T1_M01: Through natural processes and planting, create biodiverse, site-suitable, and adaptable woodland habitats to buffer and connect existing ancient woodlands and ancient/veteran trees.
10. The sites western edge lies within the 50M buffer zone for the grade II listed Hallmark Cards Factory (ref 1/4/10032). To minimise/mitigate harm potential harm of development on the setting of the this heritage assets, proposals should; (1) consider the inclusion of appropiate landscaping to filter views/provide bufffer in areas closest to heritage assets, and (2) give careful attention relation to boundary treatments along these receptors – hedges and stone walls being more in keeping with the rural character in particular of the areas around Heaton Shay and Heaton Royd. Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the sense of place and rural context of the area.
11. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
12. The majority of the site is grade 4 agricultural land. The western & south western edge is classed as urban land.

Environmental protection

13. A small landfill areas lies in the centre of the site (ref 13nw17). Remainder of the site lies within the 150m or 250m buffer of a former landfill area that adjoins its northern boundary. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
14. The northern and eastern parts of the site are located in a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
15. All of the site is within a Minerals Safeguarding Area (Coal) and the south western part for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.

17. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

18. The site is located within the Cottingley Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H1).
19. Development should seek to retain pockets of tree planting to integrate built form and retain the partially wooded character and valued elements of the site. Development should be avoided in the east where the landscape is more sensitive due to historic field pattern and time depth related to nearby Listed Buildings.

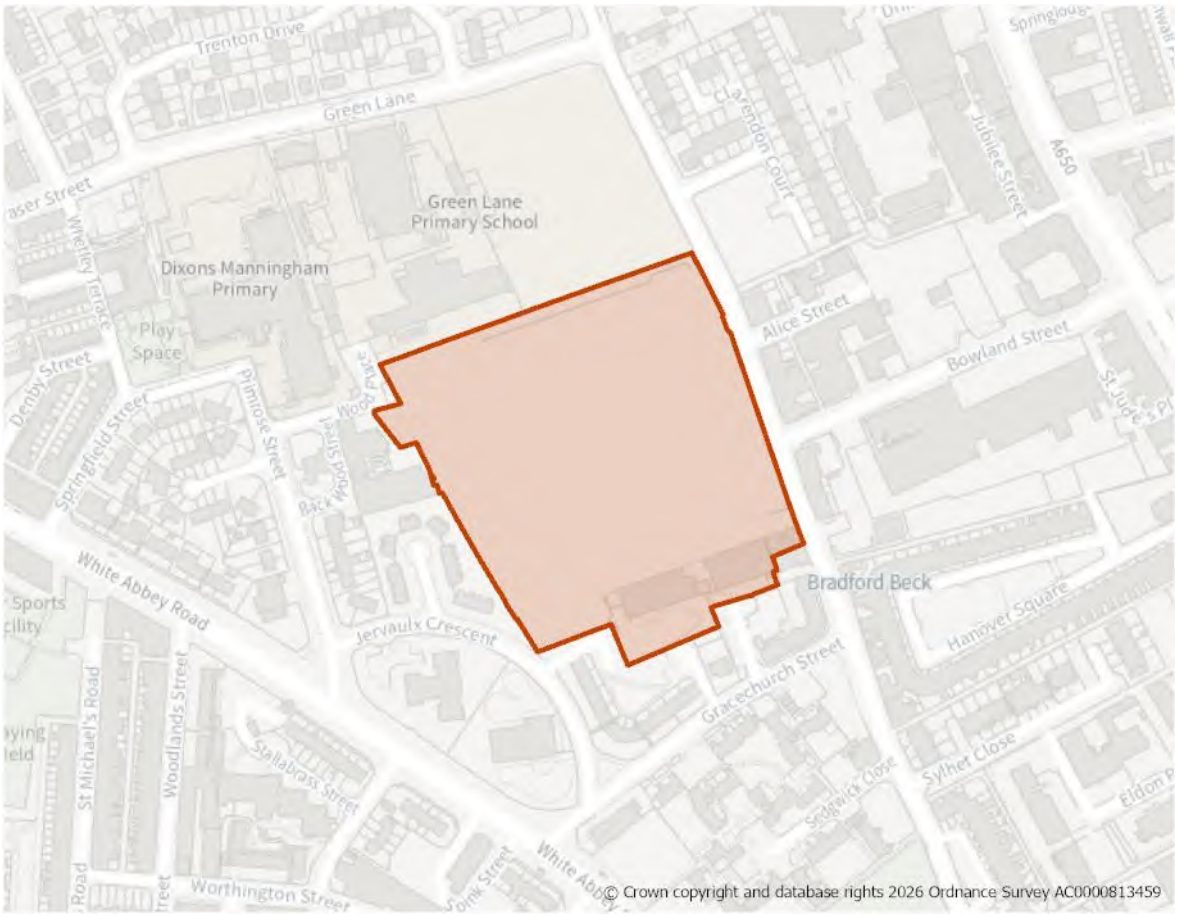
Green Belt (and Golden Rules)

20. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

21. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H781: Site of Drummond Mills, Lumb Lane

Site Boundary


Site Size (ha) Gross	3.03
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	341
Site Type	PDL
Ward	Manningham
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 341 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 150 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. It is in a sustainable location close to local amenities and public transport routes and is appropriate for a higher level of development (apartments). These could be for older people.
3. The design of the development should be to a high standard and ensure any impact on adjacent listed buildings and local character are mitigated and enhanced.

Site Access, Highways and Transport

4. Site access from Lumb Lane.

Natural and Historic Environment

5. The site lies adjacent to Eldon Place Conservation Area. It also lies within the 50M buffer of listed buildings to the south east at Hannover Square ref 34/155 and to the north (ref 34/475 & 34/477).
6. There are no heritage assets on the site; but the listed strictures of the former Drummonds Mill Grade II Listed Building that was cleared due to a fire will need to be retained wherever possible. There is a need for archaeological recording by condition in advance of development. Potential development should improve the condition and setting of the listed building and ensuring their long term preservation.
7. The site is identified in the LNRS with the preferred measure are B3_M03: Enhance the boundaries of brownfield sites; W2_MO3: Make more space in water for the plants and animals that live there; and B3_M02: Enhance (rather than replace) existing habitats on some areas of brownfield.

Environmental protection

8. Site is located within the Clean Air Zone and adjoins Lumb Lane where NO2 (levels = 30 parts per million (plus)). Development must be in accordance with the requirements set out in Policy CR1.
9. There is some potential risk of contamination, as 1/3 of the site had a former Mill use. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.
10. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Flooding, Water and Drainage

11. It should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1.

12. The location and path of the diversion tunnel should be confirmed through a survey as part of the site-specific FRA. There should be no development above the Bradford Beck Diversion Tunnel which is assumed to be located beneath the site.
13. Assuming the culvert is located beneath the site, opportunities for opening up the culvert should be explored for inclusion in site design as a blue green corridor. This would remove any residual risk of flooding to the site as a result of culvert failure or blockage.
14. The third-generation surface water modelling for the site is based on outdated LiDAR data from when a previous development was present on site. This previous development has since been demolished and as such, existing flood risk from surface water to the site is unknown. Therefore, new detailed modelling based on an updated topographic survey will be required to inform on onsite surface water depths and hazards. Post development modelling must demonstrate that development at the site will not result in offsite detriment.
15. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Site runoff should be maintained at current rates (likely to be brownfield) and, where possible, betterment should be achieved. The use of infiltration SuDS should be investigated.

Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
17. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
18. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H782: Carlisle Road/Toller Lane, Manningham

Site Boundary

Site Size (ha) Gross	1.07
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	72
Site Type	PDL
Ward	Manningham
Settlement	Bradford North West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 72 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Carlisle Road.

Flooding, Water and Drainage

3. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
4. Surface water risk is constrained by the area of existing development within the site. Any change in site layout where current buildings are to be demolished will require detailed surface water modelling.

Natural and Historic Environment

5. A small Woodland TPO lies to the north west and its 15m buffer zone clips into the site. Development should be informed by an arboricultural assessment.
6. A Grade II listed building located at top corner of site (ref 30/1173. Development of site may stimulate re-use of listed building at risk. The north western part of the site lies within the 50m buffer of Grade II listed building (ref 30/1264). While the eastern corner lies within the buffer for Manningham Baths grade II listed building (ref 503050). Adequate mitigation would be achieved via appropriate design, layout and use of materials which would be expected to complement the surrounding area. Proposals should respect and enhance the setting of the listed former Police Station.
7. The site is identified in the LNRS with the preferred measure are; B3_M01: Encourage temporary nature-rich uses on undeveloped brownfield sites.

Environmental protection

8. Site is located within the Clean Air Zone and adjoins Lumb Lane. The southern & south western section of the site lies within area where NO2 = 30 parts per million (plus). Development must be in accordance with the requirements set out in Policy CR1.
9. There is some potential risk of contamination, as 1/3 of the site had a former commercial use. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.
10. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

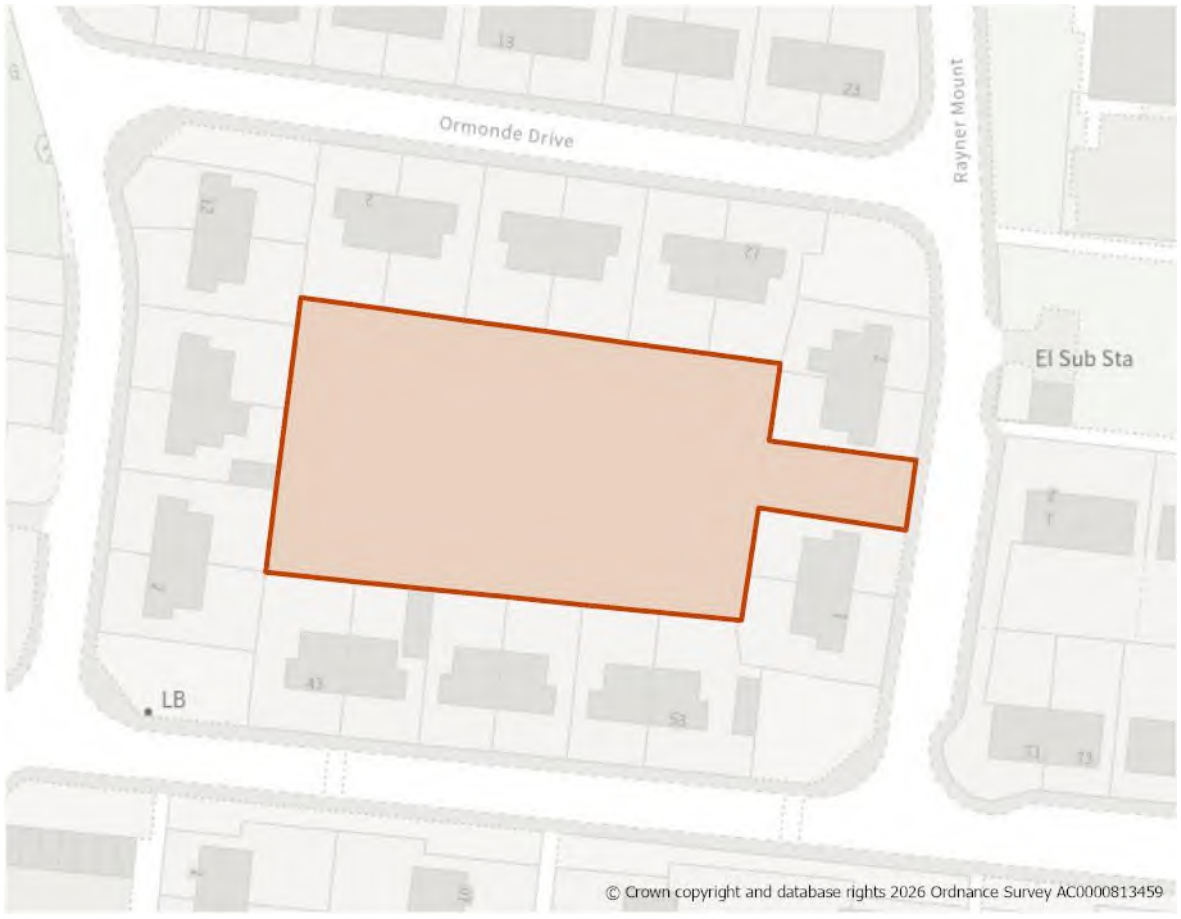
Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
12. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H784: Rayner Mount, Allerton

Site Boundary


Site Size (ha) Gross	0.24
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	8
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 8 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Rayner Mount.

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site is identified in the LNRS with the preferred measure is; T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire to contribute to base target of 16.5 per cent and stretched target of 18.5 per cent by 2050 using 'right tree, right place' principles.

Environmental protection

5. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

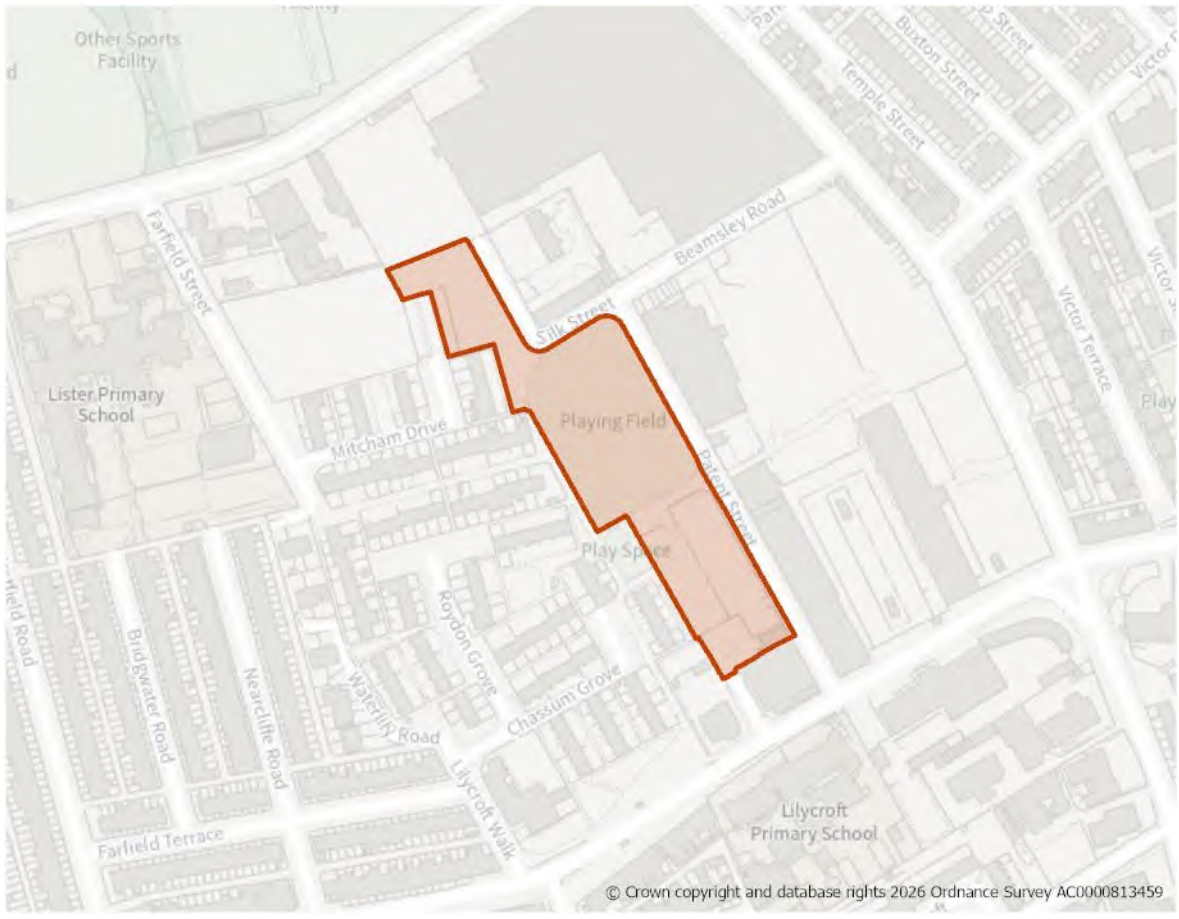
Open Space and Green / Blue Infrastructure

6. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
7. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H787: Patent Street, Manningham

Site Boundary


Site Size (ha) Gross	1.34
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	90
Site Type	PDL
Ward	Toller
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 90 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new site access is required.

Natural and Historic Environment

3. Site is adjacent to the North Park Rd Conservation Area. It is within the 50m buffer zone for Manningham Mills Grade II* (ref 8/135) and Lilycroft Primary School (27/1172). Development must protect, enhance these heritage assets and their settings via an appropiate layout, density, scale, form and appearance that must complement them. Its scale will need to respect Manningham Mills, and views towards and within the site. Any open spaces provisions should emphasise a sense of place and heritage enhancement.
4. The site is identified in the LNRS with the preferred measure is B3_M01: Encourage temporary (so-called 'meanwhile-use', in planning terms) nature-rich uses on undeveloped.

Environmental protection

5. The site lies within the 150m or 250m buffer of a former landfill area that adjoins its northern boundary. There maybe some potential of contamination risk related to sites historic commercial use. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
6. All of the site is within a Minerals Safeguarding Area (Coal and Sandstone). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource

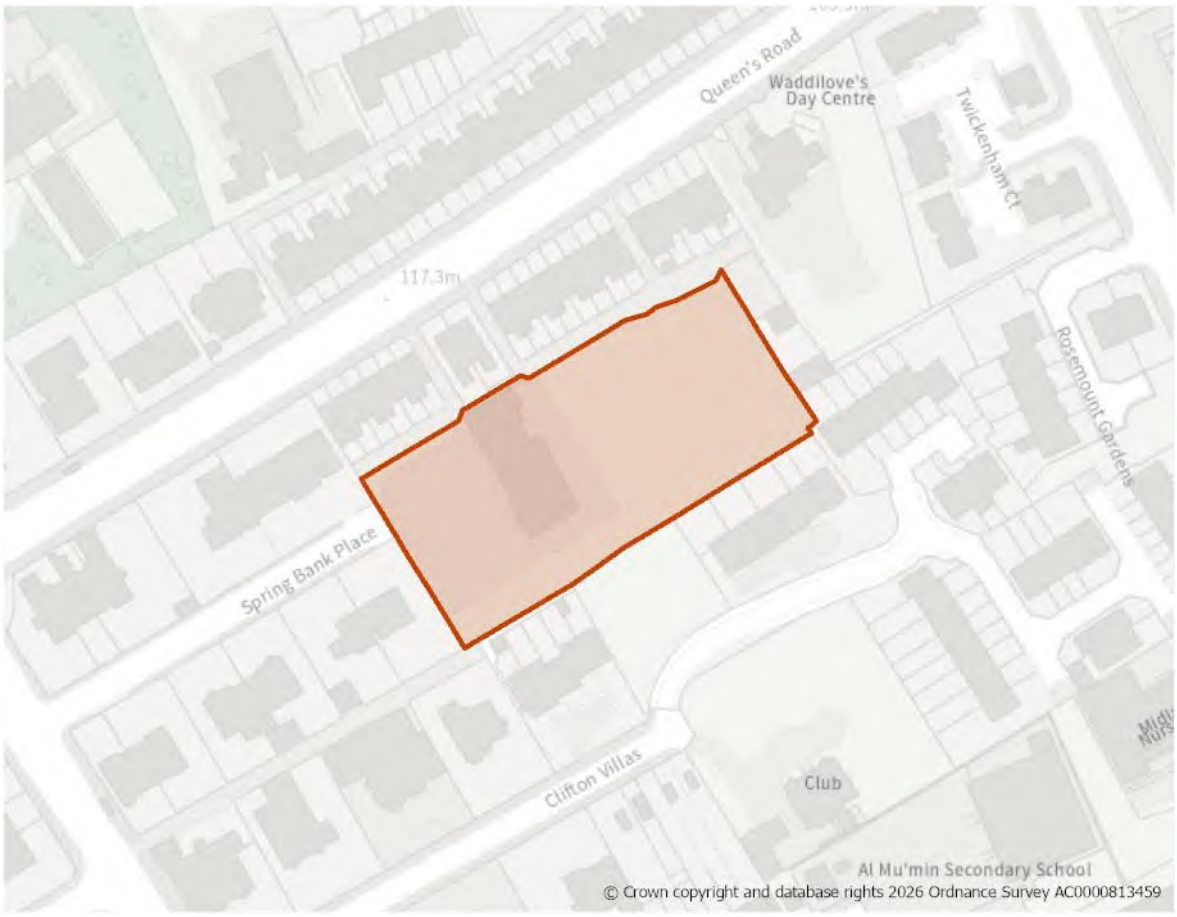
Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
8. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H788: Spring Bank Place, Manningham

Site Boundary


Site Size (ha) Gross	0.57
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	9
Site Type	Greenfield
Ward	Manningham
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 9 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Spring Bank Place.

Natural and Historic Environment

3. The site lies within in Apsley Crescent Conservation Area. Its western and southern parts lie within the buffer zone of several listed buildings to the west and south (refs 32/400 & 32/401 & 32/404) of it.

Environmental protection

4. The site falls within the Clean Air Zone and its northern boundary is adjacent to an AQMA (Manningham Lane / Queens Rd), as well as adjoins Queens Rd where NO2 levels = 30 parts per million (plus). Development must be in accordance with the requirements set out in Policy CR1.
5. The site lies within the 150m buffer of a former landfill area that lies to the east of it , and partly within the the 250m buffer of former landfill sites to the south east. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
6. Within 200m of 2 operational / permitted waste management sites. Midland Road Household Waste Recycling Centre lies to the north east of the site and Manningham Car Breakers (Vehicle Depollution Facility) lies to the south. The design of proposals should ensure that no unreasonable restrictions are placed upon the operation of the facility and that it would prejudice its current or future operations, as well as the amenity of future occupiers.
7. All of the site is within a Minerals Safeguarding Area (Coal and sandstone). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

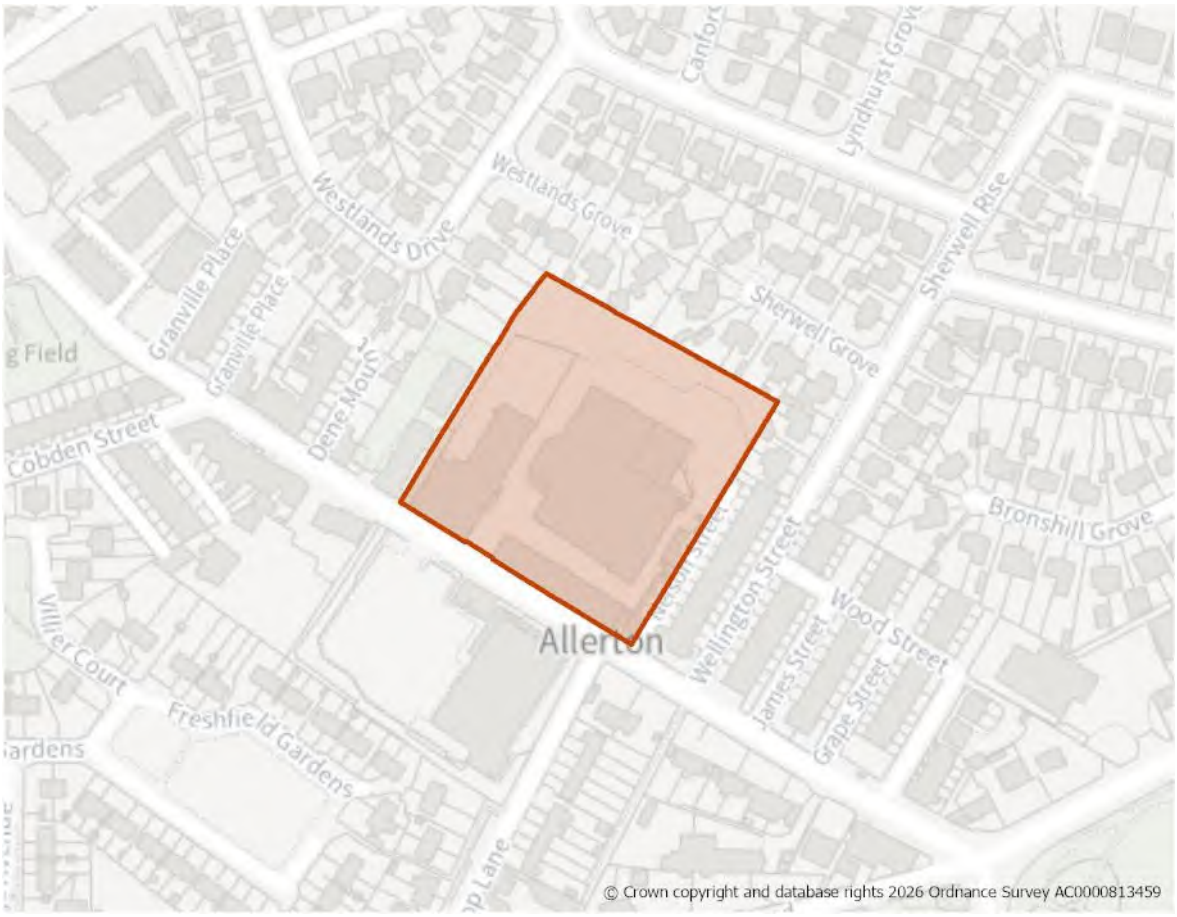
Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
10. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H789: Allerton Mills, Allerton

Site Boundary


Site Size (ha) Gross	1.18
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	200
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 200 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Allerton Road.

Flooding, Water and Drainage

3. It should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. However, there is risk from surface water in the medium and low risk events, currently affecting the eastern and northern sides of the site which worsens with climate change. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. A wider strategy may be required given the clear flow route offsite which travels through the site.
4. Historic mapping indicates there may be a watercourse culverted beneath the site. If present, the culvert represents potential residual risk of flooding to the site through culvert failure or blockage. This may need to be further investigated and modelled at the FRA stage. Modelling should include for residual risk and options for culvert removal. No development should take place over the top of a culvert nor within 8m either side of the culverted section of watercourse. Assuming the culvert is located beneath the site, opportunities for opening up the culvert should be explored for inclusion in site design as a blue green corridor. This would remove any residual risk of flooding to the site as a result of culvert failure or blockage.
5. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be brownfield or betterment. The use of infiltration SuDS should be investigated for suitability across the majority of the site.
6. Groundwater conditions must be investigated further through the site-specific FRA to ascertain groundwater levels and conditions.
7. Given the historic sewer flooding in the area, developers should contact Yorkshire Water directly to check specific details at the FRA stage.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site contains Grade II Listed Buildings, part of the Allerton Mills complex, and is adjacent to the Garde II listed Church of St Peter. Proposals are required to give careful attention to the intended use, design, layout and appearance of

any development with appropriate landscaping, to maintain and potentially enhance significance.

Environmental protection

10. There may be some potential risk of contaminsation related to the sites former industrial /textile use. Development must be in accordance with the requirements set out in Policy CR1
11. The site is identified in the LNRS with the preferred measure are; B3_M01: Encourage temporary nature-rich uses on undeveloped brownfield sites
12. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any resource

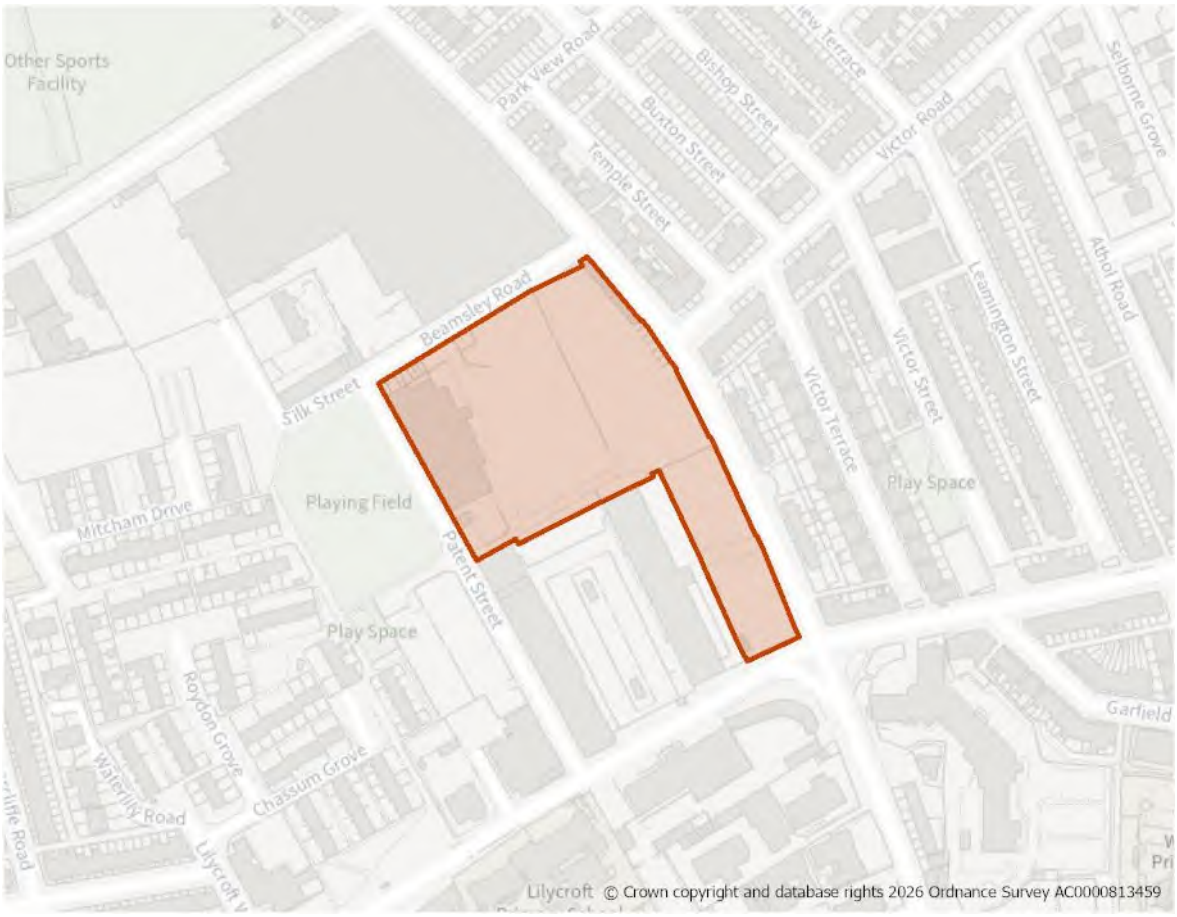
Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
14. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H790: Lister Mill and Surrounds/Velvet Mill, Manningham

Site Boundary


Site Size (ha) Gross	1.91
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	129
Site Type	PDL
Ward	Toller
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 129 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Heaton Road.

Flooding, Water and Drainage

3. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF.
4. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Natural and Historic Environment

5. The site is entirely within the North Park Road Conservation Area and consists of part of the Grade II* listed Manningham Mills complex, including the imposing 250 ft high chimney. Manningham Mills (ancillary buildings and boiler house) are included on the Heritage at Risk Register. The Conservation Area Appraisal identifies the area as providing a positive contribution to the character of the CA. A small part at the SW corner of the site lies within the 50m buffer for grade II listed Lilycroft Primary School ref 27/1172. Proposals would need to incoporate mitigations such as appropriate distancing from existing structures, sympathetic design and layout to achieve a complementary development.
6. The site is identified in the LNRS with the preferred measure are B3_M01: Encourage temporary nature-rich uses on undeveloped brownfield sites.

Environmental protection

7. The site lies within the 250m buffer of a former landfill area that adjoins its northern boundary. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
8. There may be some potential risk of contamination related to the sites former industrial /textile use. Development must be in accordance with the requirements set out in Policy CR1.
9. All of the site is within a Minerals Safeguarding Area (Coal and sandstone). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resources.

Open Space and Green / Blue Infrastructure

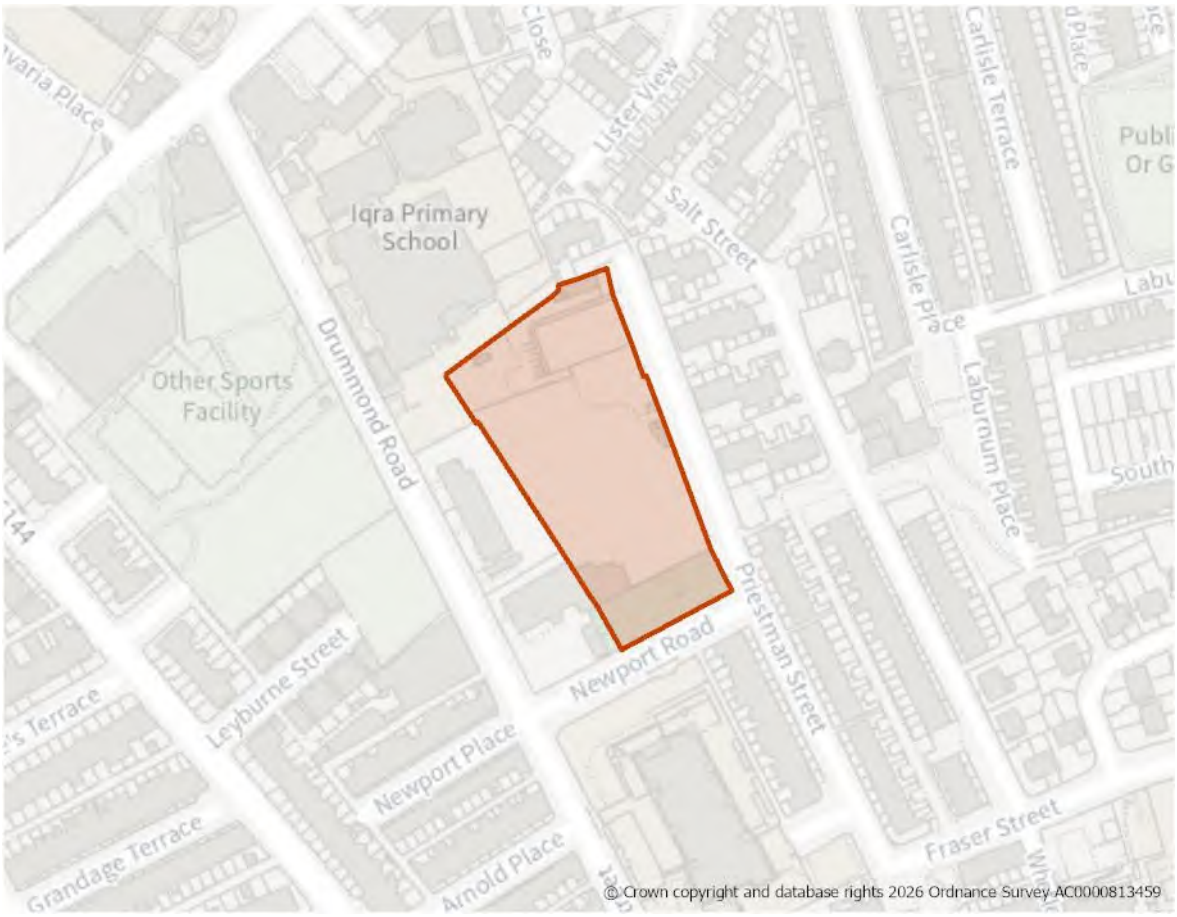
10. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
11. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green

and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H794: Priestman Street, Mannningham

Site Boundary


Site Size (ha) Gross	0.82
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	55
Site Type	PDL
Ward	Manningham
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 55 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new access would be required from Newport Road.

Flooding, Water and Drainage

3. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF.Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
4. Surface water risk is constrained by the area of existing development within the site. Any change in site layout where current buildings are to be demolished will require detailed surface water modelling.

Environmental protection

5. The site falls within the Clean Air Zone. Development must be in accordance with the requirements set out in Policy CR1.
6. There may be some potential risk of contaminsation related to the sites former industrial /textile use. Development must be in accordance with the requirements set out in Policy CR1.
7. All of the site is within a Minerals Safeguarding Area (Coal) and a small part for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

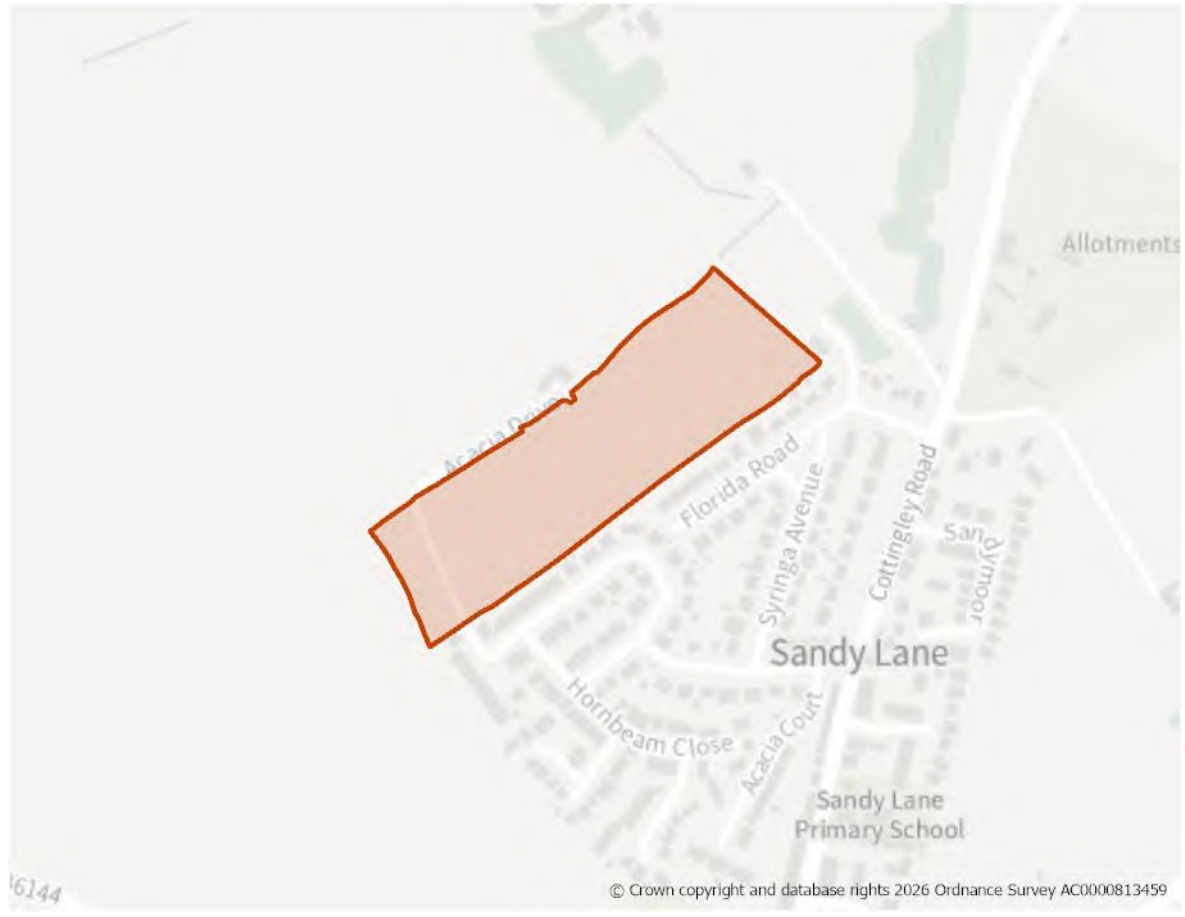
Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
10. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H795: Acacia Drive, Sandy Lane

Site Boundary


Site Size (ha) Gross	3.73
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	120
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 120 dwellings[1] as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seeking to avoid areas that are at risk of fluvial and surface water flooding.

Site Access, Highways and Transport

3. A new access would be required from Acacia Drive.

Flooding, Water and Drainage

4. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is an open field site which may be semi-improved. The south western part of site lies within a bat alert area. There are records of priority species of open farmland including brown hare and ground nesting birds (lapwing, skylark etc) . These are declining species and the habitat should be conserved. An Ecology Survey will likely be required at planning stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. Development of this site may need to consider whether it will impact the setting of the World Heritage Site, in terms of important views to and from the WHS and rural backdrops. Appropriate planting/landscaping may need to be considered, depending on further investigation.
8. The site is identified in the LNRS with the preferred measure T2_M05: Help more red squirrels to move back into West Yorkshire: buffer, connect, improve and safeguard existing woodland and create new woodland in areas where red squirrels are expanding (or could do so); to encourage existing populations to spread

[1] The identified site capacity is shown as 120 dwellings. This relates to the pending planning application currently under consideration and equates to a net site density of circa 43 dwellings per hectare.

9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site falls within grade 4 agricultural land.

Environmental protection

11. The northern 1/5 of the site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. The remainder of the site is within a low risk area. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
12. Pylon adjoins the site at its northern edge. The northern half of the site lies within the buffer zone for an overhead electricity transmission lines/cables (275 kv national grid). This may impact the layout of development.
13. Manywells Aqueduct (from historic land use layer) runs along the western boundary of the site.

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
15. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

16. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1).
17. Historic drystone walls, hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape and mitigate impacts on recreational users of the PRoW network adjacent to, and west of the site. The historic farmstead of Mount Pleasant Farm should remain distinct from any new development.

Green Belt (and Golden Rules)

18. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

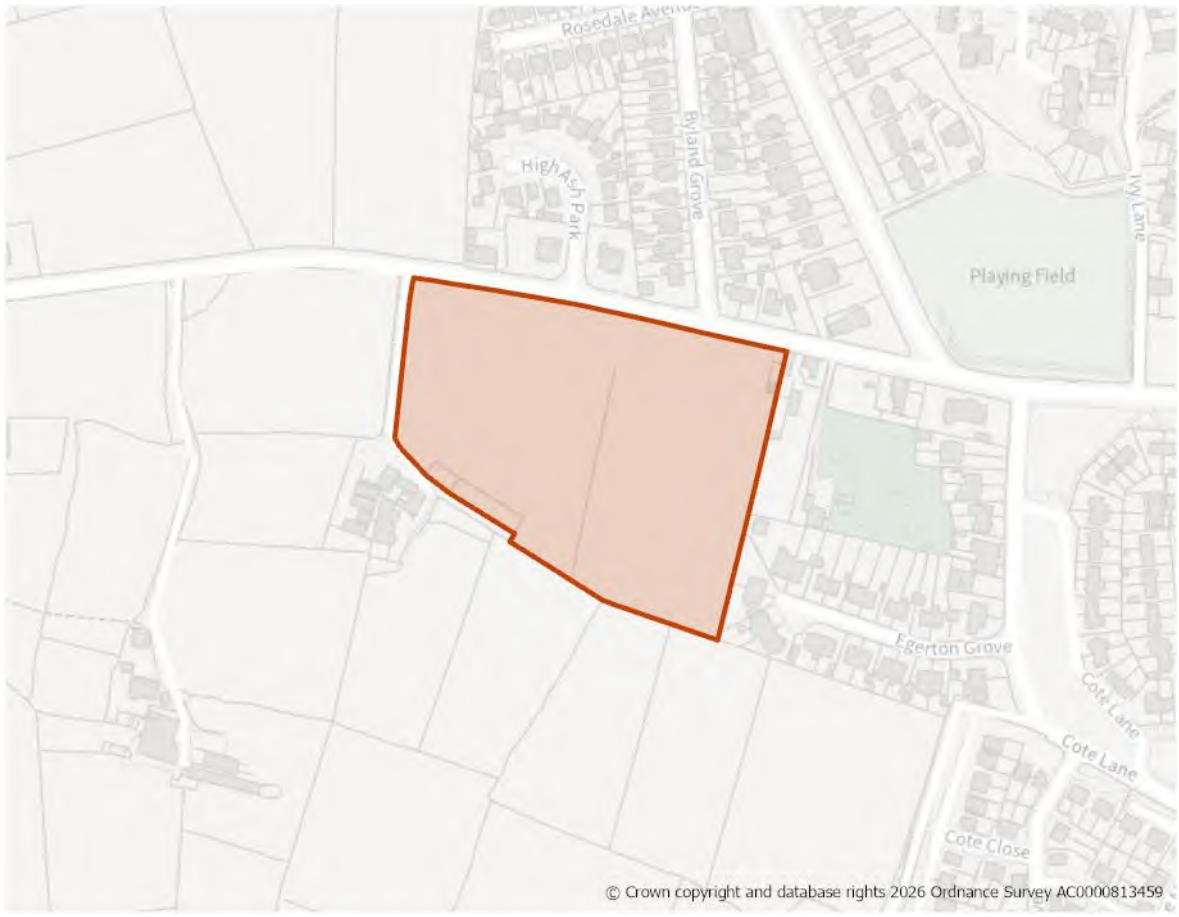
Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

20. A planning application is pending on the site which could be determined before the Local Plan is adopted. Accordingly, it has been identified as a site allocation.

H796: High Ash Farm, Allerton Road, Allerton

Site Boundary


Site Size (ha) Gross	2.58
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	68
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 68 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, with a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seeking to avoid areas that are at risk of fluvial and surface water flooding.

Site Access, Highways and Transport

3. A new access would be required from Allerton Road.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. Development of this site may need to consider whether it will impact the setting of the Whorld heritage site, in terms of important views to and from the WHS and rural backdrops. Appropriate planting/landscaping may need to be considered, depending on further investigation.
6. The site is located within grade 4 agricultural land.

Environmental protection

7. The site lies within the 150m and 250m buffer of a former landfill area that adjoins its northern boundary. It may also have a history of mineral extraction and processing from a former quarry. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
8. All of the site is within a Minerals Safeguarding Area (Coal and Sandstone). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
10. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

11. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1).
12. Retain drystone walls where possible and utilise tree buffers to soften the settlement edge in longer distance views from the south and west.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H797: Wilsden Road/West Avenue, Sandy Lane

Site Boundary

Site Size (ha) Gross	0.70
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, with a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seeking to avoid areas that are at risk of fluvial and surface water flooding.

Site Access, Highways and Transport

3. A new access would be required from Wilsden Road.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. All of site area lies within a bat alert area. An Ecology Survey will likely be required at planning stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. The site adjoins an area designated as TPO Woodland at the south eastern site boundary. The 15M buffer zone extends into the site. Development should be informed by an arboricultural assessment.
7. All of the site falls within grade 4 agricultural land.
8. Northern part of the site lies within 50M buffer of Lower Swain Rd Farm Grade II Listed Building ref 4/1195.

Environmental protection

9. The site lies within the 150m and 250m buffer of a former landfill area that adjoins its northern boundary. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
10. All of the site is within a Minerals Safeguarding Area (Coal). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
12. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

13. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1).
14. There are opportunities here to sensitively integrate limited development (into landform and with appropriate vegetation) and soften the settlement edge. Development should carefully consider the waterway and its small scale landform. Drystone walls should be retained and enhanced.

Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1562: Allerton Lane/Chevet Mount, Allerton

Site Boundary

Site Size (ha) Gross	1.67
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	51
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Bradford North West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 51 dwellings[2] as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
2. A sensitive design and layout will be required, taking into consideration the site's location on the edge of the settlement with appropriate landscaping on the western edge of the site together with maintenance of existing rights of way and open areas to the south and east.

Site Access, Highways and Transport

3. A new access would be required this will need to be agreed with the Councils HIghways Officers.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. Site area falls within a bat alert area. It is grassland that may be of high ecological value and adjoins an area (.i.e.east and south) that is identified as a 'Semi-natural neutral grassland, wet woodland along beck, scattered scrub near the east and south. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. The eastern boundary adjoins a TPO woodland and falls within the 15m buffer zone. Further planting of native species will be required to strengthen this boundary. Development should be informed by an arboricultural assessment
7. Development should deliver Public footpath corridors with wide margins of species rich neutral grassland and locally native, species rich hedgerows along the west and northern boundaries outside of the curtilages of adjacent houses.

Environmental Protection

8. Site is within a Mineral Safeguarding Area (MSA) for Coal, and sand and gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any mineral resources.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.

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1. The identified site capacity is shown as 51 dwellings. This relates to the pending planning application currently under consideration and equates to a net site density of circa 35 dwellings per hectare.

10. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

11. The site is located within the Clayton Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

13. A planning application is pending on the site which could be determined before the Local Plan is adopted. Accordingly, it has been identified as a site allocation.

Bradford South East

Introduction

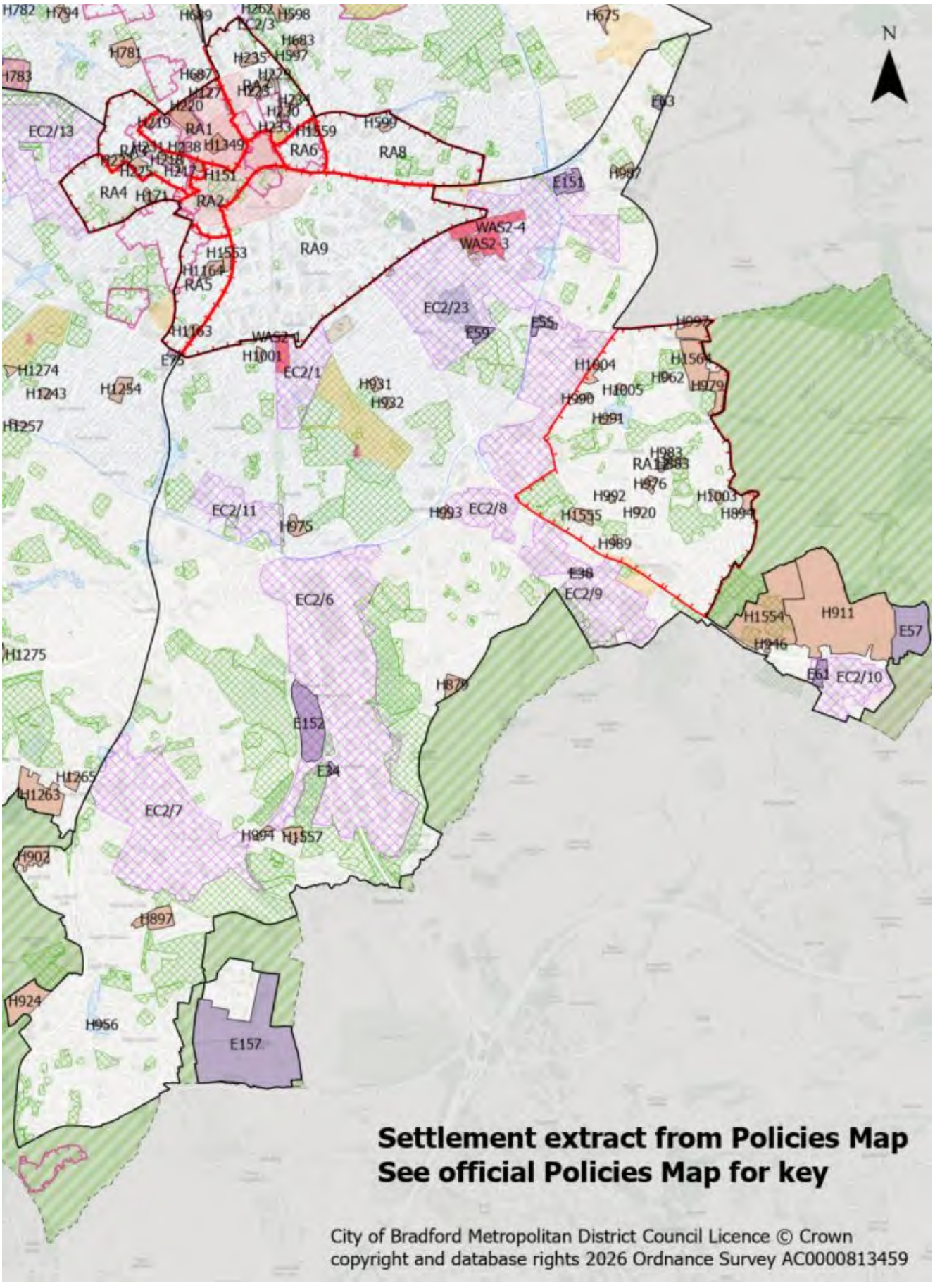
The Local Plan settlement hierarchy identifies Bradford South East as one of four quadrant areas within the wider Regional City of Bradford. It is broadly defined by the extended (Southern Gateway) Bradford City Centre boundary to the north and Leeds Road to the northeast of the area, A641 Manchester Road to the west, and Green Belt land to the east and south. It covers an area of approximately 1,747 hectares and contains a diverse range of residential areas plus some of Bradford's prime industrial and business areas with good connectivity to the M606 and west Leeds.

Bradford South East includes the wards of Holme Wood and Bierley, the majority of Wyke, about half of Little Horton and a small element of Wibsey Ward plus a large proportion of Bowling and Barkerend Ward.

The sub area can be characterised as a densely developed and populated urban environment comprising some of the largest areas of employment and industry in the District with main areas at Bowling Back Lane, Staithgate Lane/Euroway estate, Low Moor and Cutler Heights. In terms of residential areas, these typically comprise large sections of mostly terraced homes in east and west Bowling and Laisterdyke together with the large former Council estates of Holme Wood and Bierley interspersed by formal and informal greenspaces including parks, golf courses and woodland.

POLICY BSE1: BRADFORD SOUTH EAST

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **Bradford South East is defined on the Policies Map and forms part of the Regional City. It will support significant additional housing growth in sustainable locations and new employment opportunities, supported by existing local services and improved connectivity through improvements to infrastructure provision**

2. **Housing growth will be primarily focussed upon a large urban extension at Holme Wood together with a maximisation of previously redeveloped site opportunities to drive forward the regeneration of this area, together with further development opportunities in other urban fringe areas and new sites within the settlement boundary. A range of house types will be supported which will broaden the diversity, tenure and quality of housing in the area and provide new opportunities for access to the countryside.**

3. **Employment opportunities will be supported through the delivery of a strategic employment allocation of 40ha[1] to the south of Nufarm alongside a series of medium sized employment allocations totalling over 26ha of new employment land. This in turn will be supported by a significant coverage of Employment Zones (Policy EC2) in the SE safeguarding existing employment floorspace meaning local businesses will continue to be supported including those specialising in advanced manufacturing, engineering and technology together with those specialising in logistics.**

Meeting Growth Needs

4. **Housing development in the Bradford South East will deliver approximately 2,934 dwellings through a combination of sites within the urban area and land released from the Green Belt from sites under construction, with planning permission and new site allocations during the plan period, as set out in Table BSE 1.1**

Table BSE1.1 – Bradford South East

	Under Construction	Planning Permission	Site Allocations
Totals	463	28	2,443

5. **Deliver housing site allocations as shown on the Policies Map and the site proformas within section 5. Proposals for new homes within the settlement boundary on additional small sites outside of the town centre, including the redevelopment of previously developed land, will also be supported subject to meeting policies HO3 and DS3.**

[1] Gross

6. **Proposals for new homes on the settlement boundary will be subject to meeting in particular policies DS1, DS2 and NE7 and those within the urban area subject to policies DS3 TO DS5 together with housing policies HO2 to HO4. The Council will work with developers to secure quality housing schemes which take in the needs of the area and the communities being served**

<u>Holme Wood</u>:

7. **Holme Wood has been identified as an area for wide-ranging economic, social, community and housing renewal for many years and is a key a Regeneration Area (RA12: Holme Wood) in the SE and an area of strategic release for housing and employment growth through allocations H911, H1554 and E57.**

8. **Regeneration Area – (RA1: Holme Wood) The Local Plan will allocate a series of housing sites in the Holme Wood RA and through these allocations aim to deliver over 600 new homes. This combined with the strategic growth will deliver significant market investment into the area stimulating and supporting the renewal and transformation of the existing housing stock. To maximize the impact of this growth, social housing providers should aim to align their asset management strategies with these new development opportunities. This coordinated approach ensures that new housing delivery runs parallel with targeted regeneration and estate investment.**

9. **The defined Local Centre remains a key feature of Holme Wood but there is a need to tackle commercial vacancy levels and environmental improvements to support its use and overall viability. Community uses will continue to be supported in the Local Centre. Opportunities to support service delivery and secure the longer term viability of the Local Centre through regeneration and limited redevelopment will be supported where they maintain the core function of the Local Centre.**

10. **The levels of growth proposed through the Local Plan alongside the existing community need to have access to key employment areas through improved public transport connections, in the short to medium term this will be through key bus routes and longer term exploring the potential connections to Mass Transit routes to the north of the RA. These will also need to sit alongside the development of strategic greenways and cycle-ways that better integrate the Holme Wood area to the eastern conurbations of Leeds and ensure that the area is well connected to key employment areas in South Bradford.**

11. **Strategic Growth (H1554/H911/E57) - The three allocations are shown on the Policies Map, when taken together they will deliver approximately**

1240 dwellings and 9ha of new employment land over the plan period. The three site allocations are all accessed off Westgate Hill Street (A650), alongside Tong Leadership Academy and existing businesses and residential properties to the north and south of the road. Therefore, any cumulative issues such as highways access, transport, landscape, infrastructure and other policy requirements must be considered across all three sites either through a comprehensive masterplan or individual masterplan's that demonstrate how these issues have been addressed. In particular the development should respond positively to the prominent location through high-quality design, layout and structural landscaping to minimise impact on the landscape in the immediate and wider Tong Valley Rolling Enclosed Pasture landscape character area.

Local Services and Facilities

12. **The Council will take a positive approach to retail growth and the vitality of the designated District and Local Centres, as defined on the Policies Map, through enhancing their diverse range of retail, service and leisure uses, and supporting the retention and improvement of other local services and facilities.**

13. **Protect and enhance existing open spaces and green and blue infrastructure to support the delivery of the opportunities identified in the GBI Focus Area A (Bradford Inner City) together with new accessible multifunctional open spaces and active routes for walking and cycling. These will help to create a network of green corridors to connect habitats and improve ecology both within the Bradford South East area and wider corridors beyond.**

Landscape

14. **The landscape to the immediate SE of the city centre is predominately urban in form, moving to the east is the Tong Valley Rolling Enclosed Pasture landscape character area and to the south the South Bradford Settled Valley character area. It is important to maintain and enhance these landscapes as they are important features between the larger built-up areas both within and outside of Bradford.**

Historic and Natural Environment

15. **Protect and enhance the designated Local Wildlife sites as well as habitat networks and priority habitats within and adjacent to the settlement.**

16. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the four Conservation Areas and Listed Buildings as well as non-designated heritage assets.**

Local Infrastructure

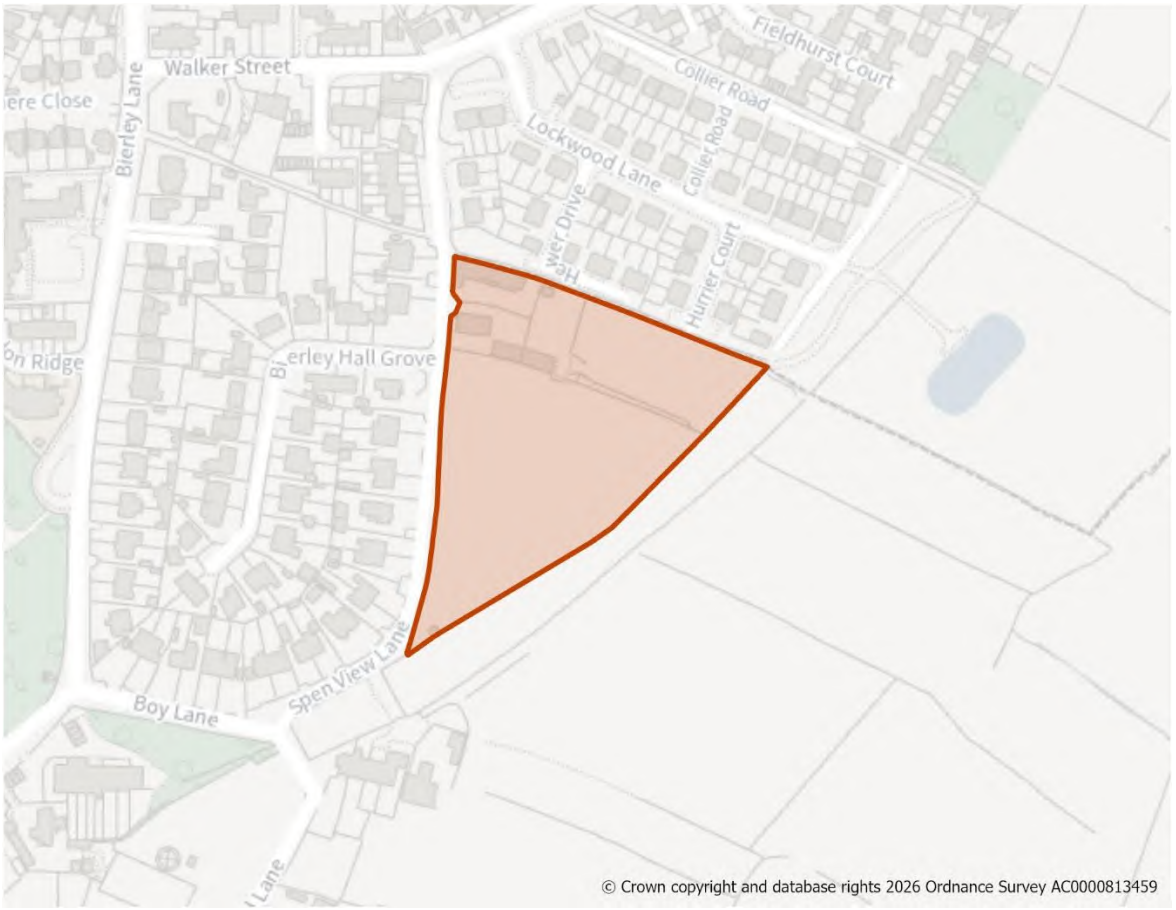
17. **The implementation of the West Yorkshire Local Transport Plan and the Bradford District Transport Strategy will secure a high-quality public transport network for the city, along with a comprehensive and attractive network for walking, wheeling and cycling, to improve the environment for residents, businesses and visitors.**

18. **Mass Transit, expected to principally take the form of a street-running tram, will provide local opportunities for growth and densification where it's stops are located in the SE running through to Bradford City Centre and Leeds in the other direction.**

19. **New build development projects, in close proximity to the city centre, should support and where possible connect to available city centre energy networks or be 'connection ready' to take advantage of any future phases or extensions of the existing network or new networks. This will support the opportunities for existing buildings to utilise both the existing and future phases of the network through market delivery (Policy CR3).**

20. **Contributions towards improvements in community infrastructure, including consideration of additional education, healthcare and recreation provision as a result of an increased residential population.**

H879: Spen View Lane/Shetcliffe Lane, Bierley

Site Boundary


Site Size (ha) Gross	1.51
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	56
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site should be developed for 56 family dwellings at a net site density of 35dph min in line with Policy HO2 and provide a mix of house types and tenures in line with Policy HO3 and Policy HO4. The identified site capacity is shown as 56 units. This relates to the pending planning application currently under consideration and equates to a net overall site density of around 43dph
2. The design of those closest to the listed farm house to the north western corner should be sympathetic to the character of this building with a landscaped buffer being required to mitigate against the impact of the development on this heritage asset.

Site Access, Highways and Transport

3. Site access can be taken from Spen View Lane, which will need to be widened, with footways provided for pedestrians. Further access is available from Lockwood Lane.

Flooding, Water and Drainage

4. The site contains a strip of surface water pooling to the eastern boundary, close to the former railway line. Surface water run-off rates post development should be no higher than pre development rates.
5. Above ground SuDs should be used to capture water run off, which should be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Natural and Built Environment

6. Protected hedgrows adjoin the site which should be retained, enhanced with native species and maintained.
7. Lockwood Farmhouse located to the north-west corner of the site should be retained and a suitable buffer provided to mitigate against any negative impacts from the development on the listed building.

Open Space and Green / Blue Infrastructure

8. The site adjoins a former railway embankment which should be enhanced by landscaping and linked to the recently completed development at the north and Boy Lane at the south to provide a longer off road recreational route.

Landscape

9. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
10. Landscaping will be required to the eastern site boundary to soften the new development edge when viewed from higher ground beyond.

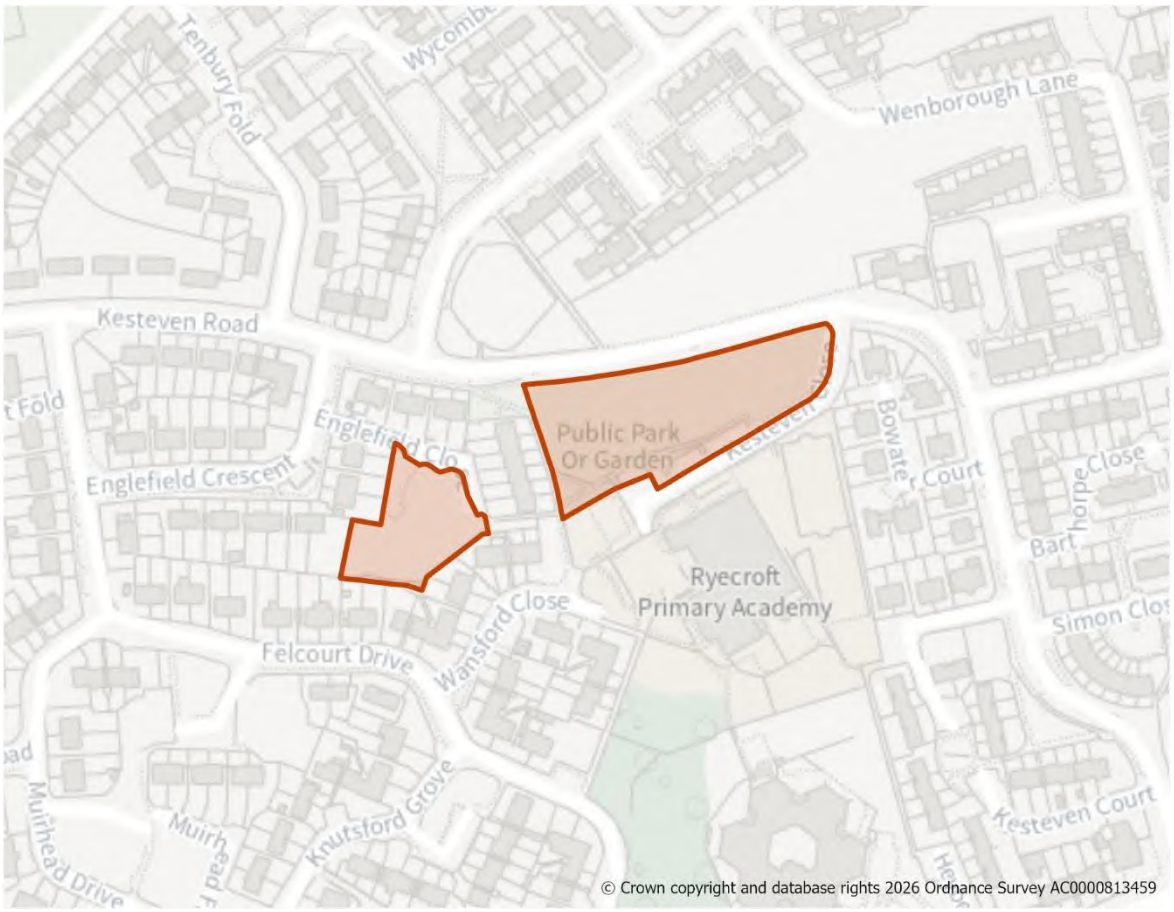
Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

12. A detailed planning application is pending for 56 homes on this site which could be determined before the Local Plan is adopted.

H883: Kesteven Drive, Holme Wood

Site Boundary


Site Size (ha) Gross	0.66
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	21
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Two sites in close proximity which have been developed previously but are now considered to be greenfield which should be developed for at least 21 homes at 35dph. Affordable homes are most appropriate for the site (Policy HO4), where possible they should be mixed in size and type in accordance with Policy HO3.

Site Access, Highways and Transport

2. Site access from Kesteven Close and Englefield Close where a pedestrian footway will need to be provided.

Natural and Historic Environment

3. Trees alongside Kesteven Road will need to be retained.

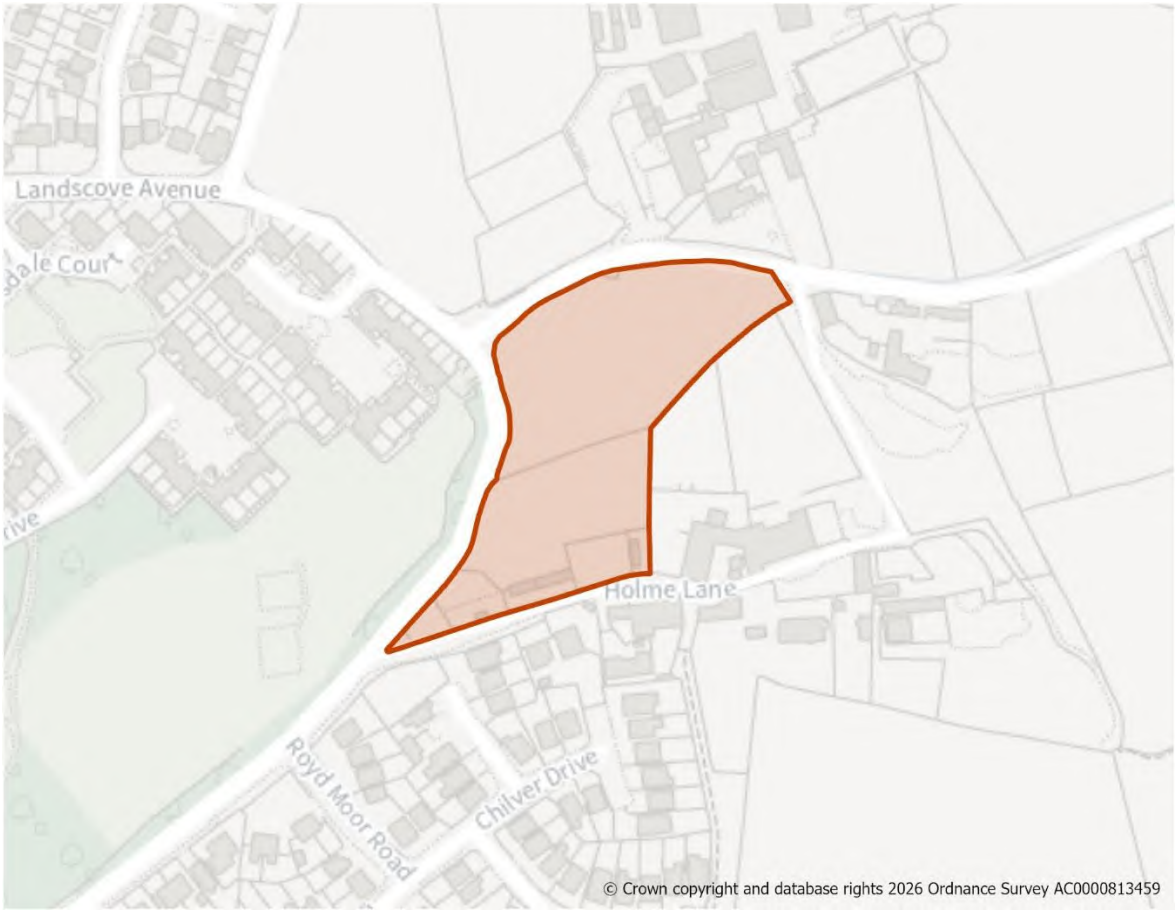
Open Space and Green / Blue Infrastructure

4. The steepest parts of the Kesteven Road site should not be developed but be retained outside of the residential curtilage as public open space, with residential curtilage further set back from the public footpath which runs along the sites western edge.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H894: Holme Lane/Raikes Lane, Holme Wood

Site Boundary


Site Size (ha) Gross	1.01
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	27
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed for at least 27 homes at 35dph in line with Policy HO2. The development should include homes of mixed tenure and type in line with Policies HO3 and HO4.
2. New hedgerow planting and an area of landscape to Holme Lane and Raikes Lane will be required to mitigate any harm from the development on neighbouring listed buildings and provide a habitat for wildlife.

Site Access, Highways and Transport

3. Access shoud be taken from Raikes Lane which will require a footway to link to connect with those on Holme Lane and Landscove Avenue.

Natural and Historic Environment

4. The site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. Partly within the buffer of listed buildings on Raikes Lane. The design of the site will be required to show mitigation measures to protect these buildings from the impact from development.

Environmental Protection

6. The site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Landscape

8. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
9. The site is open to the north. Hedgerow and tree planting will be required to help soften the new urban edge.

Other Constraints

10. The site is bordered by a high-pressure gas pipeline. Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

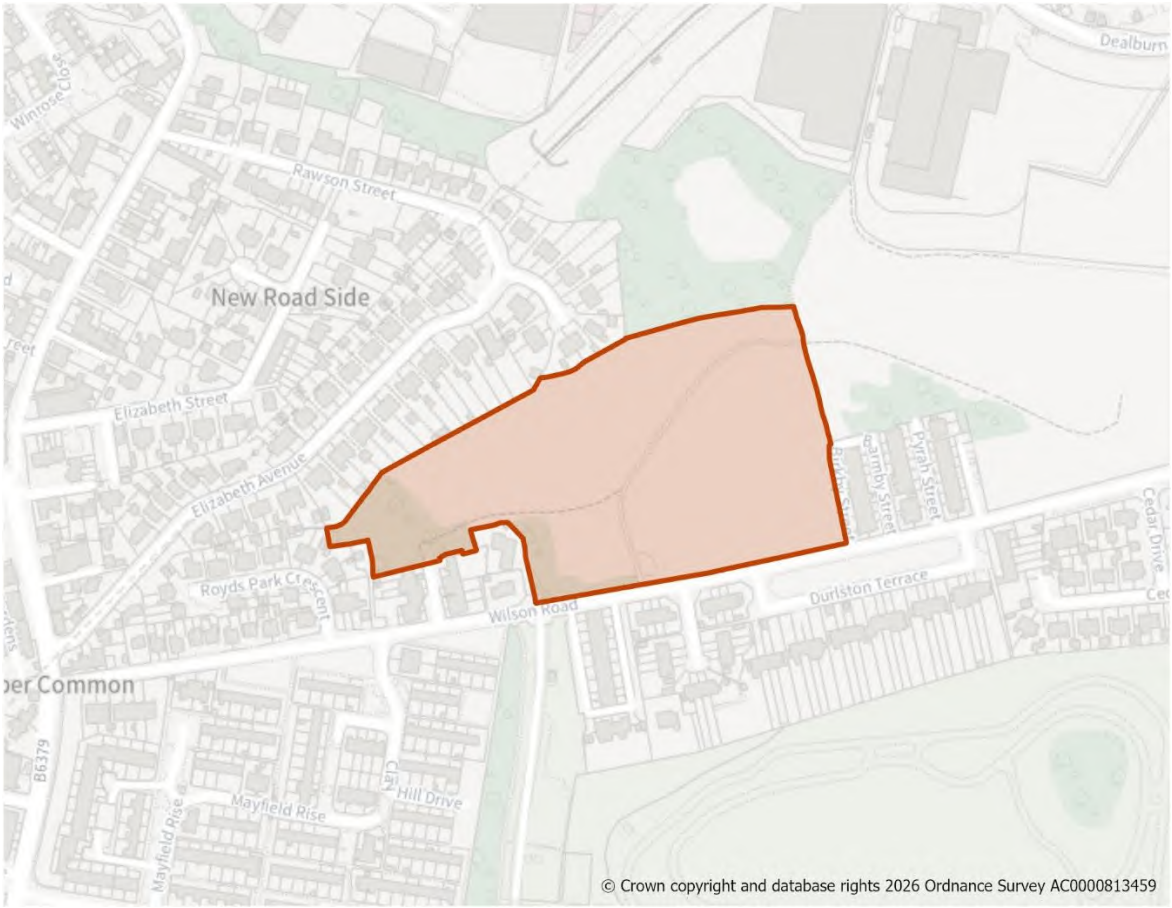
Green Belt (and Golden Rules)

11. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H897: Wilson Road, Wyke

Site Boundary


Site Size (ha) Gross	3.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	116
Site Type	Greenfield
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. This level site lies in a sustainable location close to transport, employment and local amenities and should be developed for at least homes at a net site density of 50dph in line with Policy HO2*. The design of the development should ensure a mix of homes by type and tenure in line with Policies HO3 and HO4 and reflect the development form of the adjacent area and improve the visual impact of Wilson Road. (*A planning application is pending for 116 homes on a slightly larger site and this figure is indicated in the table above).
2. Landscaping will be required to the northern edge of the site to provide a connection to wider greenspace to the north and east and provide space for wildlife.

Site Access, Highways and Transport

3. Site access should be taken from Wilson Road where footways and street lights are present.
4. A public footpath crosses the site and provides access to the employment area to the north and open space to the east. This should be retained and improved to the satisfaction of the Local Authority.

Natural and Historic Environment

5. The developer will need to ensure that mature and semi mature trees on the site are retained as part of the development with new ones planted within and on the edge of the site where possible.

Environmental Protection

6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Potential risk of land contamination from historic land use- former brick works and clay pit.
7. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
8. Potential for noise and smells and potential risk from hazardous installation from adjacent industrial premises to the north. Risk Assessement togther with suitable landscaping will be necessary to offset against the potential impact.
9. Site is within/partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

10. Site has an informal open space function currently and strategic infrastructure corridor. Improvements and connection to wider area of open space together with some on site open space will be requried as part of the development of the site in line with the Policy NE2.

Landscape

11. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Other Constraints

12. The north eastern section of the site is crossed by a high voltage electricity transmission line. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.

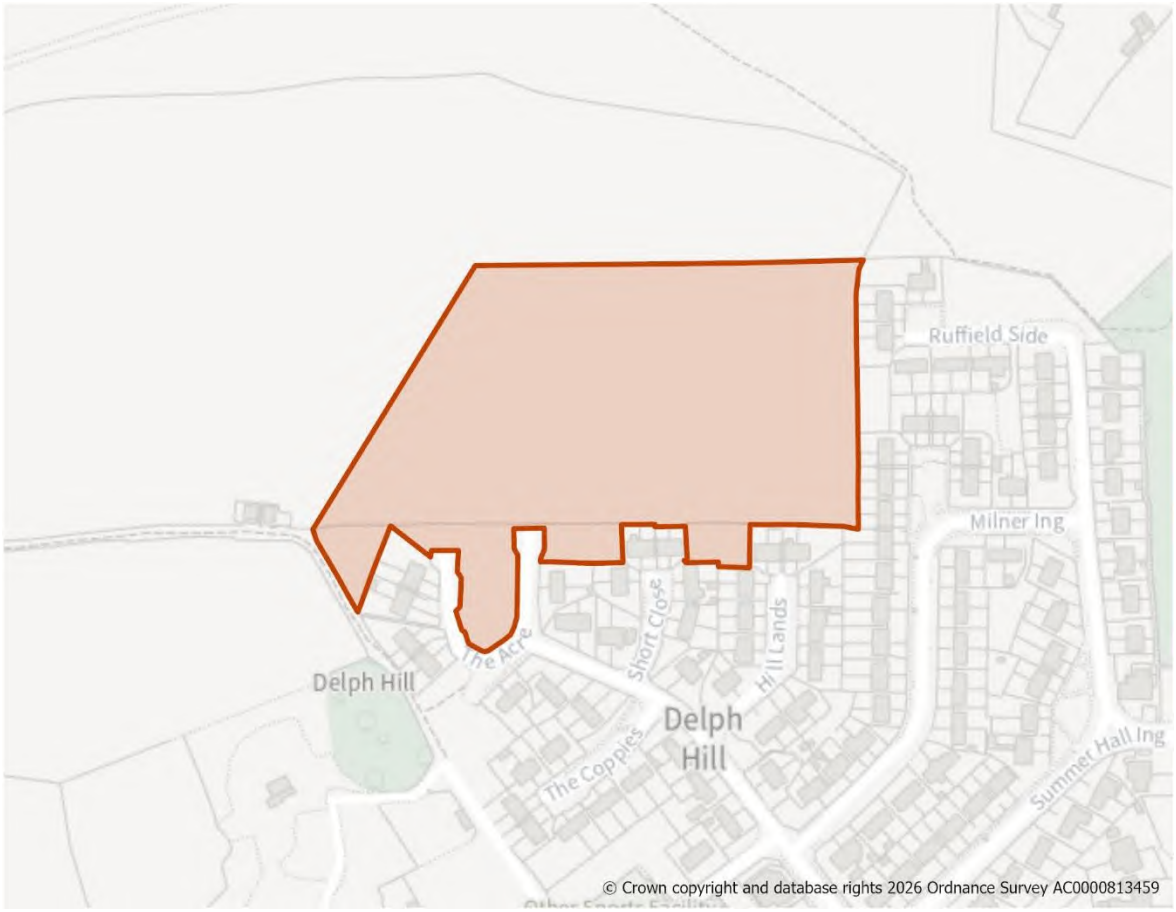
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. A planning application is pending for 116 homes on a slightly larger site which may be determined before the Local Plan is adopted.

H902: Summer Hall Ing, Delph Hill

Site Boundary


Site Size (ha) Gross	2.96
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	78
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should deliver at least 78 new homes at a net site density of 35dph These should be of varying tenure and type to meet the needs of the local community in line with Policy HO3 with affordable homes also provided in line with Policy HO4.
2. Strong landscaping will be required along the northern site boundary to mitigate against the impact of the development from views from the north together with on site open space and active travel connections to the public footpaths to the north and west of the site.

Site Access, Highways and Transport

3. Site access from the Acre via Summer Hall Ing. Off site improvements to other road junctions up to Woodside Road may also be necessary which should be discussed with the Local Authority.

Natural and Historic Environment

4. Site is partly within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The design of the site should provide landscaped areas which link via pedestrian routes to existing footpaths to the north of the site and include natural areas to encourage wildlife.

Environmental Protection

6. Site within 200m of an operational/permitted waste site (Carr House Lane).
7. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11. Linkages outward from the site to link up with neighbouring open areas should be considered.

Landscape

9. The site is located within the Royds Hall Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H3).
10. The site sits high on a plateau of level land above which is visible from the north. A landscaped buffer to the northern and western site boundaries will be required.

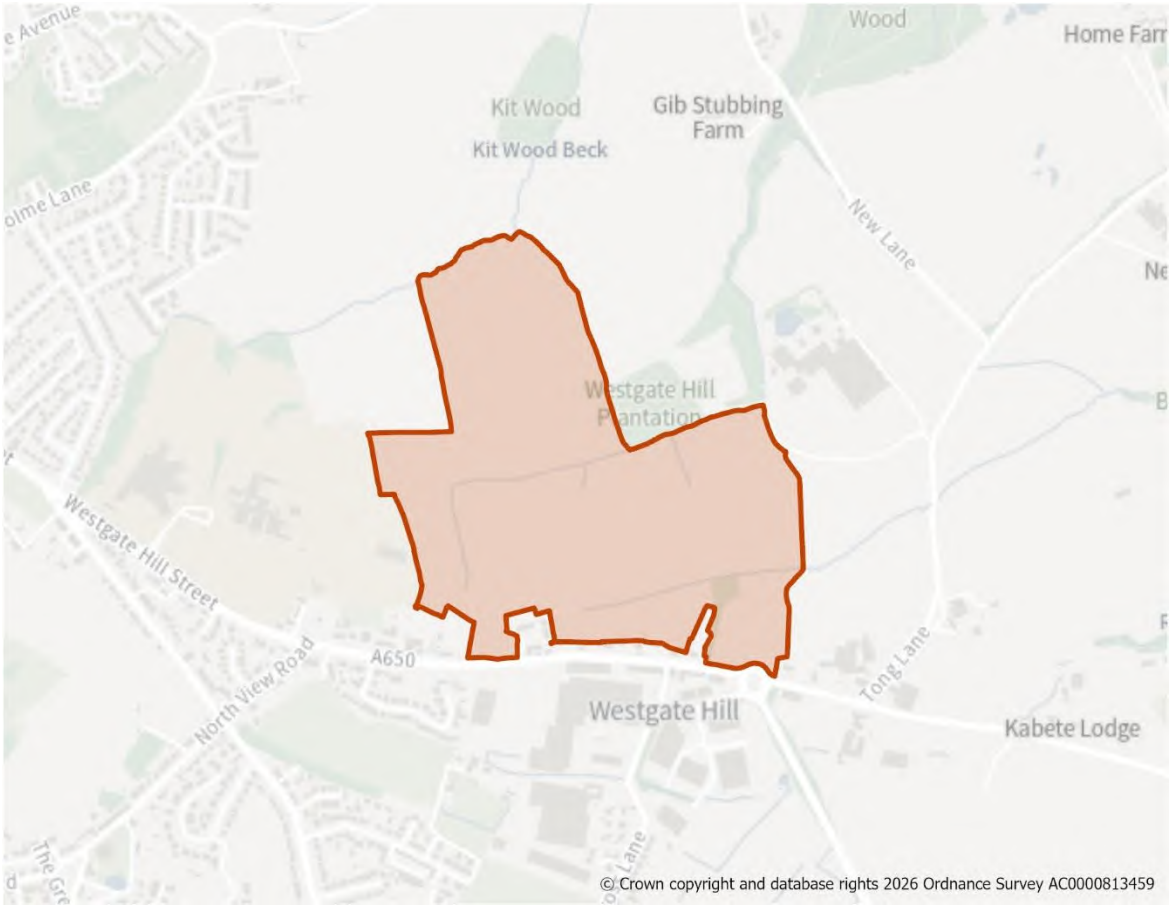
Other Constraints

11. Within buffer zone of high volatge overhead power line. The developer will need to consider any potential impact on the future occupants of the site from this facility.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H911: Westgate Hill, Holme Wood

Site Boundary


Site Size (ha) Gross	38.50
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	1011
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Land at Westgate Hill, Holme Wood as identified on the Policies Map is allocated for a Strategic Housing Site to deliver a minimum 1011 dwellings over the plan period.

2. The site is adjacent to Housing Site H1554 and Employment Site E57, with all three to be accessed of Westgate Hill Street, alongside existing access points for other uses in the area. Whilst individual access points maybe technically achievable to facilitate the levels of growth on site as demonstrated through a Transport Assessment, proposals should facilitate access into the employment site and housing sites through shared access points wherever possible.
3. Any planning application should include an illustrative masterplan and phasing schedule with supporting parameter plans to allow for a comprehensive and coordinated approach to development, which demonstrates how the parameters and the quantum of development being applied for can be effectively accommodated on the site.
4. Parameter Plans set out the design parameters for future reserved matters stages to adhere to, and should include:
    a. Land uses and layout
    b. Landscape, green infrastructure and open spaces
    c. Ecology and habitat framework
    d. Movement framework/ access/connections (including to adjacent sites)
    e. Heritage features and character areas
    f. Building heights
    g. Retained features
    h. Views/landmarks/focal points/building lines etc
5. Development should provide at least 1011 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. Development along the ridge line and the northern part of the site will need to be more sensitively designed due to the undulating landform to maintain the presence of Kit Wood Beck and open views to the north in line with Policy DS2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
6. The site should be developed for a range of house types and tenures to meet the needs of the local community and provide any new community facilities required as determined by officers at the time of application.

Site Access, Highways and Transport

7. The site access would be taken from Westgate Hill Street (A650). Provision should be made for a principal access point from the existing roundabout through the creation of a 5-arm roundabout serving both the residential and employment uses (E57), a secondary point of access to the west of Booth Holme Close will be for residential development only.

8. A Transport Assessment and Travel Plan will be required in accordance with Policy TR2.
9. Provide safe and convenient pedestrian and cycle infrastructure within the site and with connections to the wider network. Footways on the roads within the site to meet requirements of Inclusive Mobility and cycling provision on internal roads to meet LTN1/20 requirements with measures undertaken to ensure connectivity through the site and upgrades to existing paths connecting the development to established cycling and walking networks, including traffic free routes.
10. A plan for servicing the site by bus will need to be agreed with Bradford Council and WYCA. Consideration will need to be given to a new bus service to the development serving appropriate local destinations, or to enhancing and diverting the existing services. The route through the site will need to serve the local centre and the adjoining housing (H1554) and employment site (E57) with appropriately located bus stops.

Flooding, Water and Drainage

11. A nominal flood risk site assessment has been prepared the following are key recommendations that any site specific flood risk assessment should address:
12. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
13. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change.
14. This is subject to additional modelling to understand the fluvial risk posed by the existing drainage ditches through the centre and south of the site. The drainage ditches should be kept in place and remain unobstructed. The ditches should be maintained and included within the landscaping design of the residential development.
15. Groundwater conditions should be considered further as part of a site-specific FRA.
16. To address surface water flooding along the northern site boundary and flooding arising from fluvial sources and run off from new development there is a need to deliver a comprehensive sustainable urban drainage system which forms an integral part of the site design, landscaping and open space features.

Natural and Historic Environment

17. The site is partly within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
18. Biodiversity Net Gain requirements are set out in Policy NE5 with strategic scale sites encouraged to exceed the statutory minimum requirement.
19. The design of the site should provide green linkages throughout the site with grass and wildflower planting alonsgide improved hedgerow planting to encourage wildlife. These should where possible be in the public areas of the site such as alongside wide fooptaths.
20. The site lies close to the site of a registered battlefield (Battle of Adwalton Moor 1643) in addition to listed buildings including Grade II Ryecroft Hall. An assessment will be required to determine what contribution the development

of the site will have on those elements which contribute to the signficance of the heritage assets. If harm is noted then mitigation will be required.

Environmental Protection

21. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
22. Part of the upper and central part of the site falls within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
23. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
24. The site is crossed from east to west by a consultation zone for a high-pressure gas pipeline (7669- Northern Gas Networks Inner, middle & outer zones). Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

Open Space and Green / Blue Infrastructure

25. On site open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
26. Site falls within a strategic green infrastructure corridor. Development of the site should ensure connectivity through the site to adjacent open spaces and the wider countryside to ensure linkages for walking, cycling and active sport together with on site open space provision including play space.

Landscape

27. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
28. Woodland is characteristic of the area and would help screen development and integrate it into the wider landscape. This should be linked to exiting woodland to the north east. The northern part of the site should be designed sensitively due to the more intricate landform, the presence of Kit Wood Beck and the openness of this area in views from the north.

Other Constraints

29. The site is crossed by a high voltage electricity transmission line. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.
30. A high pressure gas pipeline adjoins the site. Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate. The site is crossed by a high voltage electricity transmission lines running south west to north east through the centre of the site.

Green Belt (and Golden Rules)

31. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to

affordable housing, necessary improvements to infrastructure and accessible green space provision

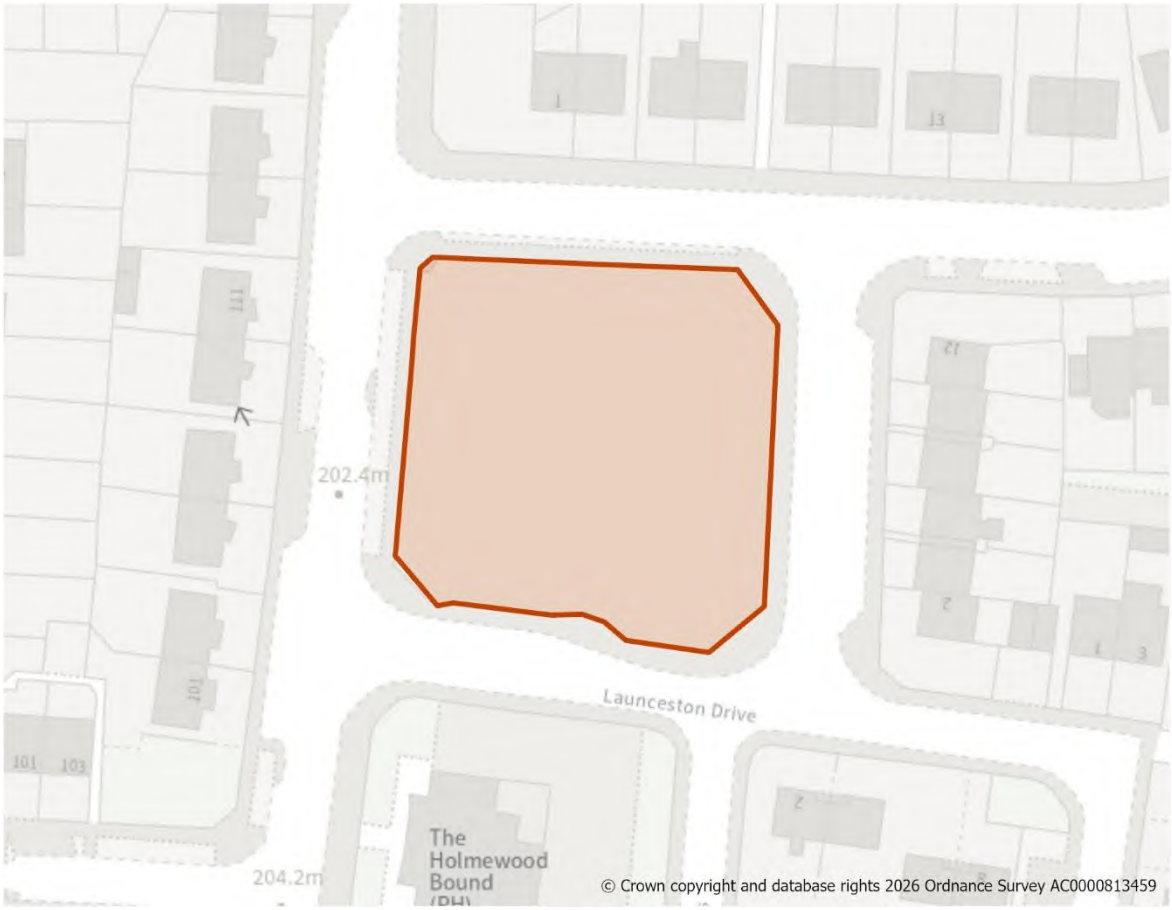
Infrastructure Requirements

32. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.
33. In accordance with Policy TC 1 the creation of a new local centre commensurate with the scale of growth proposed will be supported.
34. The provision of one new primary school may be required during the plan period this should be included in the masterplan layout.

Planning Permission

35. An outline planning application (24/04889/MAO) is currently pending on this site which may be determined before the Local Plan is adopted

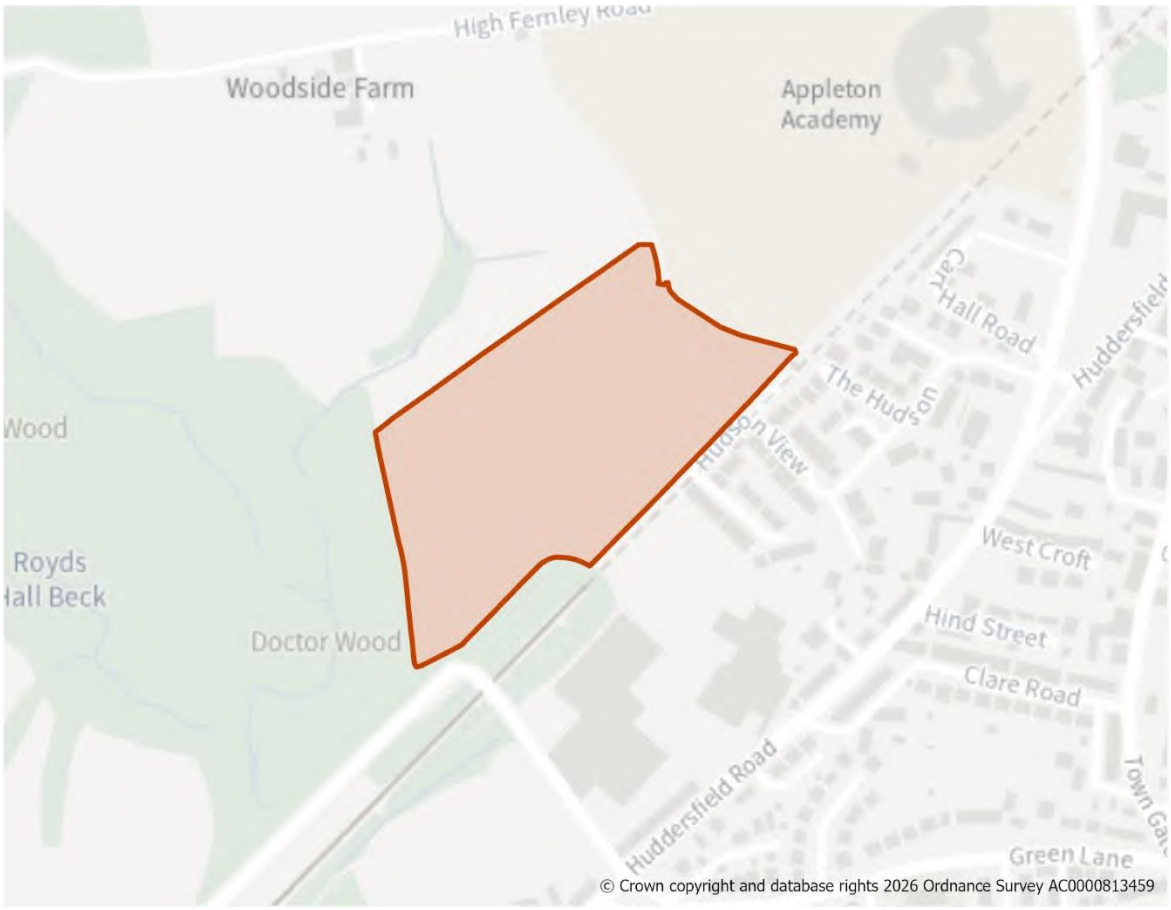
H920: Broadstone Way, Holme Wood

Site Boundary


Site Size (ha) Gross	0.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements
Design Principles 1. Development should achieve no less than 12 dwellings at a net site density of 50dph but has the capacity for more subject to design. The site is in a sustainable location adjacent to a bus route and could be developed for apartments, potentially for older people or town houses. **Site Access, Highways and Transport** 2. Site access should be taken from Landscove Avenue or Launceston Drive. No direct access from Broadstone Way. **Open Space and Green / Blue Infrastructure** 3. Site lies within a strategic green infrastructure corridor. **Infrastructure Requirements** 4. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H924: Hudson View, Wyke

Site Boundary


Site Size (ha) Gross	5.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	90
Site Type	Greenfield
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. The development should deliver at least 90* new homes in line with Policy HO2. These should be of mixed tenure and type in line with Policies HO3 and HO4. (*in line with current planning application).
2. The design of the site should ensure suitable landscaping to the west and north to offset the impacts of the development on wider views to the north and potential impact on Judy Woods with linkages through the site for wildlife in line with Policy NE5. More sensitive development design will be required to the northern boundary with lower density development preferred in this area in line with Policy NE7.

Site Access, Highways and Transport

3. A new access should be taken from Hudson View.

Flooding, Water and Drainage

4. Small area of surface water flood risk close to the southern boundary of the site. Surface water discharge rates should not exceed pre development rates. Any increases will require prevention measures in line with SuDs design principles.

Natural and Historic Environment

5. Site is adjacent to Judy woods which is a Local Wildlife Site, part of the local wildlfe network and ancient woodland inventory. A suitable buffer between development and the edge of the woodland with new tree planting and natural landscape provision will be required.

Environmental Protection

6. Site partly within 250m buffer of former landfill site. The developer will need to determine risk of contamination.
7. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Open Space and Green / Blue Infrastructure

9. The developer will need to maintain links to open space and provide additional opportunities where appropriate in line with Policy NE2 and the standards set out in Appendix 11.

Landscape

10. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
11. Development of this site will need to ensure that the views of the site from longer distance views from the north will need to be mitigated with suitable landscaping to the northern boundary.

Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

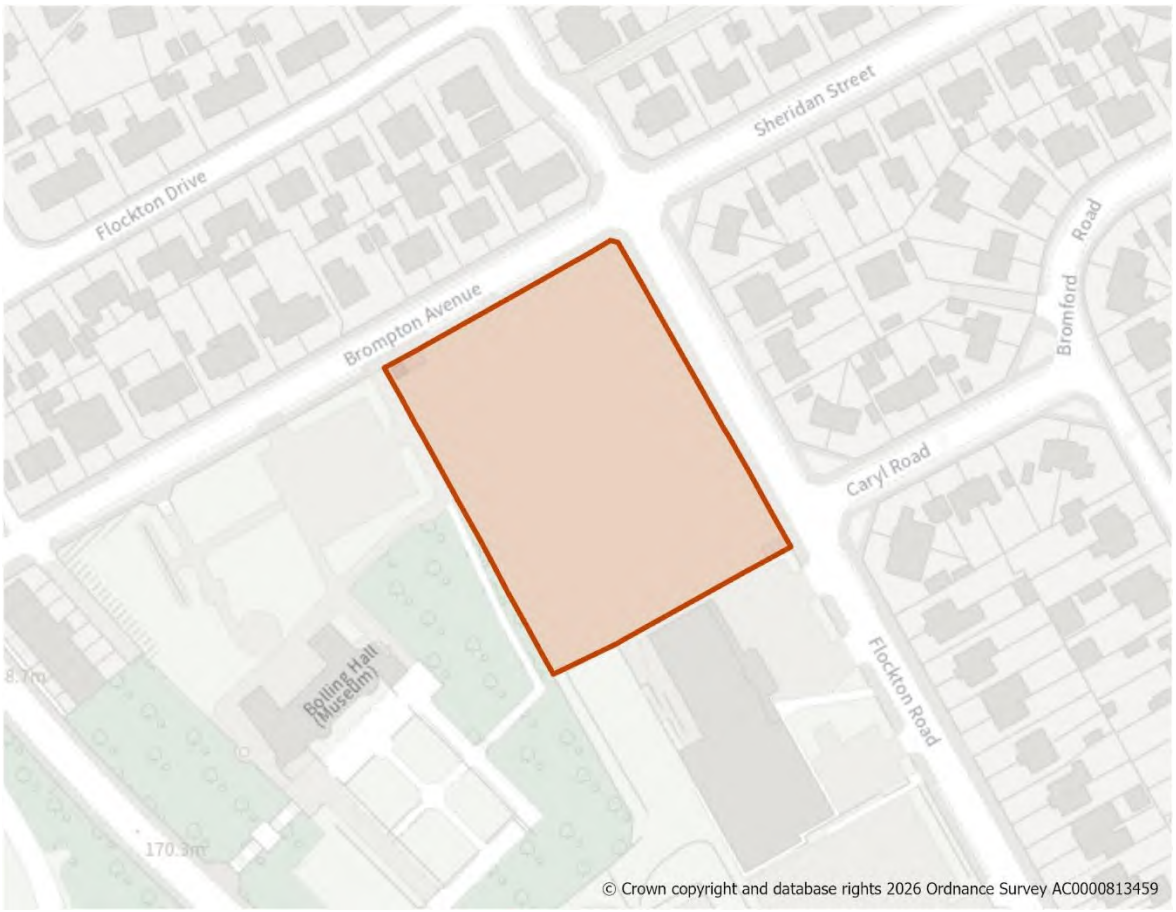
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. A planning application is pending for this site which may be determined before the Local Plan is adopted.

H931: Flockton Road/Brompton Avenue, East Bowling

Site Boundary


Site Size (ha) Gross	0.66
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	34
Site Type	PDL
Ward	Bowling & Barkerend
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The development should deliver at least 34* new homes. These should be of mixed tenure and type in line with Policies HO3 and HO4, In line with permission.

Site Access, Highways and Transport

2. Access from Brompton Avenue and Flockton Road.

Natural and Historic Environment

3. The development of the site should ensure that the design of the development enures no undue harm on Bolling Hall (listed building) and provides appropriate mitigation.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

6. The site benefits from planning permission for 34 affordable family homes under application ref 25/00939/MAF approved after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H932: Flockton Road, East Bowling

Site Boundary

Site Size (ha) Gross	0.42
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	20
Site Type	PDL
Ward	Bowling & Barkerend
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The development should deliver at least 20* new homes at 50dph. These should be of mixed tenure and type in line with Policies HO3 and HO4, in line with permission.

Site Access, Highways and Transport

2. Access from Flockton Road.

Natural and Historic Environment

3. The development of the site should ensure that the design of the development enures no undue harm on Bolling Hall (listed building) and provides appropriate mitigation
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan Planning Permission.
6. The site benefits from planning permission for 20 affordable family homes under application ref 25/00940/MAF approved after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H946: Westgate Terrace, Holme Wood

Site Boundary

Site Size (ha) Gross	0.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	9
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site lies in a sustainable location close to Westgate Hill Street. It should provide at least 9 dwellings at 35dph in line with Policy HO2. These could be a row of smaller town houses or a small apartment block.
2. The northern site boundary should be left undeveloped and landscaping will be required on the Westgate Hill Street frontage.

Site Access, Highways and Transport

3. A new access onto Westgate Hill Street will need to be created.

Environmental Protection

4. Site adjoins a major road where carbon monoxide levels are above safe levels. Development will need to be set back from the road and new tree planting provided.
5. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
6. Northern gas networks pipeline runs close to the northern site boundary. Development will need to be set back form this facility.

Open Space and Green / Blue Infrastructure

7. Site within strategic green infrastructure corridor.

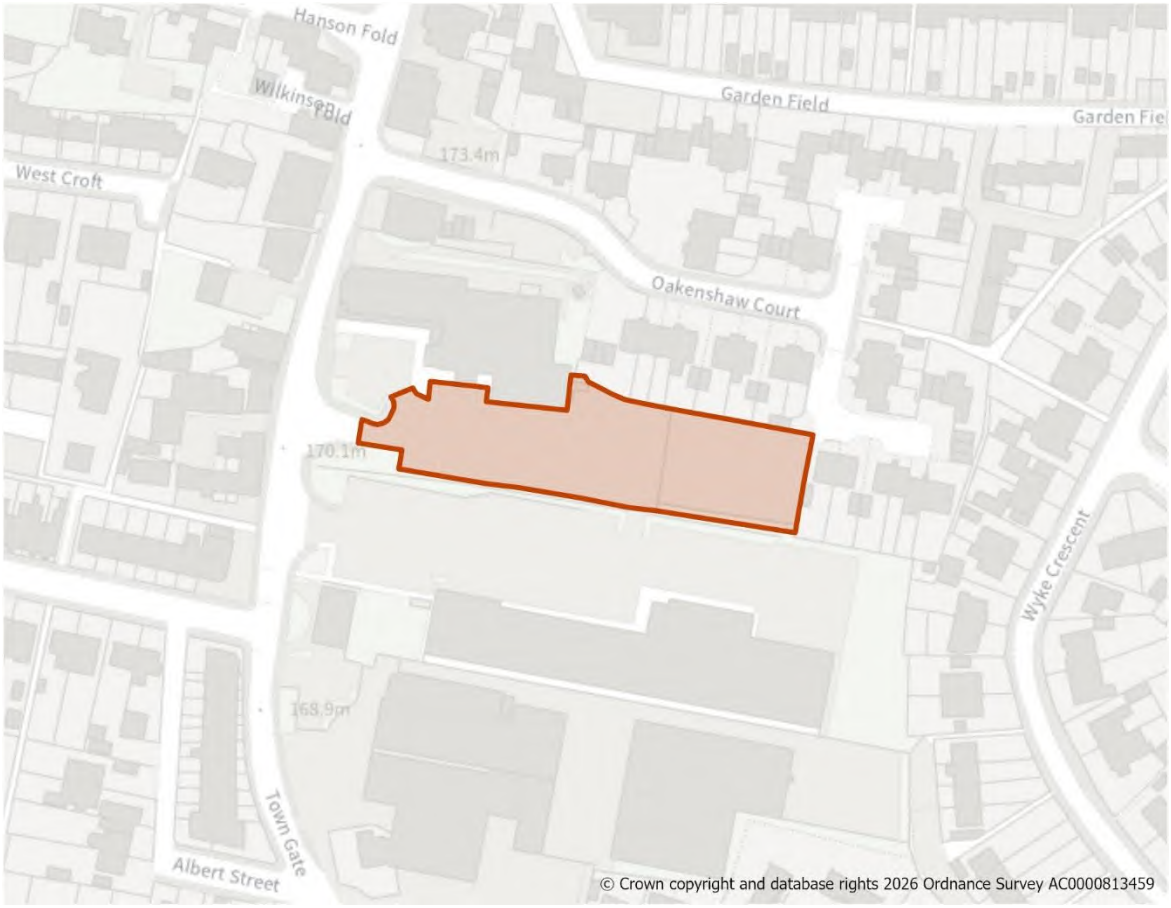
Landscape

8. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H956: Land South of Titan District Centre, Wyke

Site Boundary


Site Size (ha) Gross	0.29
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	9
Site Type	PDL
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed at 50dph for at least 9 homes in line with Policy HO2. These could be town houses or semi detached properties or a small apartment block

Site Access, Highways and Transport

2. Access from the existing road which exits onto Towngate.

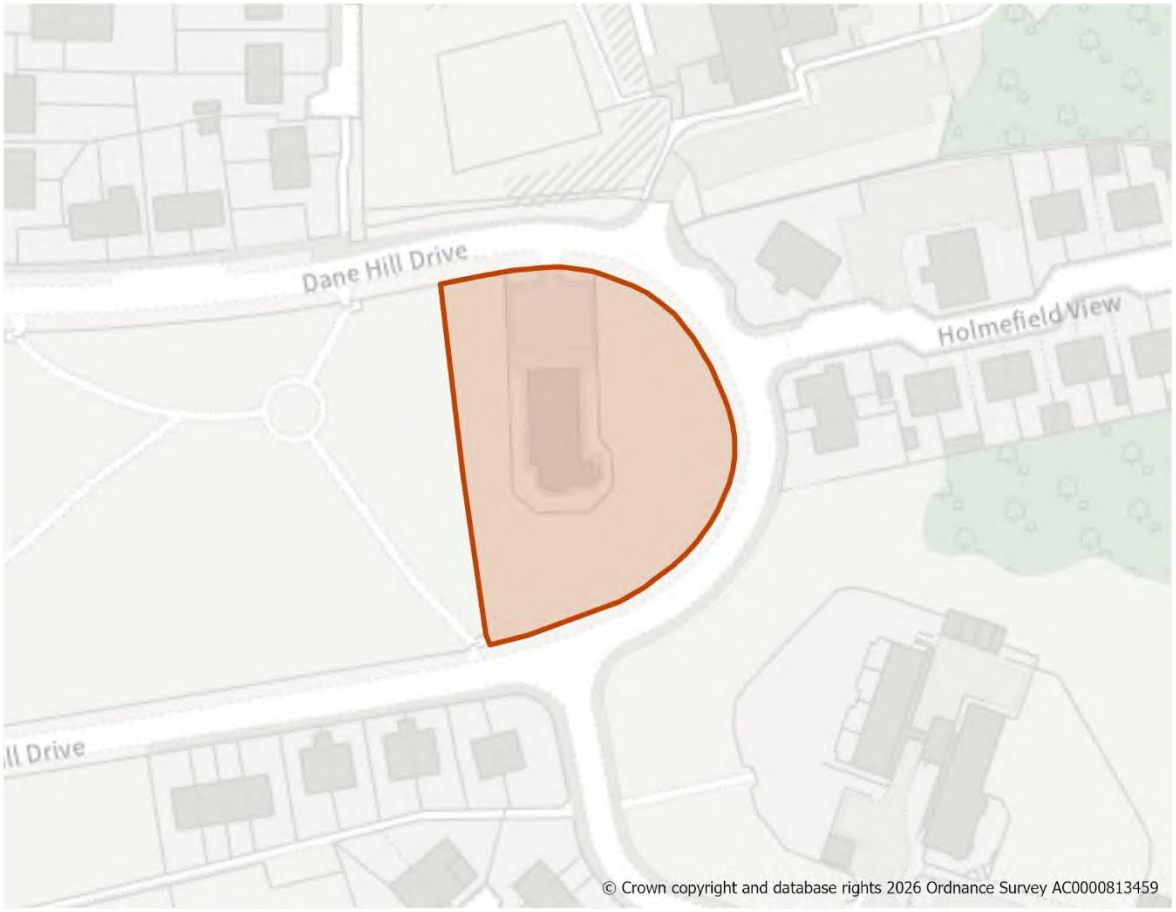
Other Constraints

3. Potential for noise from neighbouring retail use from delivery vehicles. Accoustic fencing to the western boundary alongside the delivery bay may be necessary.

Infrastructure Requirements

4. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H962: St Lukes Church Dane Hill Drive, Holme Wood

Site Boundary


Site Size (ha) Gross	0.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	11
Site Type	PDL
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site comprises a former church which could be converted or the land redeveloped for new homes. The land could accommodate at least 11 family homes at 35dph. These could be town house style around a crescent or apartments. Careful consideration should be given to the sites boundary with existing open space to the west for security and to ensure a satisfactory design.

Site Access, Highways and Transport

2. Site access direct to Dane Hill Drive.

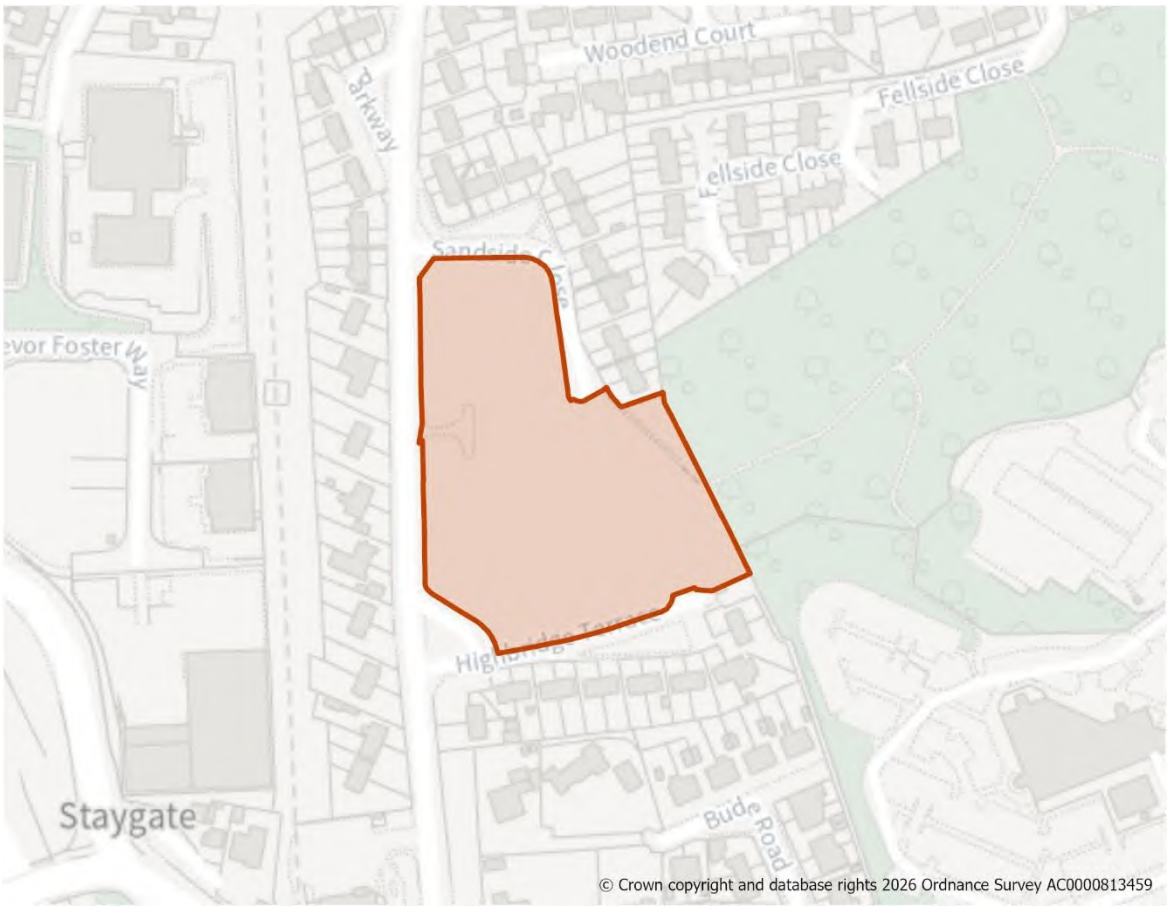
Open Space and Green / Blue Infrastructure

3. Site within strategic green infrastructure corridor. The development of the site should ensure new trees are provided.

Infrastructure Requirements

4. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H975: Highbridge Terrace, West Bowling

Site Boundary


Site Size (ha) Gross	1.33
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	42
Site Type	Greenfield
Ward	Little Horton
Settlement	Bradford South East
Ownership	Public
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. The development of the site should provide at least 42 homes at 35dph and reflect those around the site which are town houses and semi detached homes of mixed tenure in line with Policy HO3 with affordable homes being provided in line with Policy HO4.
2. The design of the site should respond to the topography and also provide an area of public open space. This could be in the form of an informal chldrens play area or community allotments together with appopriate landscaping and new trees.

Site Access, Highways and Transport

3. Acess from Sandside Close which will need to be widened and HIghbridge Terrace.
4. Access to the public right of way should be maintained.

Flooding, Water and Drainage

5. Small area of surface water flood risk linked to road run off. Where possible mitigation should be provided to allow surface water run off to soak away naturally.

Natural and Historic Environment

6. Site is within a priority habitat area and a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended together with new tree planting close to the woodland area east of the site.

Environmental Protection

7. Within clean air zone and area where carbon monoxide levels are higher than average.
8. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
   The development of the site will need to mitigate any risk from contamination and ensure street trees and landscaping to help absorb air pollutants.
9. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
10. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

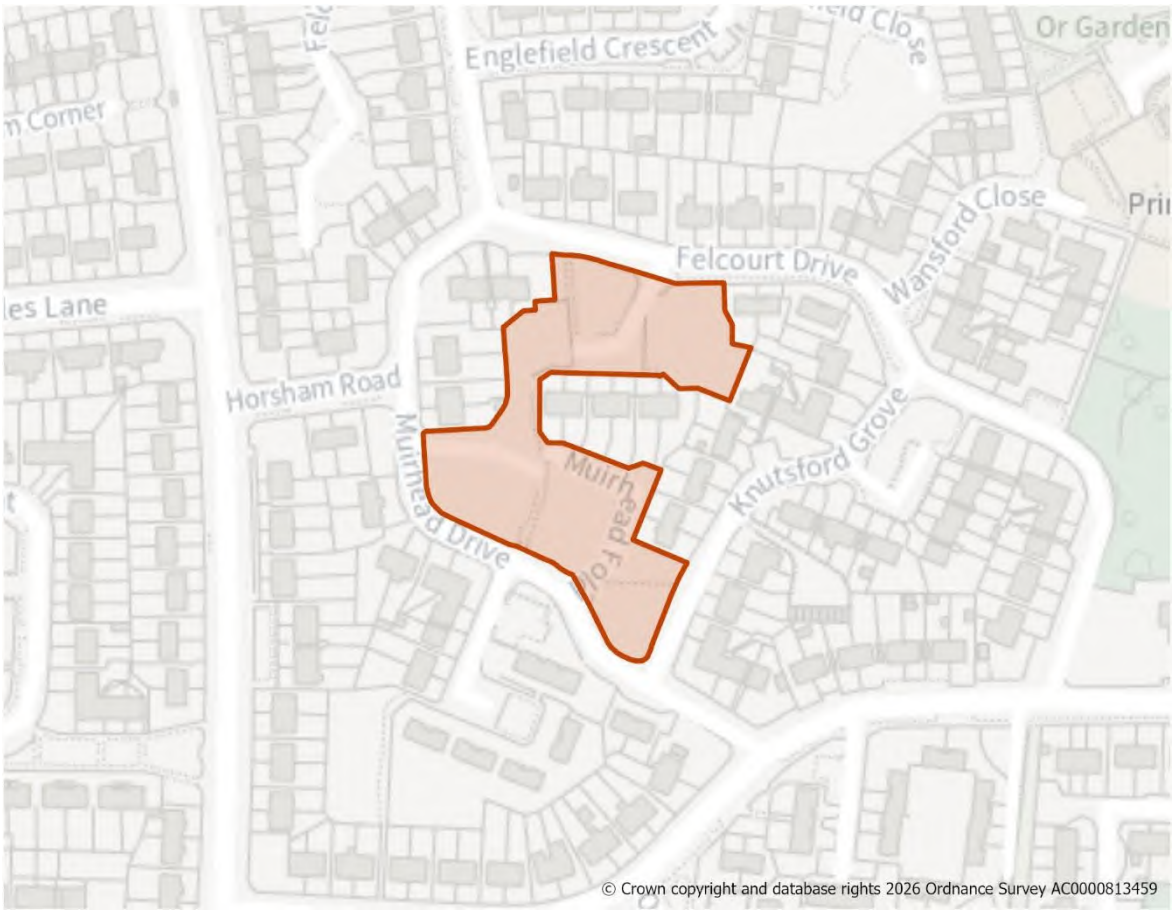
Open Space and Green / Blue Infrastructure

11. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H976: Land at Muirhead Fold, Holme Wood

Site Boundary


Site Size (ha) Gross	0.61
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Mixed
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site contains access roads and parking areas for adjacent homes. It may also contain foundations from the previous development.
2. The layout of the site will need to be mindful of the relationship between existing homes and private space and ensure new development is well designed. It should provide at least 19 homes at 35dph with units types similar in style and design to those in the area already. The site is most apppropriate for affordable housing (Policy HO4).

Site Access, Highways and Transport

3. Site access should be taken from existing roads where footways and streetlights already exist- Knutsford Grove, Muirhead Fold, Muirhead Drive and Felcourt Drive
   The public right of way through the site will need to be incorporated into the design.

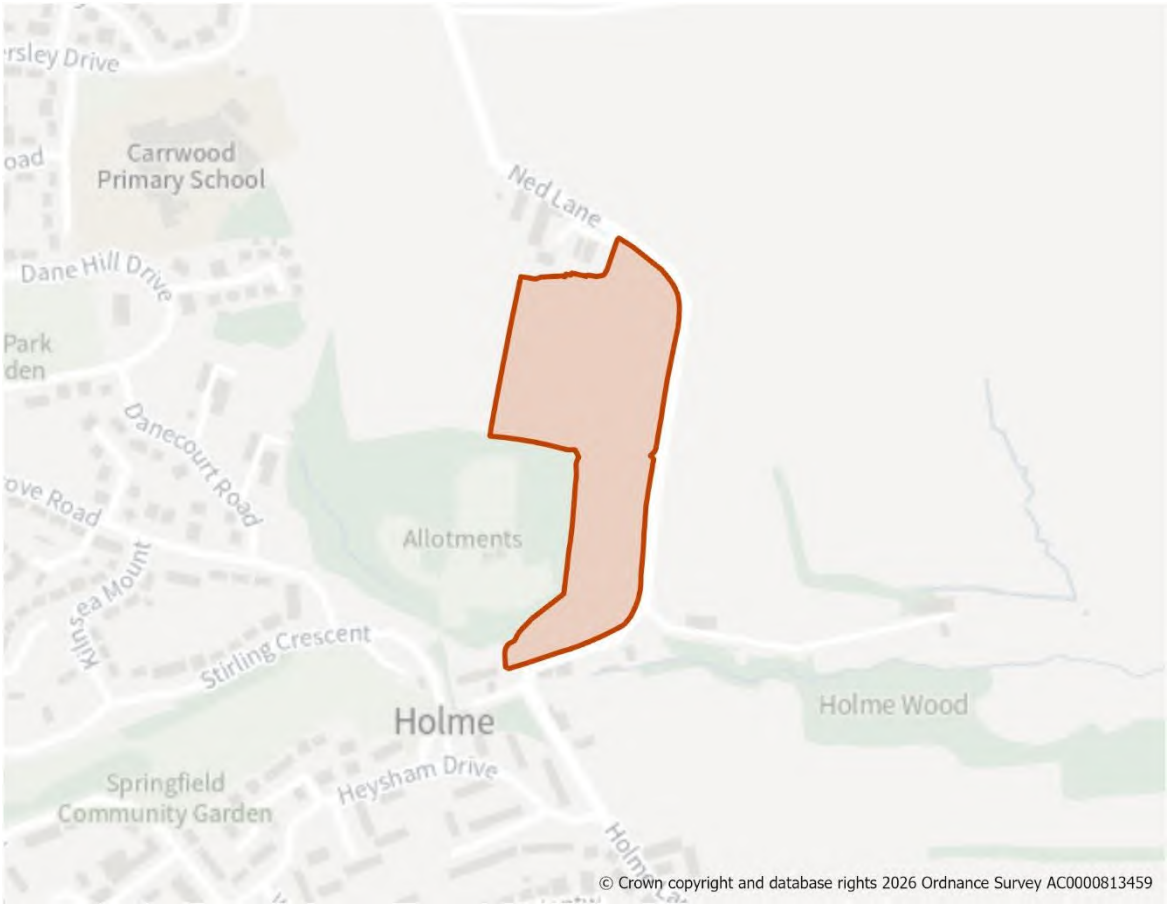
Natural and Historic Environment

4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Open Space and Green / Blue Infrastructure

5. A small open space could be retained on the site, which could be set close to the public footpath.

H979: Ned Lane, Holme Wood

Site Boundary


Site Size (ha) Gross	2.90
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	76
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The development of the sites should provide at least 76 new homes at 35dph, which should be of mixed type and tenure in line wirh Policies HO3 and HO4.
2. The development should be designed to respond to sloping nature of the site and maintain and create new footpaths and active travel routes between the existing urban area to the west and south and open countryside to the east.
3. The site adjoins H1564 and a development masterplan will be needed to ensure that both sites are developed comprehensively which should complement listed buildings on Ned Lane.

Site Access, Highways and Transport

4. Access will need to be taken from the adjoing site to the north (H1564). No secondary access will be permitted onto Ned Lane and only pedestrian/cycling connections will be permitted. A secondary access will instead be required back into Holme Wood estate.
5. External junctions at A6177 Sticker Lane/Dudley Hill roundabout, Thornbury Gyratory and the A647 Bradford Rd/ A6110 Leeds Ring Road (Dawson's Corner) junction should be assessed and mitigation provided where necessary.
6. The redundant railway bridge on Tyersal Lane will need to be removed and the road widened to provide footways to both sides. A developer commitment will be required, and the applicant will need to demonstrate that funding would be available to undertake the removal of the bridge and to implement the highway improvement prior to making a formal application for transfer of bridge and associated land.

Flooding, Water and Drainage

7. Small area of surface water flood risk to the south western edge of the site. Surface water discharge rates post development should be restricted to the pre development greenfield discharge rate. Any increases will require prevention measures in line with SuDs design principles which should be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning

Natural and Historic Environment

8. Site is partly within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
9. Protected hedgerows adjoin the site which will need to be retained and enhanced as part of the development. Traditional field features will need to be retained and enhanced by additional planting to provide new habitats for birds, mammals and invertebrates particularly outisde of residential curtilages.
10. The design of the development should be sensitive to the adjacent listed buildings which front onto Ned Lane and provide an area of landscaped open space which will protect their setting.

Environmental Protection

11. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

12. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

13. Within strategic green infrastructure corridor. New open space will be required as part of the comprehensive developent of this and H1564 in line with Policy NE2.

Landscape

14. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
15. The rural eastern edge is visually sensitive and lower density housing should be developed on this edge. Trees and hedgerows along Ned Lane should be strengthened as a new settlement boundary.

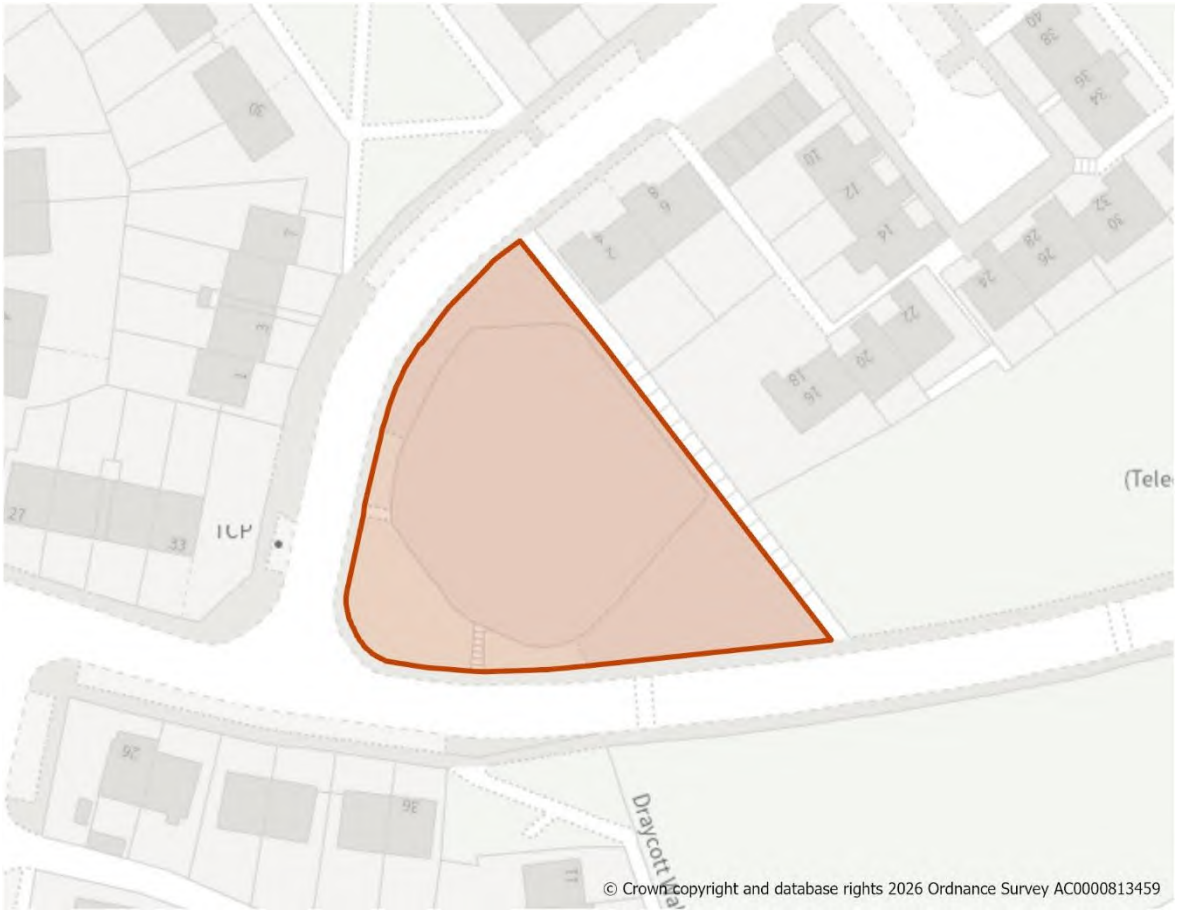
Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan .

H983: Kesteven Road/Heysham Drive, Holme Wood

Site Boundary


Site Size (ha) Gross	0.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	11
Site Type	PDL
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site should be developed for at least 11 homes at a net minimum of 50dph in line with Policy HO2. The site is most appropriate for town houses or a small apartment block with affordable homes being most suitable (Policy HO4).
2. Street trees should be planted where possible.

Site Access, Highways and Transport

3. Site access from Heysham Drive.

Flooding, Water and Drainage

4. Small area of surface water flood risk toward the western boundary associated with road run off.

Open Space and Green / Blue Infrastructure

5. Site within strategic green infrastructure corridor.

Infrastructure Requirements

6. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H987: New Lane (2), Laisterdyke

Site Boundary

Site Size (ha) Gross	0.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	35
Site Type	Greenfield
Ward	Bradford Moor
Settlement	Bradford South East
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is in a sustainable location and should be developed for a higher density of development of 50dph in line with Policy HO2 of at least 35 homes with affordable homes being provided on the site in line with Policy HO4.
2. The design should respond to the sloping nature of the site and will need to be complimented by natural landscaping and enhancement in particular to the tree line to the north.

Site Access, Highways and Transport

3. Access from New Lane.
4. The public right of way which runs thorugh the site will need to be retained.

Natural and Historic Environment

5. Site is partly within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. The site is improved grassland/scrub and has wildlife value. The developer will be required to retain some areas of natural informal planting as part of the design of the site.

Environmental Protection

7. Site within an area where area quality is of concern. Tree planting along New Lane and other parts of the site will be required.

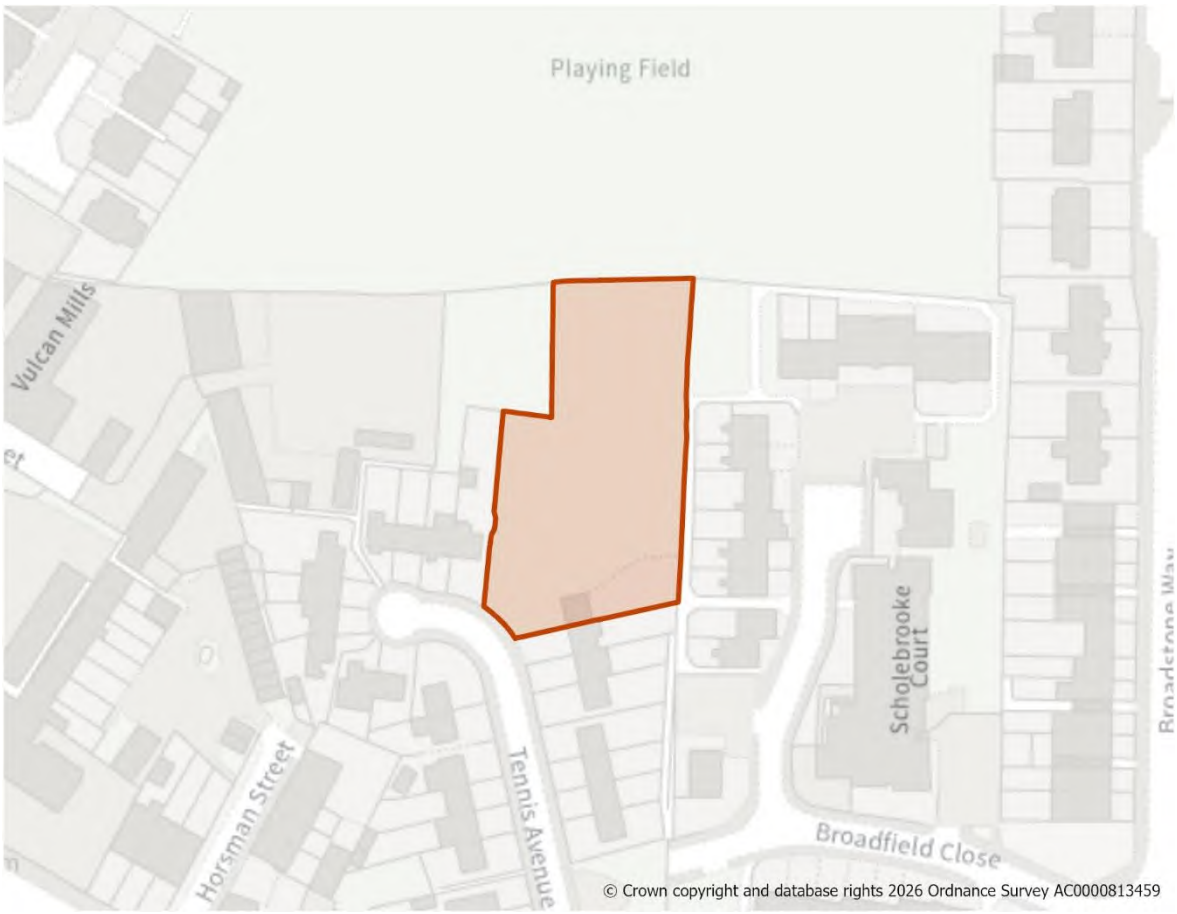
Open Space and Green / Blue Infrastructure

8. Within strategic green infrastructure corridor. Connections to adjacent areas of open space should be explored.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H989: Tennis Avenue, Holme Wood

Site Boundary


Site Size (ha) Gross	0.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	PDL
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is in a sustainable location close to public transport and local amenities which should be developed at a net site density of 50dph in line with Policy HO2, of at least 12 homes. Affordable homes are particulalry suitable for this site (Policy HO4).
2. Trees should be planted on the northern site edge to provide a link with the adjacent open space.

Site Access, Highways and Transport

3. Access from Tennis Avenue.

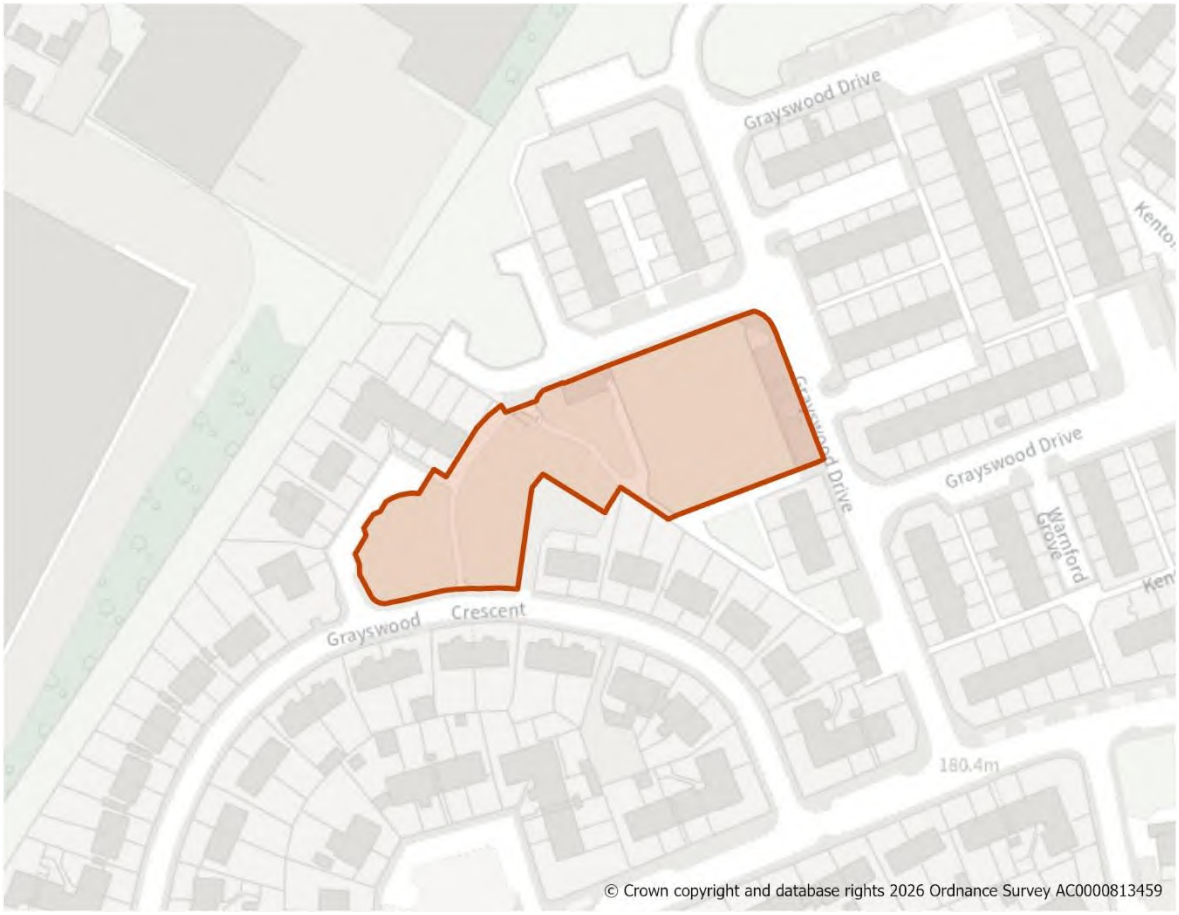
Open Space and Green / Blue Infrastructure

4. Within strategic green infrastructure corridor. Connections to the adjacent area of open space should be explored.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H990: Grayswood Drive, Holmewood

Site Boundary


Site Size (ha) Gross	0.43
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	20
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed at a net minimum of 50dph in line with Policy HO2, being particulalry suitable for low rise apartments/maisonettes or small town houses. It should provide at least 20 homes a proportion of which should be affordable (Policy HO4).

Site Access, Highways and Transport

2. Access should be taken from Grayswood Drive and Belford Close. Footpath links should where possible be maintained.

Environmental Protection

3. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

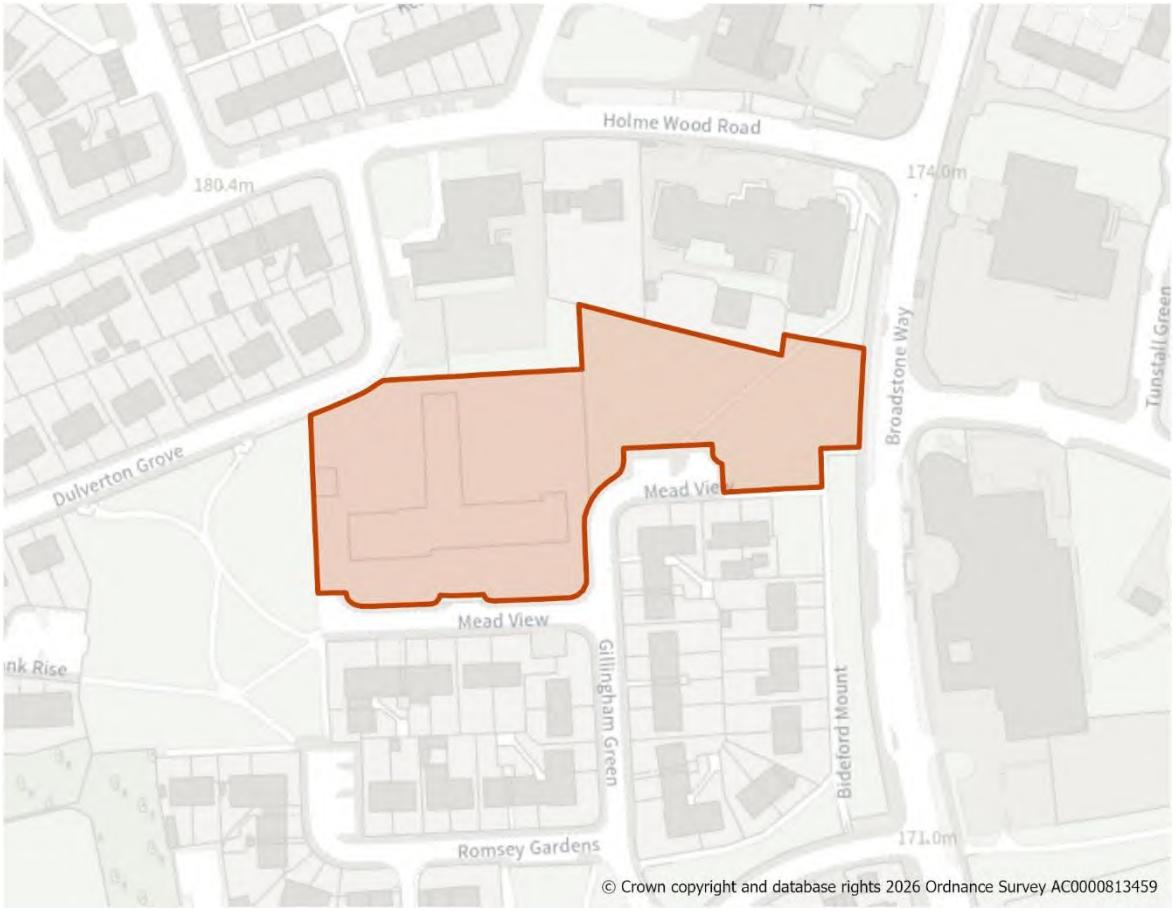
Open Space and Green / Blue Infrastructure

4. Within strategic green infrastructure corridor. Connections to the adjacent area of open space should be explored.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H991: Mead View, Holme Wood

Site Boundary


Site Size (ha) Gross	0.68
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	31
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site should be developed at a net minimum of 50dph in line with Policy HO2, being particulalry suitable for low rise apartments/maisonettes or small town houses. It should provide at least 31 homes a proportion of which should be affordable (Policy HO4).

Site Access, Highways and Transport

2. Access from Mead View.

Flooding, Water and Drainage

3. The north eastern corner of the site has surface water flood risk. This should be addressed at planning application stage.

Natural and Built Heritage

4. New trees sould be planted along Broadstone Way to contribute to those already present.

Open Space and Green / Blue Infrastructure

5. Within strategic green infrastructure corridor. Connections to the adjacent area of open space should be maintained.

Infrastructure Requirements

6. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H992: Somerton Drive, Holme Wood

Site Boundary

Site Size (ha) Gross	0.27
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	14
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Other
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site should be developed at a net minumum of 50dph Iin line with Policy HO2 of at least 14 homes which could be low rise affordable homes which could be apartments/maisonettes or small town houses.
2. Site should be designed sensitively given the size of the site and proximity to existing homes.

Site Access, Highways and Transport

3. Site access from Somerton Drive which will need to be widened.

Infrastructure Requirements

4. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H993: Kaycell Street, Bierley

Site Boundary

Site Size (ha) Gross	0.62
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	18
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site lies in a sustainable location close to public transport and local amenities and should be developed at a net site density of 50dph in line with Policy HO2.
2. Outline planning approval has been approved for at least 18 new homes but the site has capacity for for more which could include low rise apartments.
3. Access to the the public footpath to the north easten corner of the site should be ensured.

Site Access, Highways and Transport

4. Access from Kaycell Street.
5. Development should ensure that pedestrian link is provided to the public right of way to the north eastern site boundary.

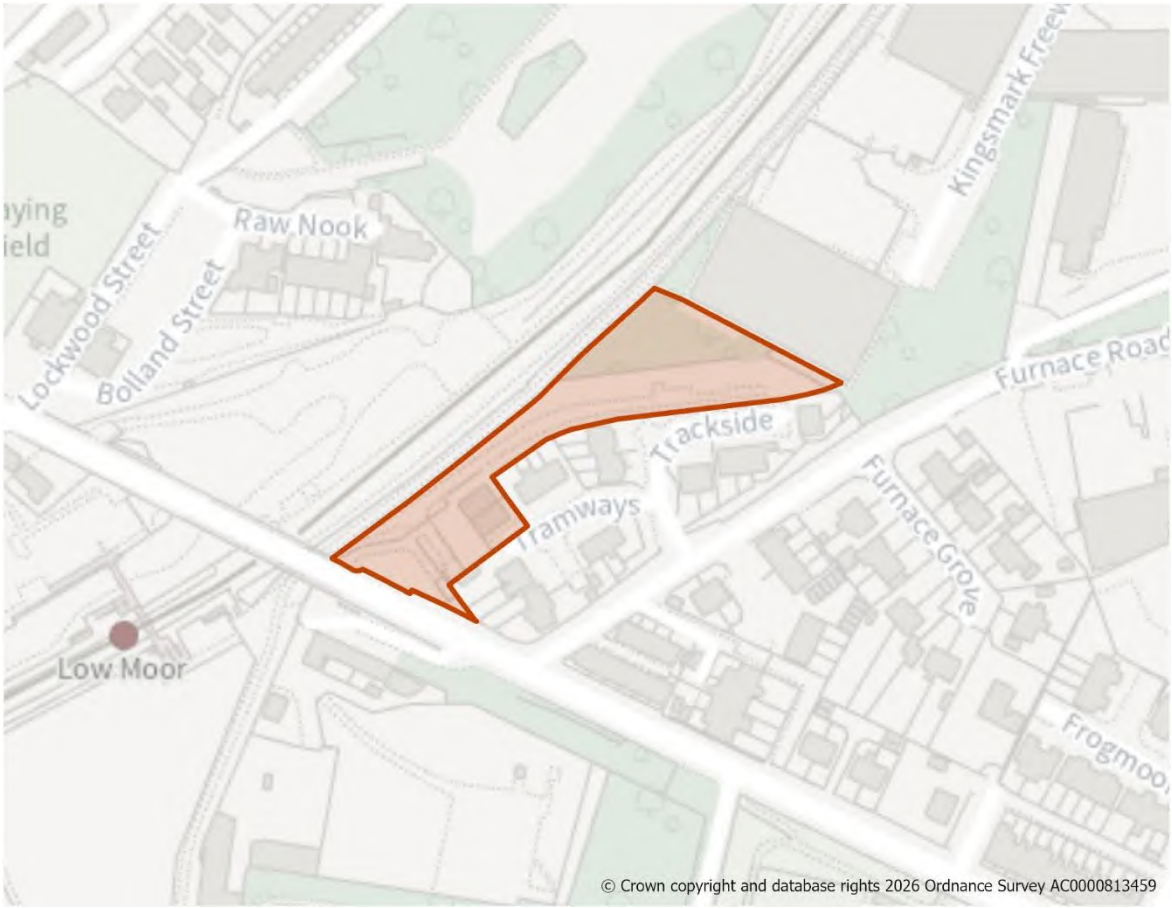
Environmental Protection

6. The site is in an area where carbon monoxide levels are of concern. New trees will be required a apart of the development.
7. Potential site contamination from historic land use (brick works) which should be explored.
8. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H994: Cleckheaton Road, Low Moor

Site Boundary


Site Size (ha) Gross	0.43
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	PDL
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is in a sustainable location adjacent to bus route and Low Moor train station. It should be developed for high density development of at least 16 homes at a net development density of 50dph in line with Policy HO2. Town house or maisonette/apartment units would be particularly suitable, of which a proportion should be affordable (Policy HO4).
2. Where possible trees to the northern edge of the site should be retained as part of the design in line with Policy NE6.

Site Access, Highways and Transport

3. Access from Trackside/Tramways.

Flooding, Water and Drainage

4. Potential for surface water flooding along the western boundary of the site connected to hard surfaced area along railway track.

Natural and Historic Environment

5. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. Deciduous woodland to the northern site boundary should be protected.

Environmental Protection

7. The site is in an area where carbon monoxide levels are of concern. New trees will be required a apart of the development.
8. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
9. Potential for contamination from previous land use- railway land.

Open Space and Green / Blue Infrastructure

10. Within strategic green infrastructure corridor.

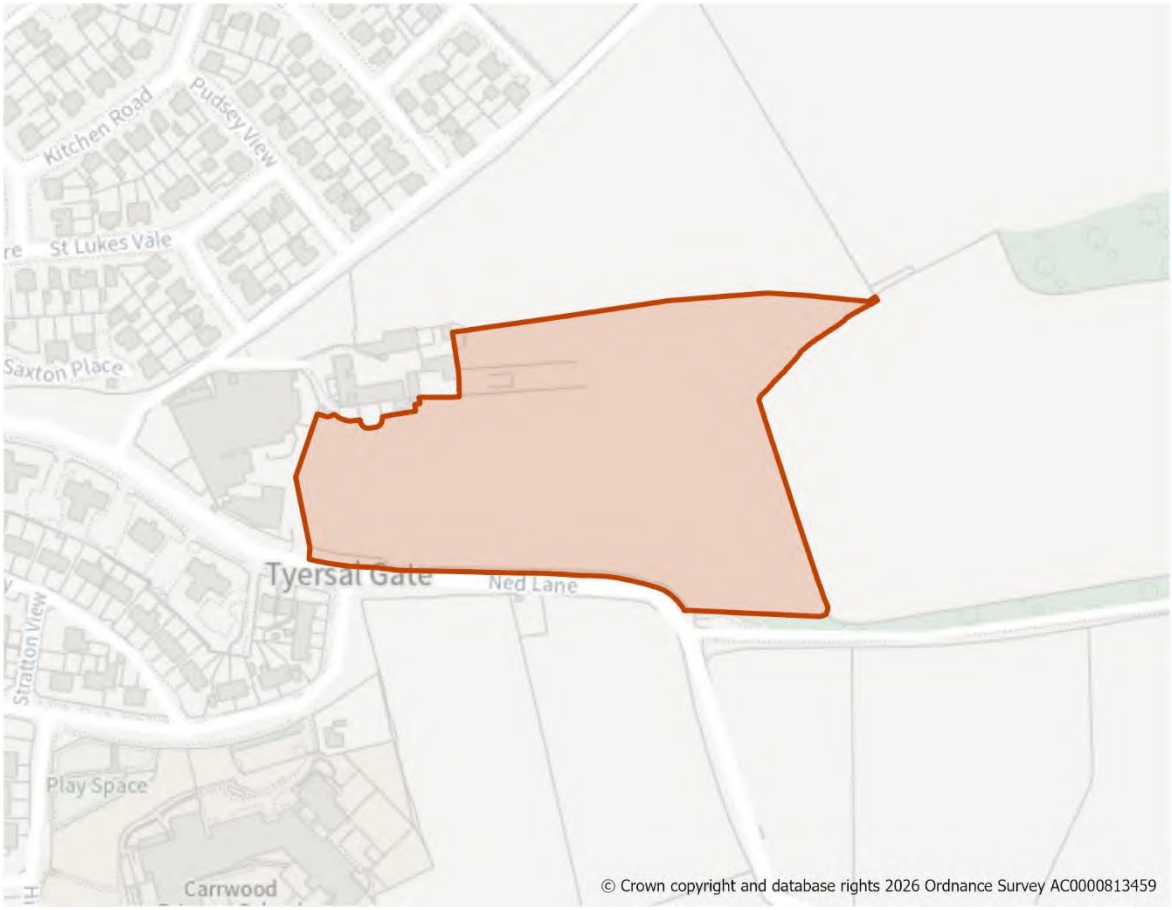
Landscape

11. The site is located within the Tong Valley Rolling Enclosed Pasture Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H997: Harper Gate Farm, Tyersal

Site Boundary


Site Size (ha) Gross	2.58
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	68
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The development of the site should ensure that consideration is given to adjacent sites to the south of the site preferably with a comprehensive masterplan.
   The site should deliver at least 68 new homes at 35dph which should be of mixed tenure and type in line with Policies HO3 and HO4.
2. Strong landscaping including new deciduous trees should be provided to the eastern and northern site boundaries in line with Policies NE6 and NE7.

Site Access, Highways and Transport

3. Site access from Ned which should ensure that full consideration to a wider access arrangement for other sites accessing Ned Lane is provided. The external route along Ned Lane/Tyersal Lane will need to be assessed with a view to provision of mitigation measures such footway along the site frontage and to the north side on both Ned Lane and Tyersal Lane. The redundant railway bridge on Tyersal Lane will need to be removed and the road widened to provide footways to both sides.

Flooding, Water and Drainage

4. Small area of surface water flood risk to the northeast corner. Post development flood risk levels should be no greater than currently. On site SuDs maybe necessary which should be discussed with the local authority and environment agency.

Natural and Historic Environment

5. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. Bird breeding survey may be required to determine presence of Lapwing.
7. Site lies close to Black Carr Woods and ancient woodland and local wildlife site. The eastern edge of the site will need to include woodland.

Environmental Protection

8. Site is within a Mineral Safeguarding Aera (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

9. Within strategic green infrastructure corridor. On site open space will be required in line with Policy NE2, which should link to open areas to the north, east and south of the site.

Landscape

10. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
11. The site is highly visible from the north and east when viewed from Pudsey as it forms part of an extensive area of undulating landscape on the edge of Bradford, however the recently completed development (in Leeds) to the north of Tyersal Lane has already caused some harm with limited integration into the landscape.

12. Development should respond to the topography of the site with development avoiding the northeastern corner adjoining Black Carr woodland.

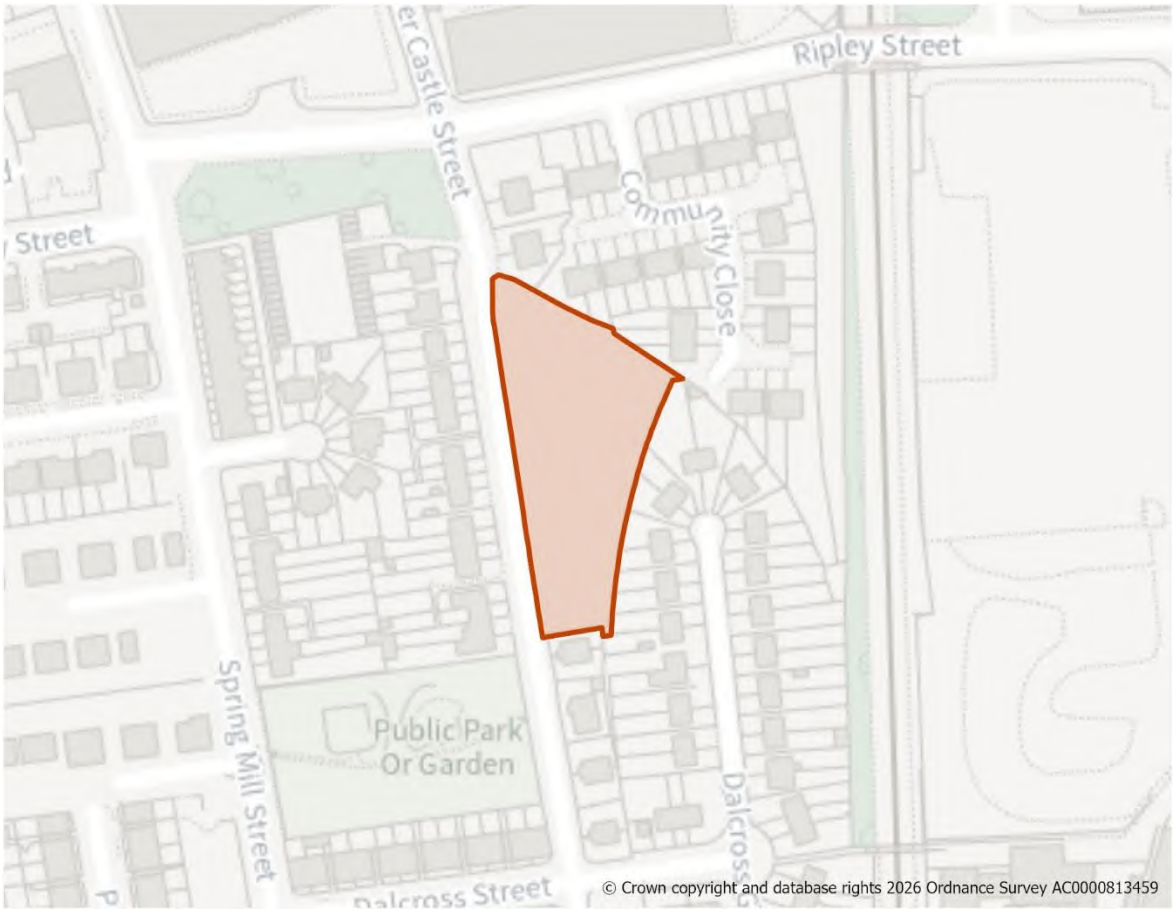
Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1001: Upper Castle Street, West Bowling

Site Boundary


Site Size (ha) Gross	0.43
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	20
Site Type	Greenfield
Ward	Little Horton
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 20 dwellings at a net site density of 50dph in line with Policy HO2. These could be family homes or apartments and should include affordable housing in line with Policy HO4.
2. The site fronts the highway and could be developed partly in linear form with secondary cul de sac in the northern section of the site.
3. Street trees should be planted where possible.

Site Access, Highways and Transport

4. Site access will be taken from Upper Castle Street.

Environmental Protection

5. The sites location within the clean air zone means that trees will be required to help improve air quality in the area.
6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
7. A small part is within within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

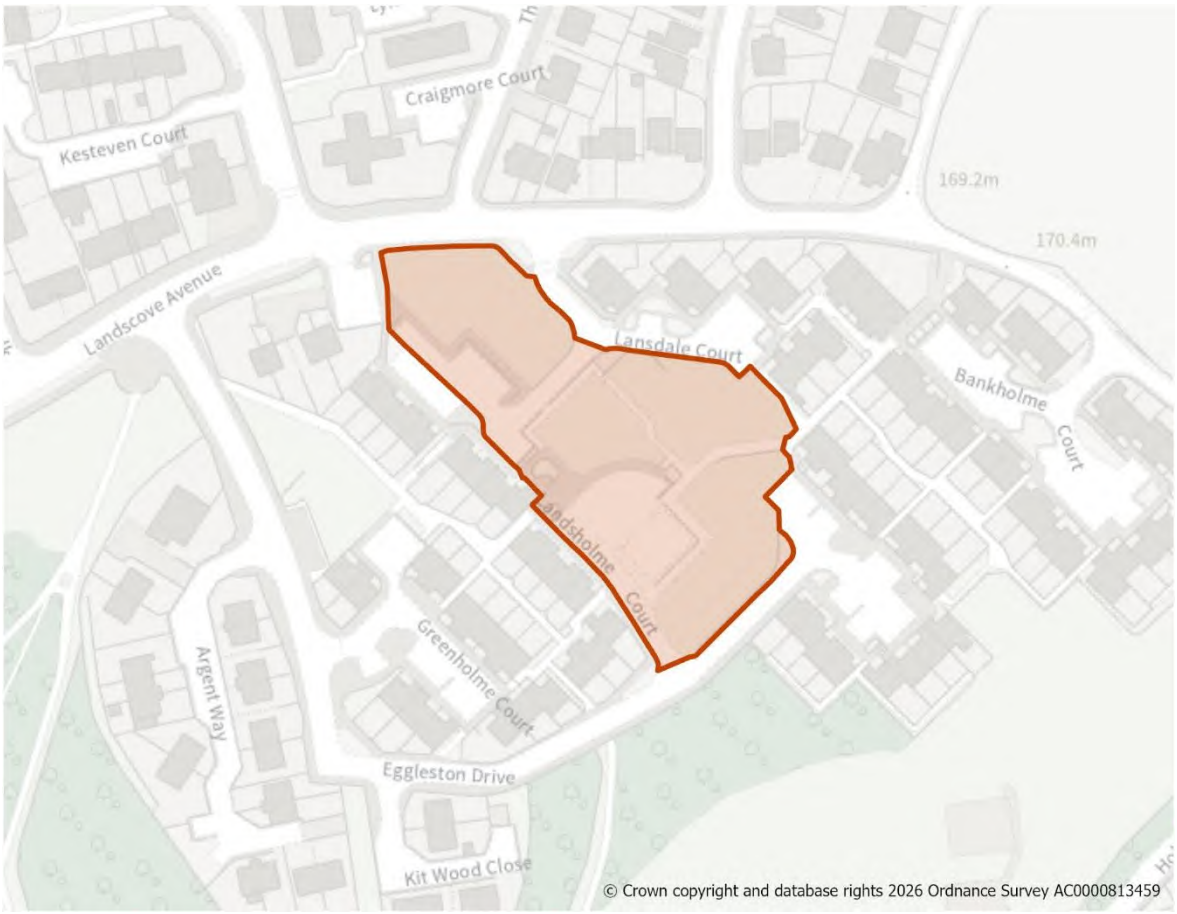
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1003: Landscove Avenue, Holme Wood

Site Boundary


Site Size (ha) Gross	0.59
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Mixed
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The development of the should should provide at least 19 dwellings at a net density of 35dph in line with Policy HO2 which should also include affordable housing in line with Policy HO4.
2. The site contains access roads and parking areas for adjacent homes left from historic development. The layout of the site will need to be mindful of the relationship between existing homes and private space and ensure new development is well designed in line with Policies DS1 and DS3.

Site Access, Highways and Transport

3. The existing road layout with footways and street lights already present should be retained where possible.

Natural and Historic Environment

4. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

5. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

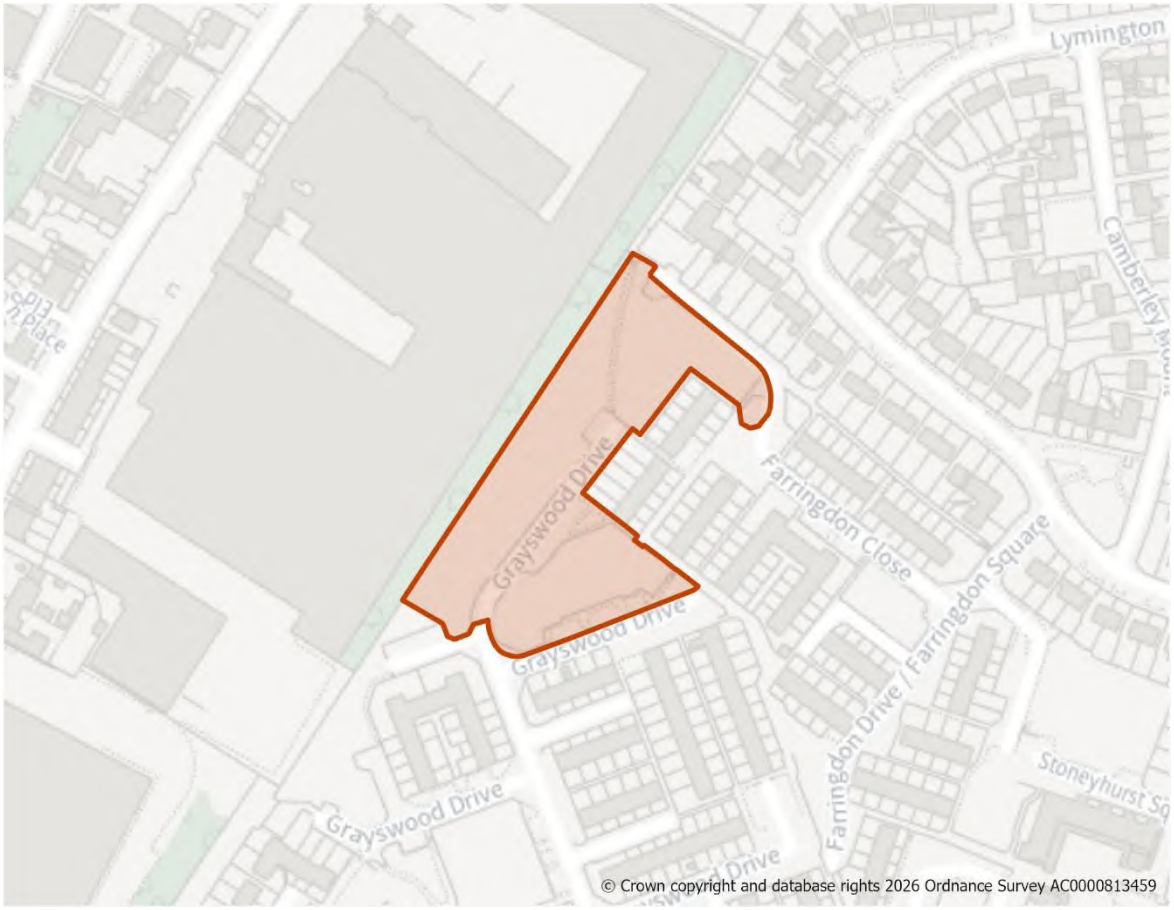
Open Space and Green / Blue Infrastructure

6. Site contains a small area of open space and lies within a green infrastructure corridor. The developer will need to consider whether to retain this area or provide an alternate open space.

Infrastructure Requirements

7. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1004: Greyswood Drive, Holme Wood

Site Boundary


Site Size (ha) Gross	0.85
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 43 dwlellings at a net density of 50dph in line with Policy HO2. This should include affordable homes in line with Policy HO4 and an appropriate mix of homes in line with Policy HO3.
2. The site contains access roads and parking areas for adjacent homes left from historic development. The layout of the site will need to be mindful of the relationship between existing homes and private space and ensure new development is well designed in line wIth Policies DS1 and DS3.

Site Access, Highways and Transport

3. The existing road layout with footways and street lights already present should be retained where possible.

Flooding, Water and Drainage

4. Surface water run-off rates post development should not exceed the existing greenfield run-off rates. Where these are greater, above ground SuDs should be used which should be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Environmental Protection

5. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
6. Potential noise impact from industrial neighbour to the north of the site. Acoustic fencing may be appropriate to mitigate any noise into dwellings backing on to this building.

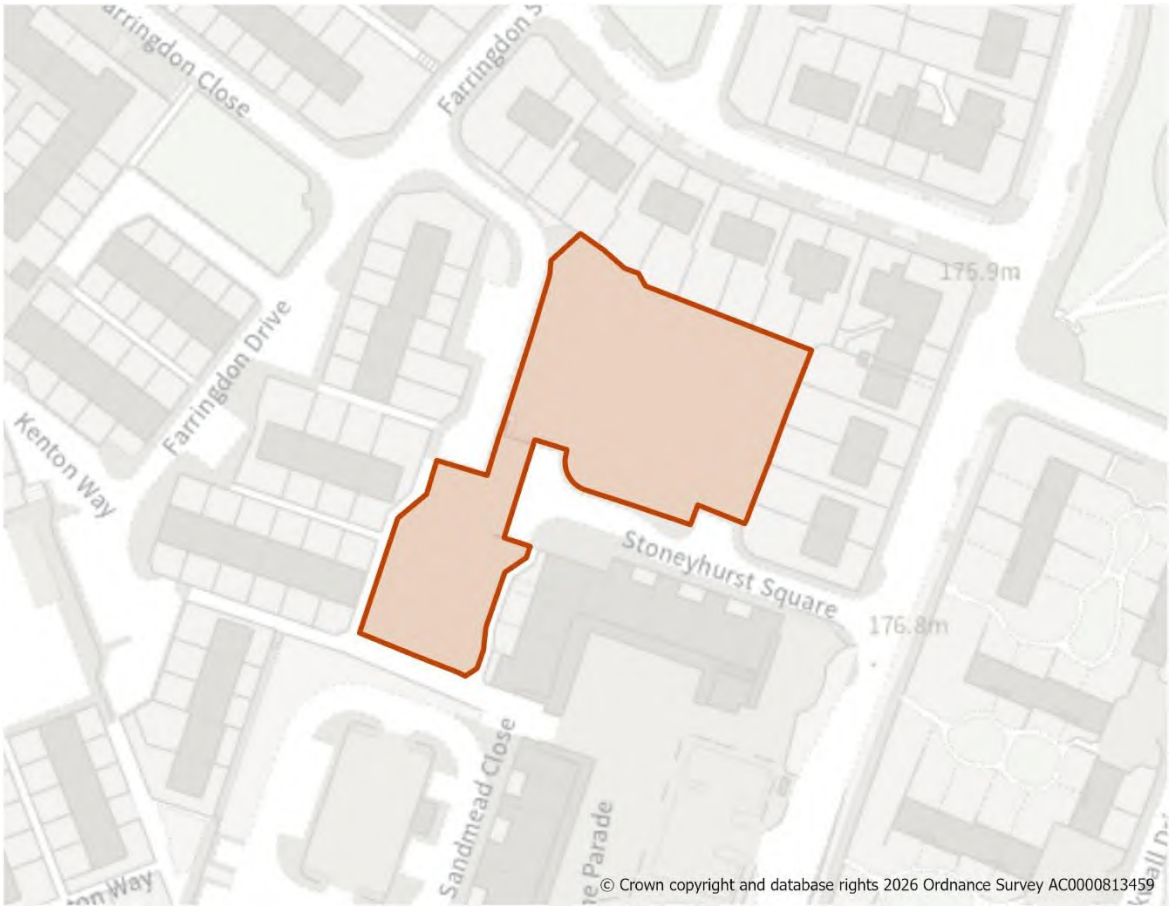
Open Space and Green / Blue Infrastructure

7. The site has been used as informal open space and lies within a green infrastrcuture corridor where new provision would be appopriate. The developer should consider the appropriateness of a small area of on site open space.

Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1005: Stonyhurst Square, Holme Wood

Site Boundary


Site Size (ha) Gross	0.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	11
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 11 dwellings at a net density of 50dph which should also include affordable homes in line with Policy HO4.

Site Access, Highways and Transport

2. Site access can taken from Stoneyhurst Square or Farringdon Square where footways and lighting are already present.

Environmental Protection

3. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

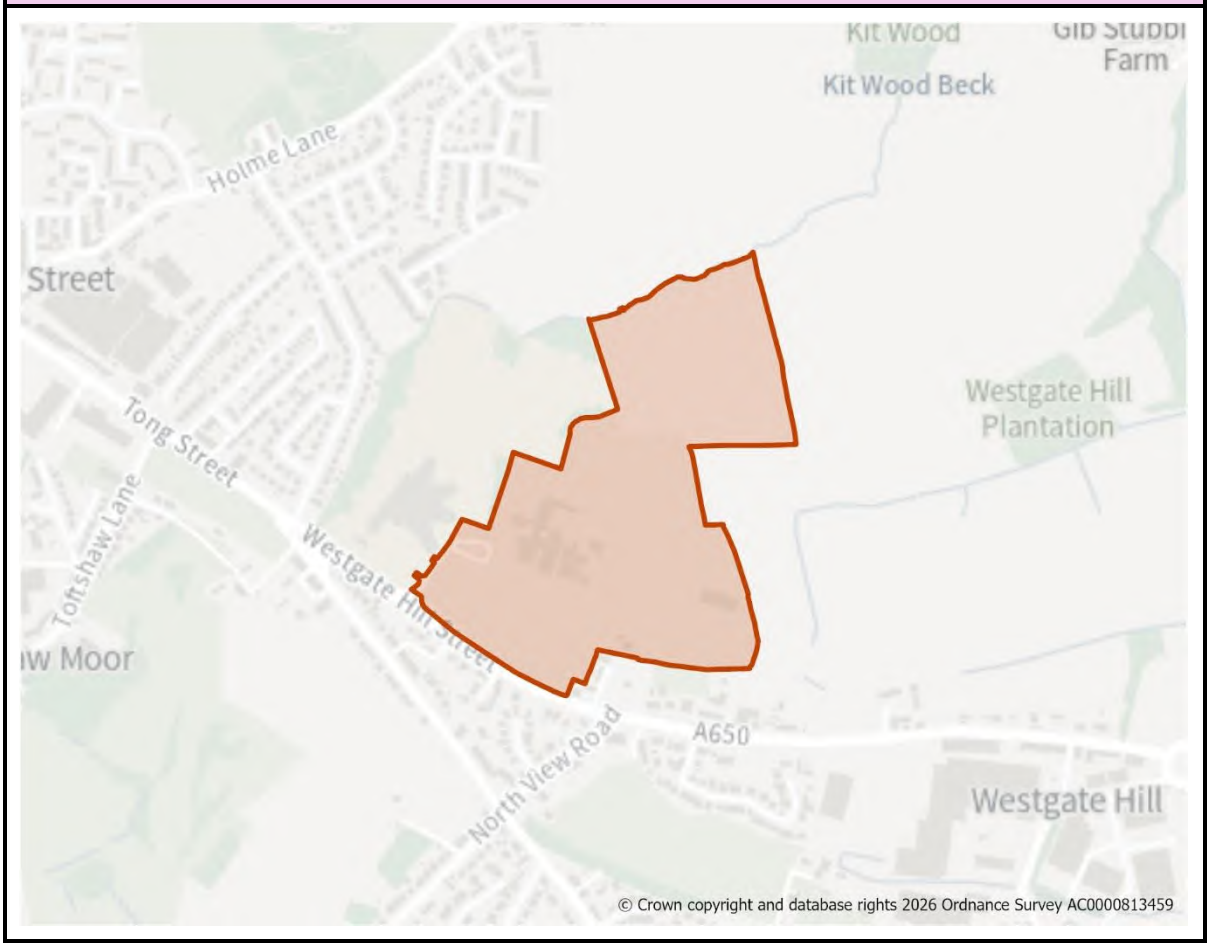
Open Space and Green / Blue Infrastructure

4. The site has been used as informal open space and lies within a green infrastrcuture corridor where new provision would be appopriate. The developer should consider the appropriateness of on site open space.

Infrastructure Requirements

5. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1554: Tong Academy and Yorkshire Martyrs

Site Boundary


Site Size (ha) Gross	18.62
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	228
Site Type	Mixed
Ward	Tong
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The development of the site represents an opportunity to deliver a scheme which addresses the issue of a long term derelict vacant former school buildings and disjointed school amenity spaces. It should provide at least 228 dwellings at an overall minimum net density of 35dph with opportunity for a higher density of development in the areas closer to Tong Street.
2. The site is adjacent to Housing Site H911 and Employment Site E57 with all three to be accessed of Westgate Hill Street, alongside existing access points for other uses in the area. Whilst individual access points maybe technically achievable to facilitate the levels of growth on site as demonstrated through a Transport Assessment, proposals should facilitate access into the employment and housing sites through shared access points wherever possible.
3. The development should provide a mix of homes together with affordable housing in line with Policy HO3 and HO4 and be well designed with particular consideration taken of Policies DS1 to DS6.
4. The site should be developed comprehensively and sensitively alongside H911 with a masterplan detailing site phasing together with linked road and active travel routes comprising footways and cycle routes. These should be connected to open spaces, community facilities and the wider countryside supported by quality landscaping and new tree planting in line with Policies NE1, NE4 to NE7.

Site Access, Highways and Transport

5. The access would be taken from Westgate Hill Street (A650) and subject to paragraph 2 and the option to deliver a residential access through H911. The principal access point off Westgate Hill will need to go through the existing school grounds and ensure that a safe and seperate access is created for the residential use.
6. The public footpath along the eastern site boundary should be maintained with linkages into the development.

Natural and Historic Environment

7. Trees and hedgerows on the northern boundary of the site will need to be retained and enhanced. The developer should also look at new opportunities to create additional hedgrows and natural areas, outside of private curtilage, which can provide shelter for birds and invertebrates.

Environmental Protection

8. The site adjoins Tong Street where levels of carbon monoxide are a concern.
9. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

10. The school grounds have existing sport and recreation provision on site a masterplan will need to demonstrate how existing and future provision is in accordance with Policy NE2. Open Space will need to be provided in line with Policy NE2 having regard to the standards set out in Appendix 11.

Landscape

11. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
12. Development and site layout should respond positively to the site's prominent location through high-quality design, layout and structural landscaping to minimise impact on the landscape in the immediate and wider Tong Valley Rolling Enclosed Pasture landscape character area.
13. The site is open from the north, significant tree planting will need to be undertaken to mitigate the views of the site from the north.

Other Constraints

14. The site is crossed by a high pressure gas pipeline. The design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.
15. The site is also crossed by a high voltage electricity transmission line. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.

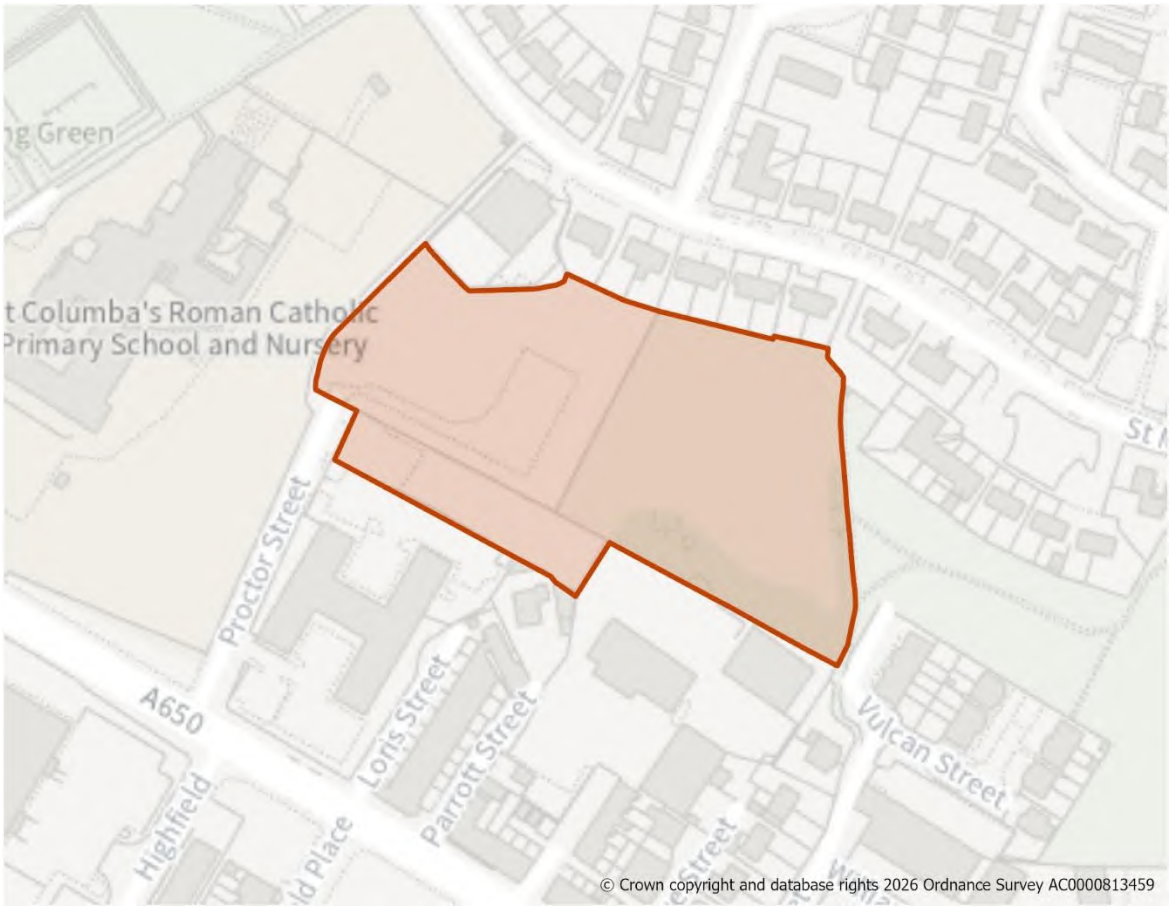
Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1555: Proctor Street, Holme Wood

Site Boundary


Site Size (ha) Gross	1.48
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	67
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 67 homes at 50dph in line with Policy H02. It lies in a sustainable location close to public transport, community and health facilities and would suit town house style development or bungalows/apartments aimed at older people and affordable homes in accordance with Policy HO4.
2. The design of the site should retain existing trees and maintain access to the two public rights of way to the east and west of the site.

Site Access, Highways and Transport

3. Site access from Proctor Street.

Natural and Historic Environment

4. Site is within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

5. The sites location within the clean air zone means that trees will be required to help improve air quality in the area.
6. Site is within/partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

7. The design of the site should ensure links are created from the site to adjacent areas. New open space requirements will need to be considered in line with Policy NE2 having regard to the standards set out in Appendix 11.

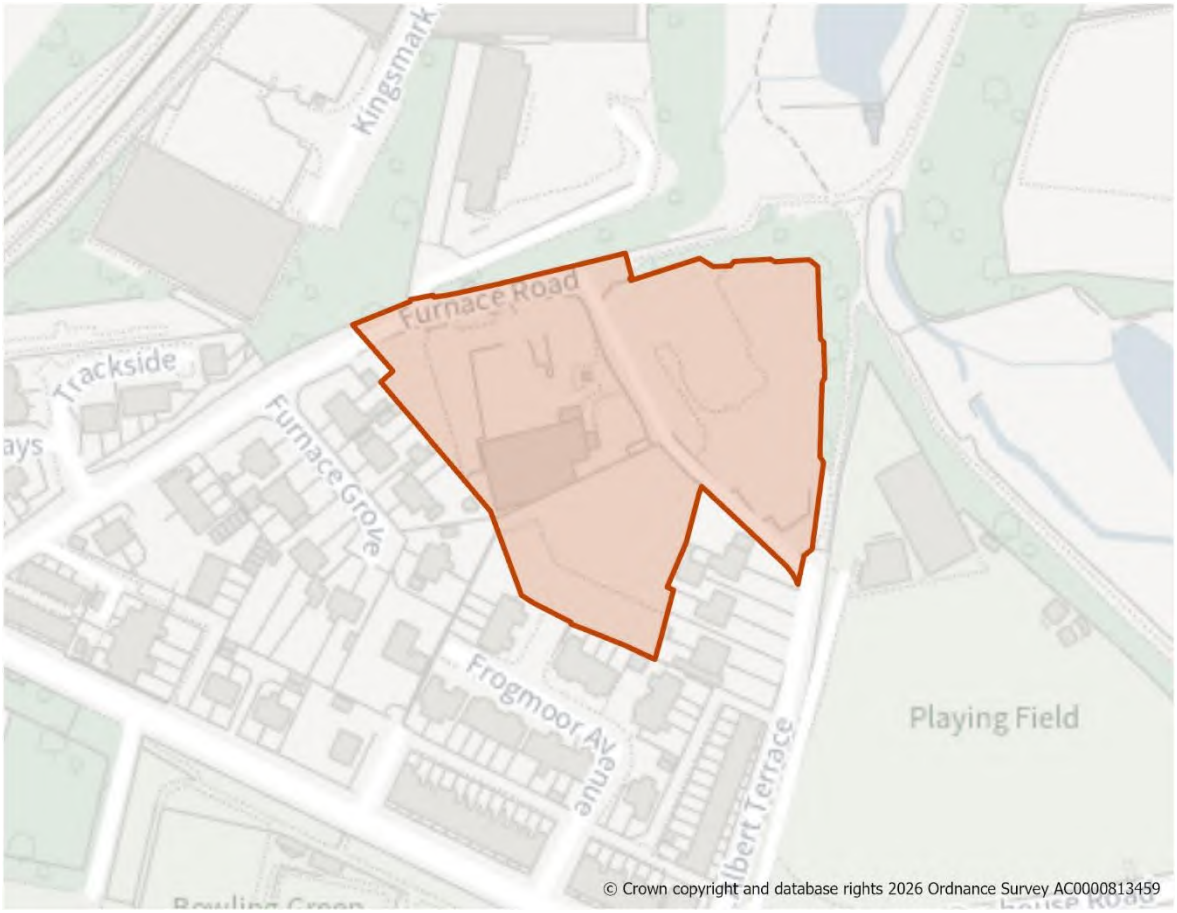
Other Constraints

8. The site is bounded by a high-pressure gas pipeline. Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1557: Albert Terrace and Furnace Road, Oakenshaw

Site Boundary


Site Size (ha) Gross	1.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	59
Site Type	PDL
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The development of the site shold provide 59 homes at a net development density of 50dph in line with Policy HO2 and provide a mix of homes, a proportion of which should be affordable in line with Policies HO3 and HO4. The site lies in a sustainable location lying close to Low Moor Station and bus services on Cleckheaton Rd. The developer should ensure a quality development, with town houses or apartments being particularly suitable and in accordance particularly with with Policies DS1 and DS3.
2. The design of the development should also be sensitive to the neighbouring listed building.

Site Access, Highways and Transport

3. Access to be taken from Furnace Road where footpaths and street lighting exist. Furnace Road will need to be made up to adoptable standard to the requirements of the Councils HIghways department. A secondary access is available from Frogmoor Avenue for a limited number of homes.

Flooding, Water and Drainage

4. Site contains an area of surface water pooling to the eastern boundary and a shallow Topographic Flow Path (TPF) through the centre of the site. The TPF should ideally be included in the design of the site with an above ground SuDs located to capture water when required. Left.
5. Surface water run-off rates post development will need to be reduced by 30%. Proposals will need to be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning application stage.

Natural and Historic Environment

6. The site adjoins Toad Holes Beck wildlife site. New tree planting and natural area will be required to mitigate against the impact of the development on local wildlife area.
7. Development should conserve and where possible enhance those elements which contribute to the significance of the Grade II Listed former goods station to the north of the site.
8. Site is within/partially withinan area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

10. Site is within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
11. Site is within within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

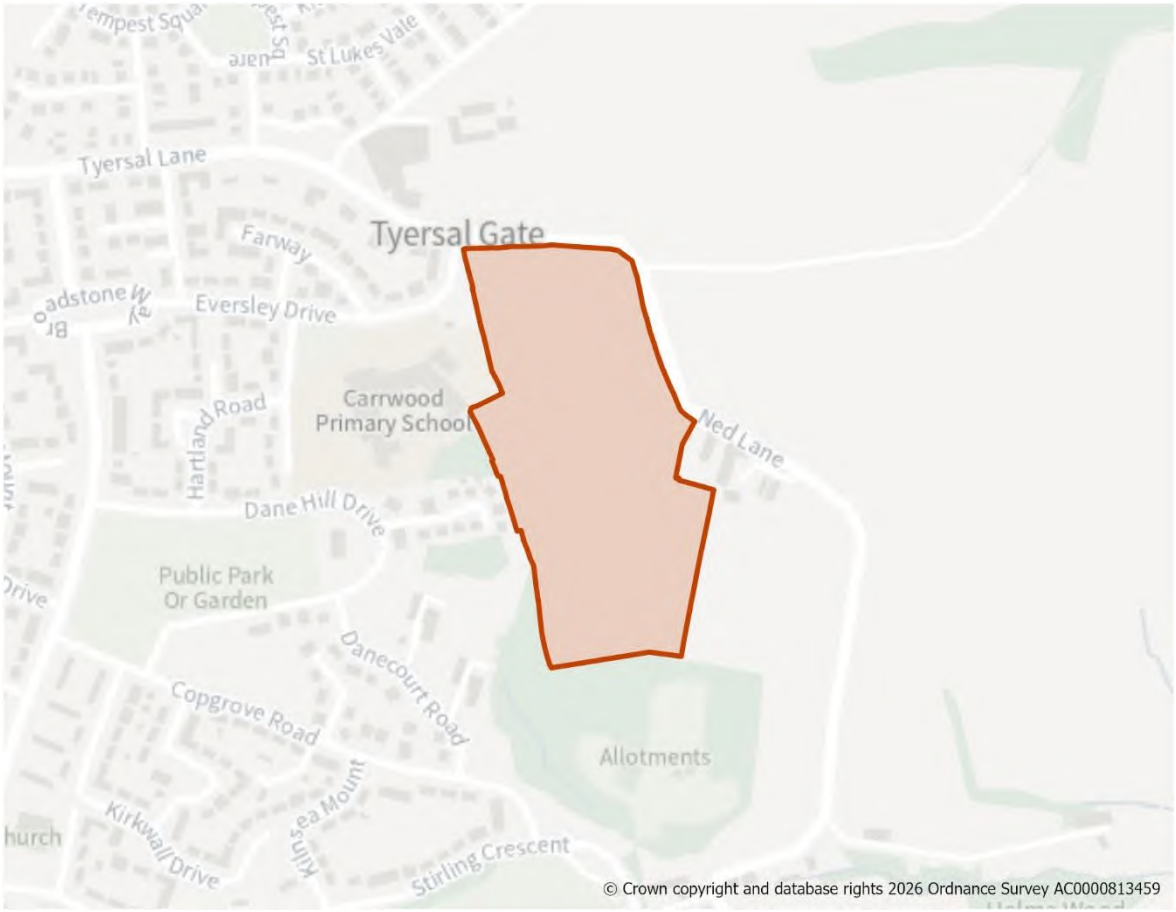
Landscape

12. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1564: Ned Lane, Holme Wood

Site Boundary


Site Size (ha) Gross	7.25
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	140
Site Type	Greenfield
Ward	Holme Wood & Bierley
Settlement	Bradford South East
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 140 homes at 35dph min with a mix of homes and tenures in line with Policies HO3 and HO4.
2. The site should be designned to respond to sloping nature of the site and provide a sensitive layout with strong landscaping in line with Poilcy DS2 particularly on the eastern boundary where a substancial buffer will need to be provided to mitigate against the development impact on the adjacent listed buildings.
3. The development should maintain and create new footpaths and active travel routes between the existing urban area to the west and south and open countryside to the east.
4. The site adjoins H979 and a development masterplan will be needed to ensure that both sites are developed comprehensively.

Site Access, Highways and Transport

5. Access will need to be taken from the northern end of Ned Lane which will need to be widened to incorporate a replacement new footway along the north side. The new road should take the form of a spine road which would need to loop through the site.
6. No secondary access will be permitted onto Ned Lane and only pedestrian/cycling connections will be permitted. A secondary access will instead be required back into Holme Wood estate.
7. External junctions at A6177 Sticker Lane/Dudley Hill roundabout, Thornbury Gyratory and the A647 Bradford Rd/ A6110 Leeds Ring Road (Dawson's Corner) junction should be assessed and mitigation provided where necessary.
8. The redundant railway bridge on Tyersal Lane will need to be removed and the road widened to provide footways to both sides. A developer commitment will be required, and the applicant will need to demonstrate that funding would be available to undertake the removal of the bridge and to implement the highway improvement prior to making a formal application for transfer of bridge and associated land.

Flooding, Water and Drainage

9. The site contains some areas of surface water pooling close to the western boundary of the site with the current estate. Suface water discharge rates post development should be restricted to the pre development Greenfield discharge rate. Any increases will require prevention measures in line with SuDs design principles which should be discussed and agreed with the Local Lead Flood Authority (City of Bradford MDC) and the Environment Agency at the planning stage.

Natural and Historic Environment

10. The site lies partly within a bat alert area. An Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
11. Existing patchy and unmaintained hedgerows will need to be retained and enhanced with native species together with an unmanaged grassland

margin, preferably outside of private curtilages to provide new habitats for birds, mammals and invertebrates.

12. Traditional field features (dry stone walling) will need to be retained and enhanced.
13. The design of the development should be sensitive to the adjacent listed buildings which front onto Ned Lane and provide an area of landscaped open space which will protect their setting.

Environmental Protection

14. The north eastern section of the site falls within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
15. Site is within within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

16. The development of the site should ensure the retention of some open space close to tower blocks and provide links to adjoining open areas through the estate and countryside beyond in line with Policy NE2. The secondary access for the development could also run through this area.

Landscape

17. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
18. The rural eastern edge is more sensitive and there is the potential to develop lower density housing on this edge. The existing settlement has a well vegetated edge which should be maintained with new planting provided along the Ned Lane boundary which will form th new settlement edge.

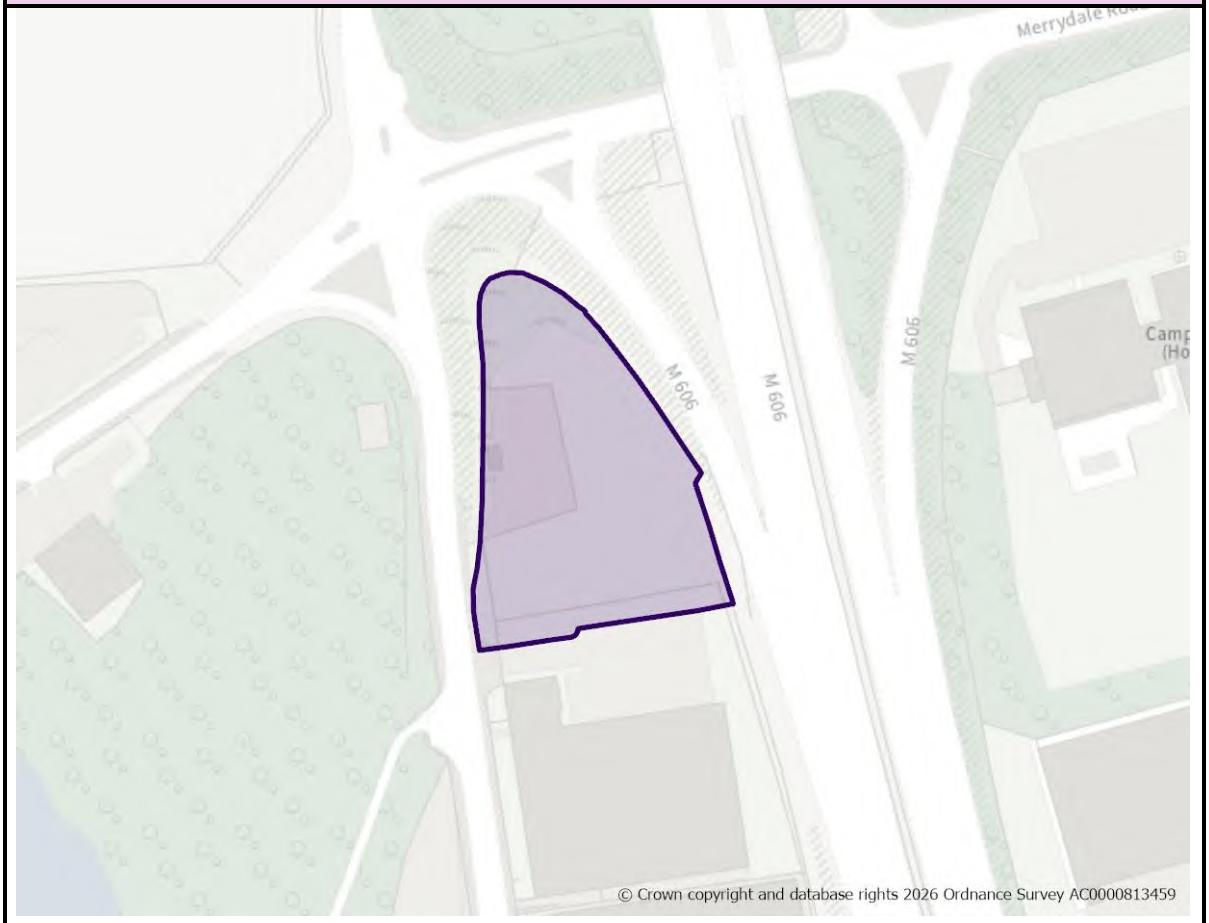
Green Belt (and Golden Rules)

19. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E34: Land at M606, Junction 2 to M62 Southbound

Site Boundary


Site Size (ha) Gross	0.46
Net Developable Area (ha)	0.46
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Commondale Way Street is required. A direct access from M606 slip road will be unacceptable. Highways England may need consulting as site boundary is with M606.

Natural and Historic Environment

2. Site is adjacent to identified Priority Habitat (Deciduous Woodland) and within bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
3. The site is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

4. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
5. Site is located adjacent to a former landfill, which may pose contamination issues.
6. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

7. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
8. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

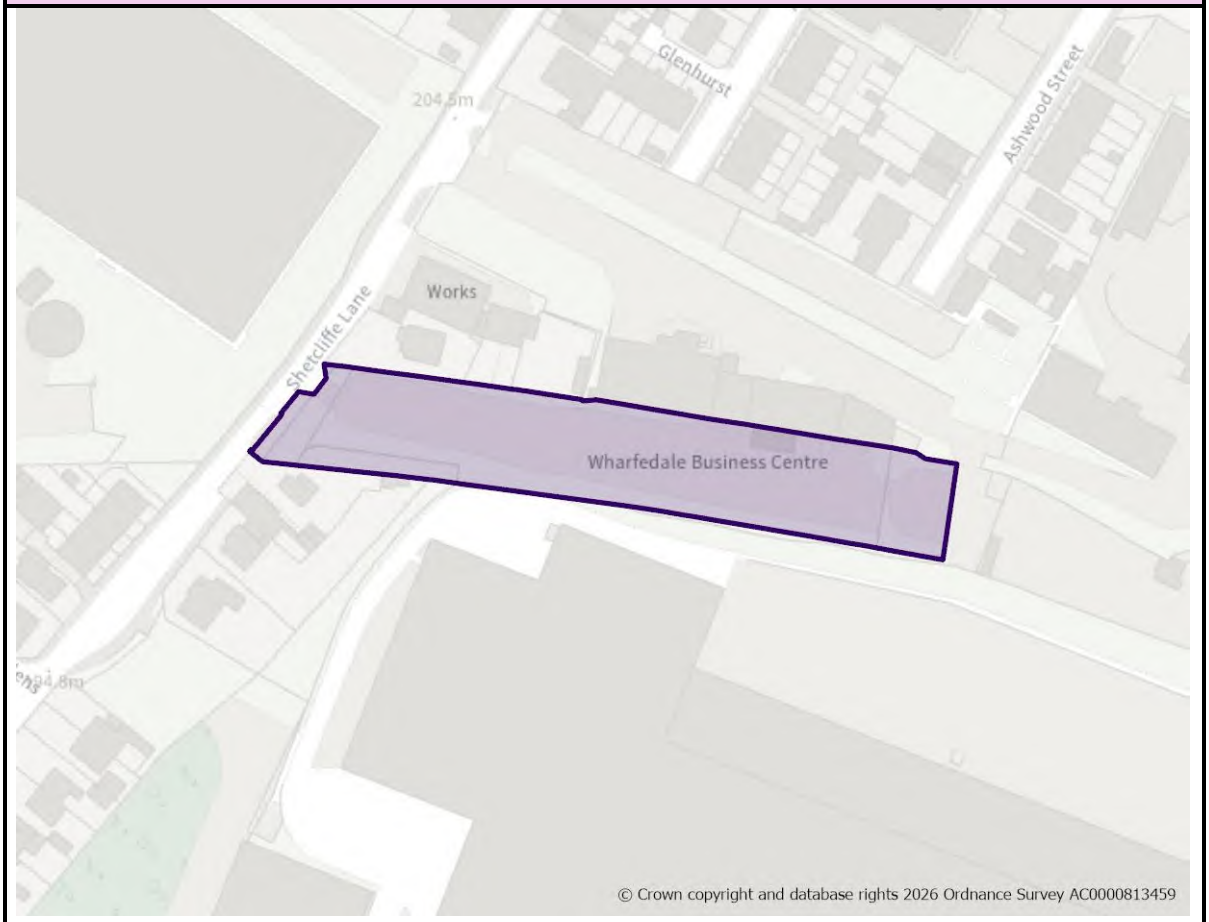
9. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E38: Land at Wharfedale Business Centre, Shetcliffe Lane

Site Boundary



Site Size (ha) Gross	0.48
Net Developable Area (ha)	0.48
Proposed Land Use	Employment (B2)
Site Type	Greenfield
Ward	Holme Wood and Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new site access is required from Shetcliffe Lane.

Environmental Protection

2. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

3. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
4. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Other Constraints

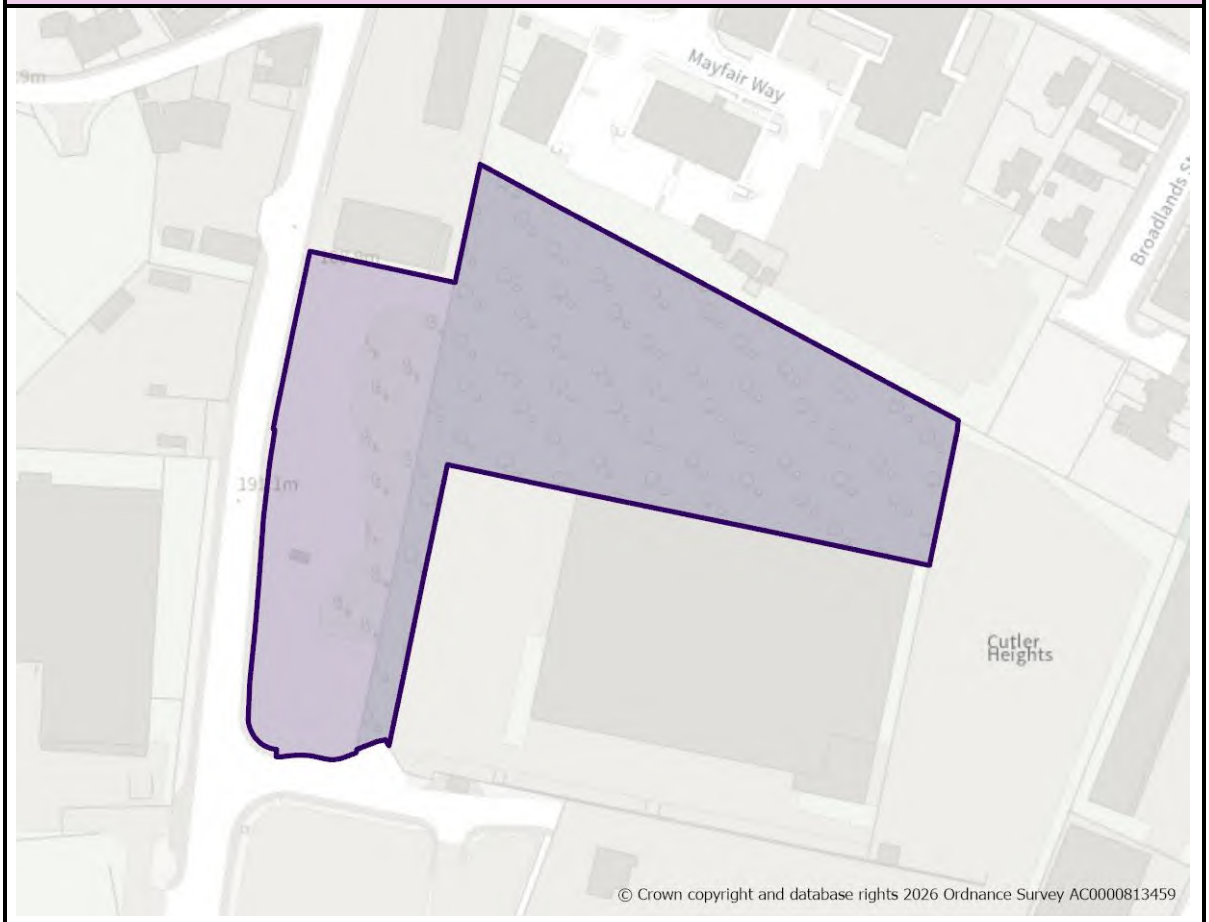
5. Evidence of previous use - land may require remediation.

Infrastructure Requirements

6. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E55: Land East of Sticker Lane

Site Boundary



Site Size (ha) Gross	1.35
Net Developable Area (ha)	1.35
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Bowling and Barkerend
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2035-2040

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Sticker Lane is required.

Flooding, Water and Drainage

2. The site is not required to pass the exception test as it is proposed for less vulnerable uses.
3. The proposed development would see a change in the risk classification from water compatible to less vulnerable, according to the NPPF.
4. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).

Environmental Protection

5. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
6. Site is in a former landfill, which may pose contamination issues.
7. The site is adjacent to residential dwellings, giving rise to potential impacts from employment uses. Relevant assessments should be provided to determine the nature and extent of any impacts together with appropriate mitigation measure as part of any planning application.
8. The design and layout of development should not compromise the operation of existing residential uses and ensure that the amenity of future occupiers is protected.
9. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

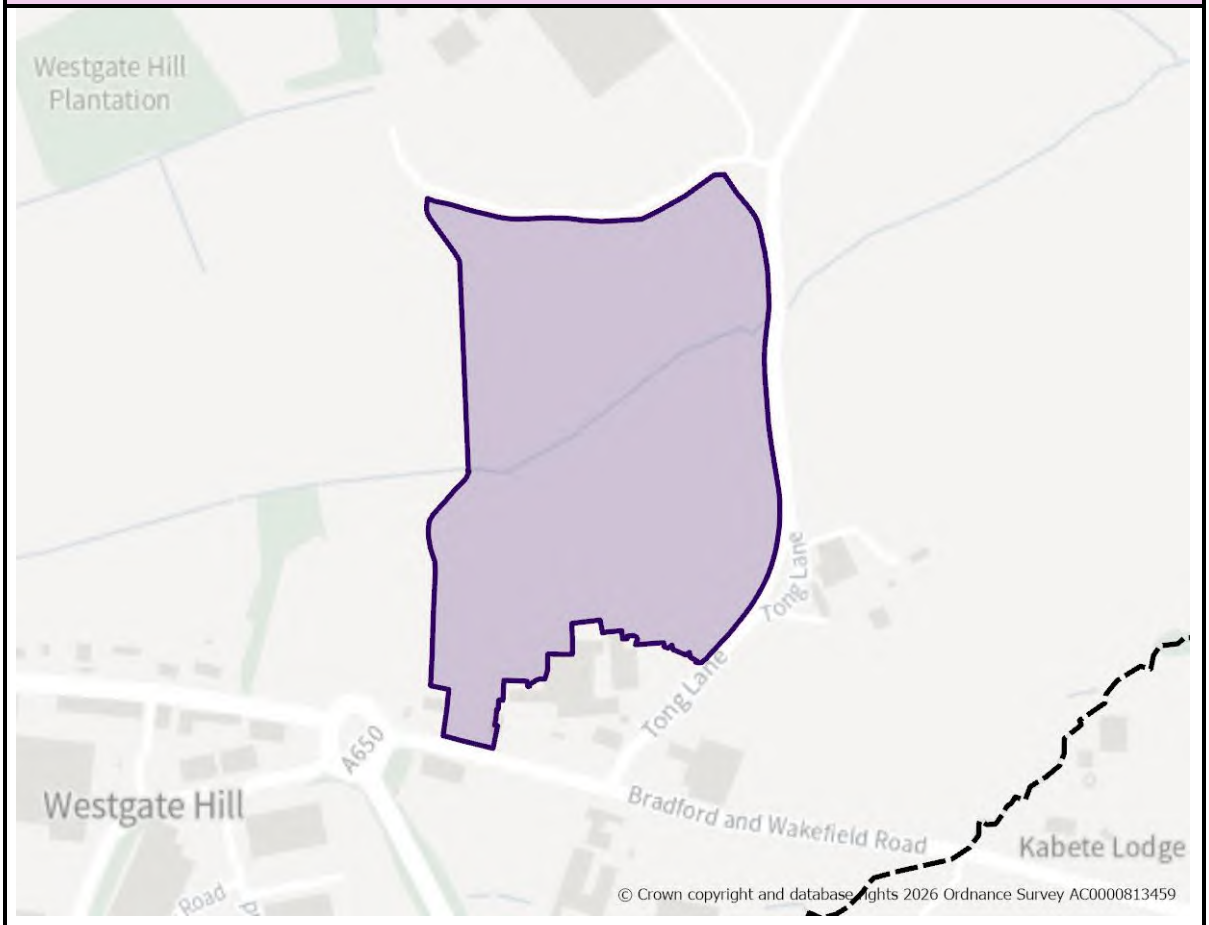
Open Space and Green / Blue Infrastructure

10. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
11. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E57: North of Westgate Hill and West of Tong Lane

Site Boundary


Site Size (ha) Gross	9.06
Net Developable Area (ha)	5.44
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Holme Wood and Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2030-2043

Site Specific Requirements

Site Access, Highways and Transport

1. To provide an access to this site, a new arm from Westgate Hill roundabout will be required. Access from Tong Street would not be acceptable.

Natural and Historic Environment

2. Extreme south eastern edge of the site is within 50m buffer of listed building (Grade II). Extreme South and South East edge of the site is within 50m buffer of Historic Battlefield (Battle of Adwalton Moor)
3. Site is adjacent to an identified Wildlife Habitat Network (Grassland) and partially within a bat alert area. Mature trees and hedgerow forms part of the site edge along Tong Lane. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The site is identified in the LNRS with the preferred measure G1_M03: Restore and enhance existing species-rich grasslands.

Environmental Protection

5. Site is located adjacent to a former landfill, which may pose contamination issues.
6. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
7. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

8. Site is within/partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
9. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

10. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3).
11. Development should be integrated with tree belts and existing gappy hedgerows should be restored where possible. A woodland belt should be planted along the western edge of the site, if developed. The site is less sensitive to development further south. The proposed development type for this commercial site is a mix of small/medium commercial/industrial buildings (2-3 storeys) (box units). This is in

keeping with the scale of built form to the southwest and, to a certain extent, to the north within Tong Garden Centre. Care should be taken to ensure that proposed buildings do not exceed these existing buildings in scale.

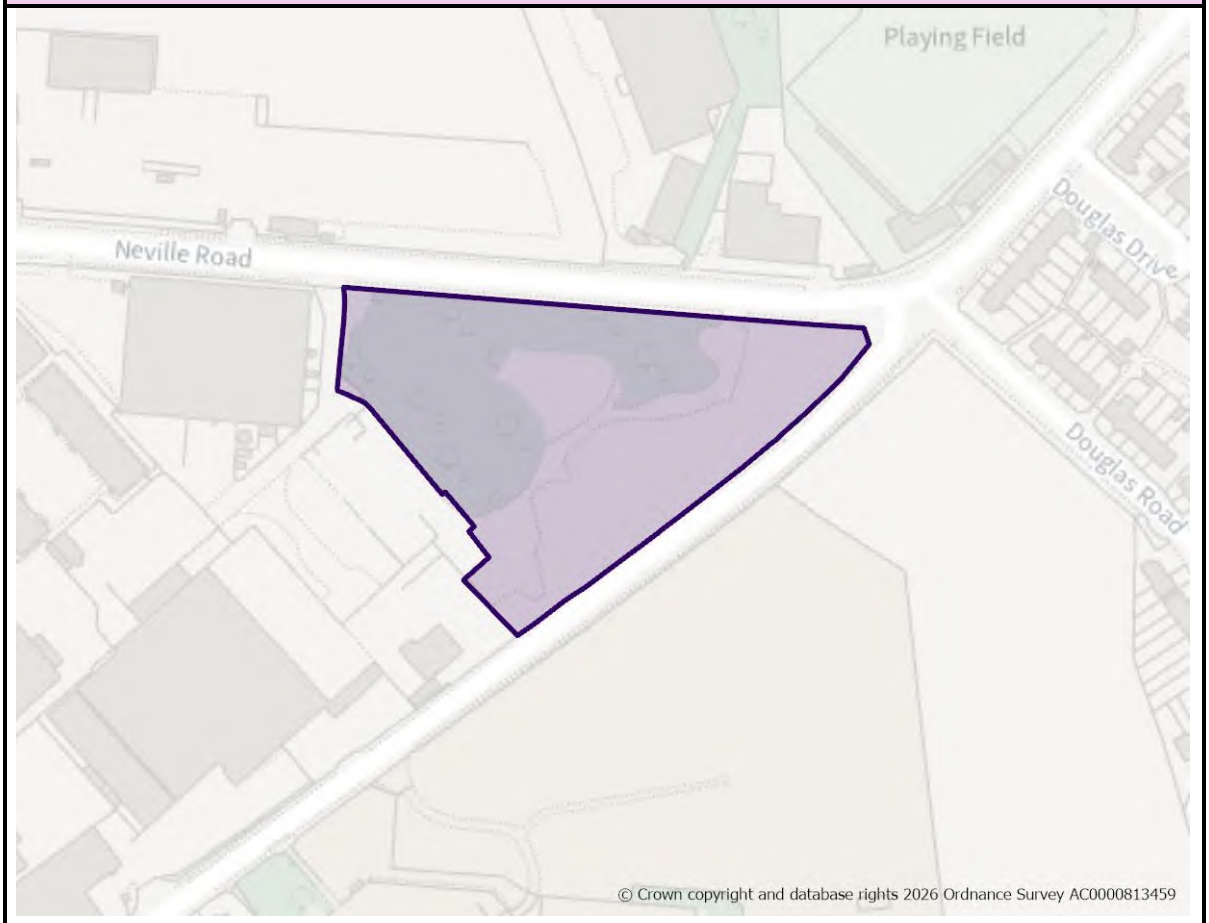
Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E59: Neville Road / Lower Lane

Site Boundary


Site Size (ha) Gross	1.57
Net Developable Area (ha)	1.57
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Mixed
Ward	Bowling and Barkerend
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2025-2030

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Neville Road is required.

Flooding, Water and Drainage

2. Risk of surface flooding to western half of site.

Natural and Historic Environment

3. The site is identified in the LNRS with the preferred measure B3_M02: Enhance (rather than replace) existing habitats on some areas of brownfield.

Environmental Protection

4. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
5. Site is in a former landfill, which may pose contamination issues.
6. Within 200m of operational/permitted waste management site
7. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

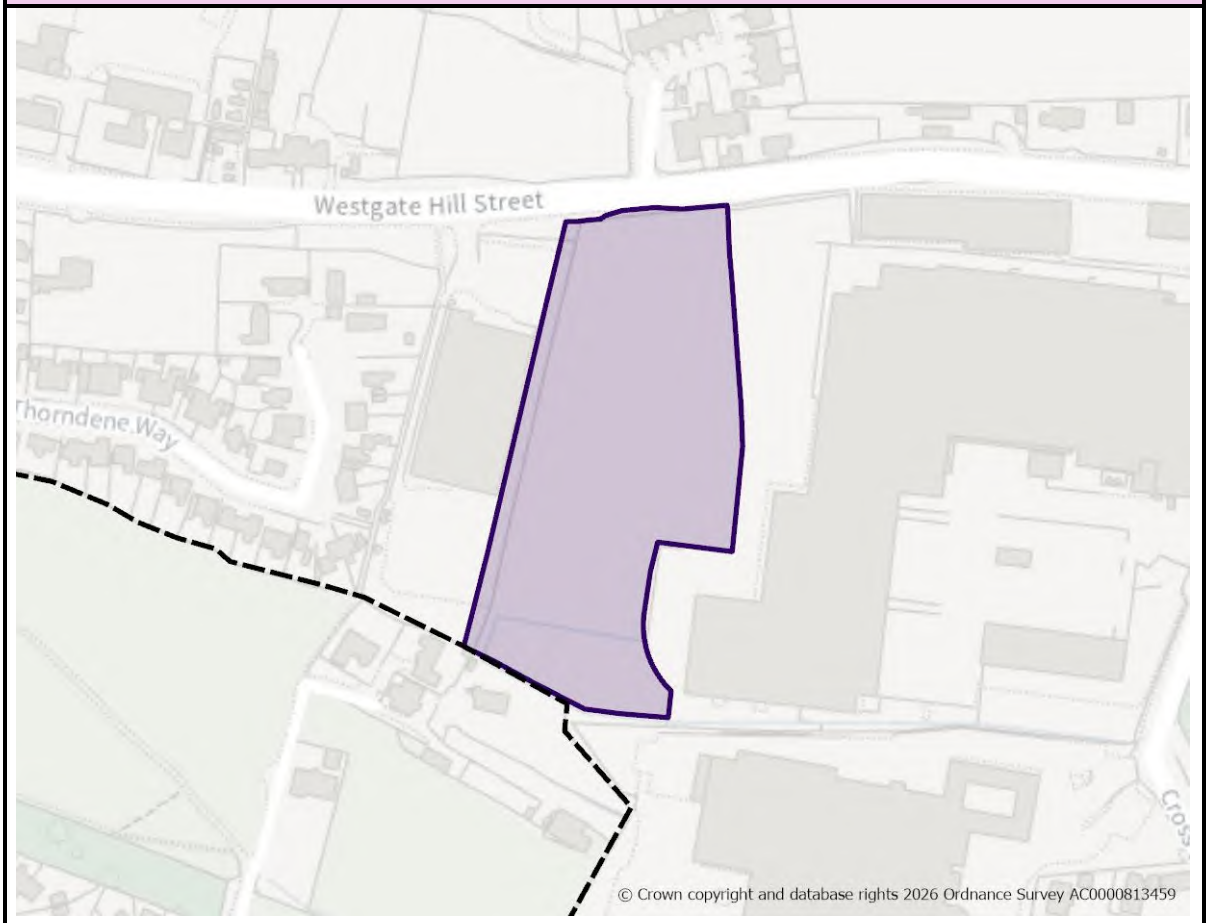
Open Space and Green / Blue Infrastructure

8. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
9. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
10. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E61: Westgate Hill Street

Site Boundary


Site Size (ha) Gross	1.50
Net Developable Area (ha)	1.50
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Holme Wood and Bierley
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2035-2040

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Westgate Hill Street is required.

Natural and Historic Environment

2. Site is within an identified Wildlife Habitat Network (Grassland) and adjacent to a Local Nature Reserve (Tong Moor). Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
3. The site is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

4. Site is located adjacent to a former landfill, which may pose contamination issues.
5. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
6. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

7. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
8. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

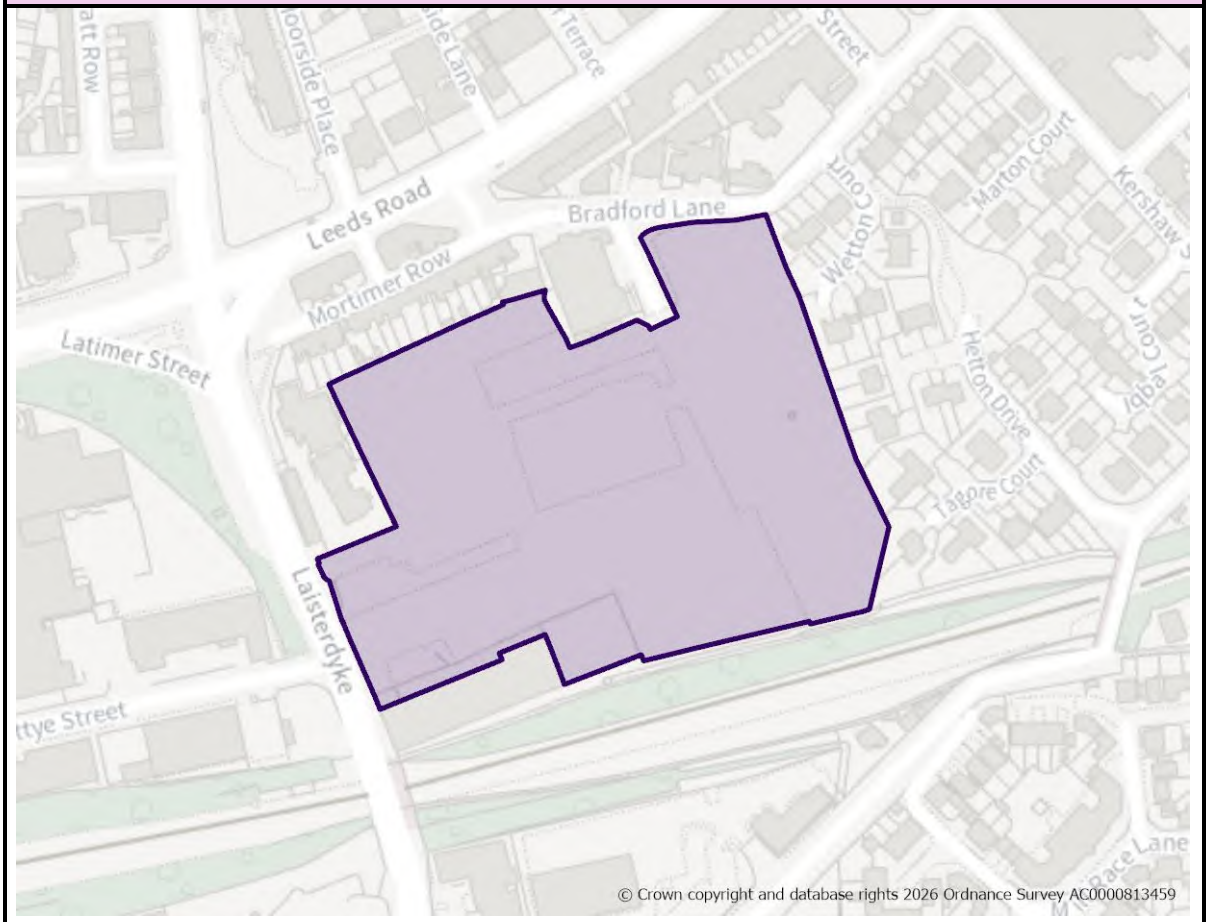
Landscape

9. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (F3). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E151: Former site of Argonaut Works, Laisterdyke

Site Boundary


Site Size (ha) Gross	2.81
Net Developable Area (ha)	2.53
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	PDL
Ward	Bradford Moor
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. An improved access to Laisterdyke is required.

Flooding, Water and Drainage

2. Risk of surface water flooding.

Natural and Historic Environment

3. A significant row of heritage assets (Grade II) adjacent to the northern edge of the site.
4. Site is a partially within a bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

6. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
7. Site is located adjacent to a former landfill, which may pose contamination issues.
8. The site is adjacent to residential dwellings, giving rise to potential impacts from employment uses. Relevant assessments should be provided to determine the nature and extent of any impacts together with appropriate mitigation measure as part of any planning application.
9. The design and layout of development should not compromise the operation of existing residential uses and ensure that the amenity of future occupiers is protected.
10. Within 200m of operational/permitted waste management site

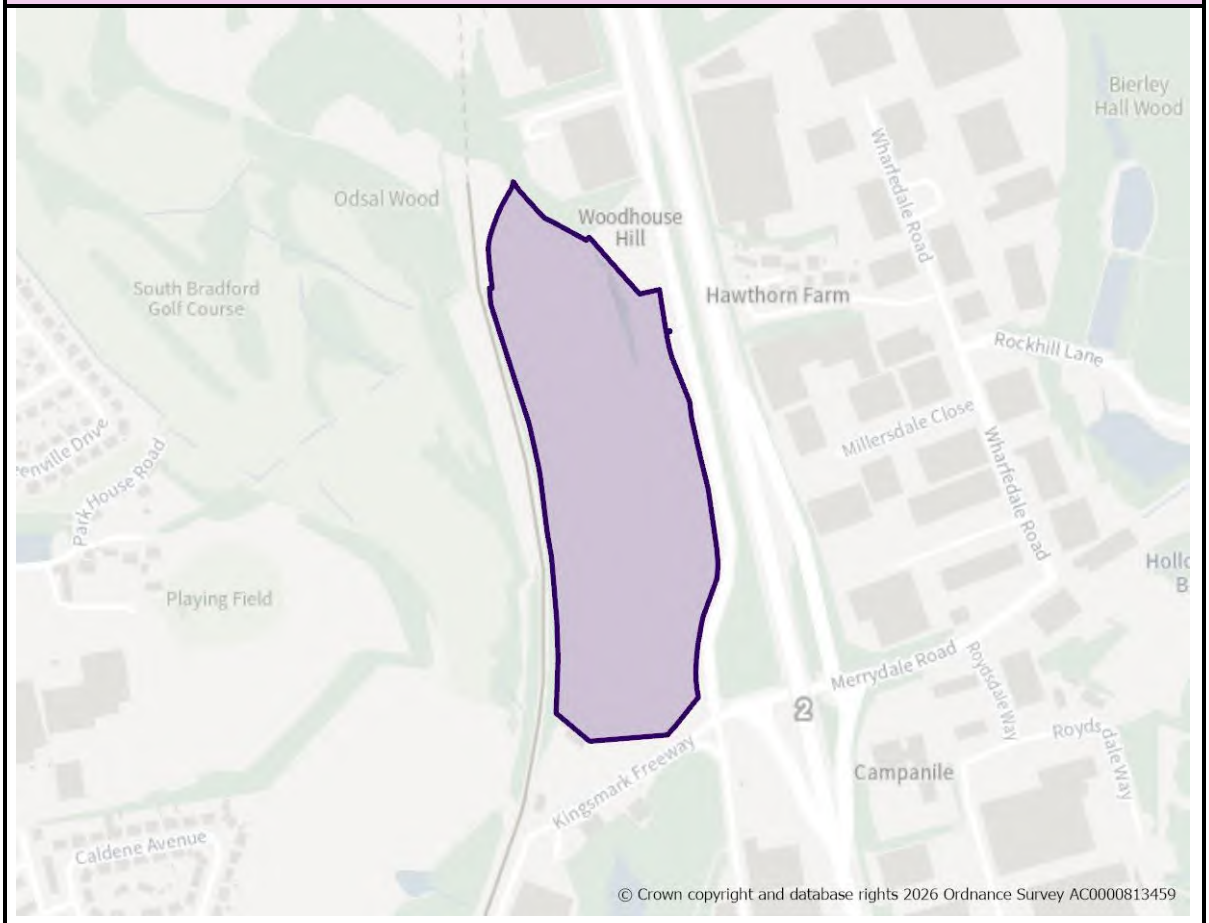
Open Space and Green / Blue Infrastructure

11. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
12. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E152: Staithgate Lane

Site Boundary


Site Size (ha) Gross	8.69
Net Developable Area (ha)	4.35
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Wyke
Settlement	Bradford South East
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Staithgate Lane is required.

Flooding, Water and Drainage

2. The proposed development would see a change in the risk classification from water compatible to less vulnerable, according to the NPPF.
3. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
4. Development should avoid the areas of the site modelled to be at risk of deep surface water flooding.
5. Topographic flow paths should be considered and included in site design and ideally left in place to flood naturally when required. Any regrading of land must include for like for like volumes to ensure risk is contained safely onsite for the lifetime of development.

Natural and Historic Environment

6. Site is within an identified Wildlife Habitat Network (Grassland), adjacent to a Priority Habitat Network (Deciduous Woodland) and within a bat alert area. There are protected hedgerows on site and the site is located adjacent to a Local Nature Reserve) An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The site is identified in the LNRS with the preferred measure G1_M03: Restore and enhance existing species-rich grasslands.

Environmental Protection

8. This site is located within an area where NO2 = 30 parts per million (plus) and development must be in accordance with the requirements set out in Policy CR1.
9. Site is in a former landfill, which may pose contamination issues.
10. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
11. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
12. The site is crossed by electricity transmission lines. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets

has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

13. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
14. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

15. The site is located within the South Bradford Settled Valley Floor Landscape Character area/type (G5). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

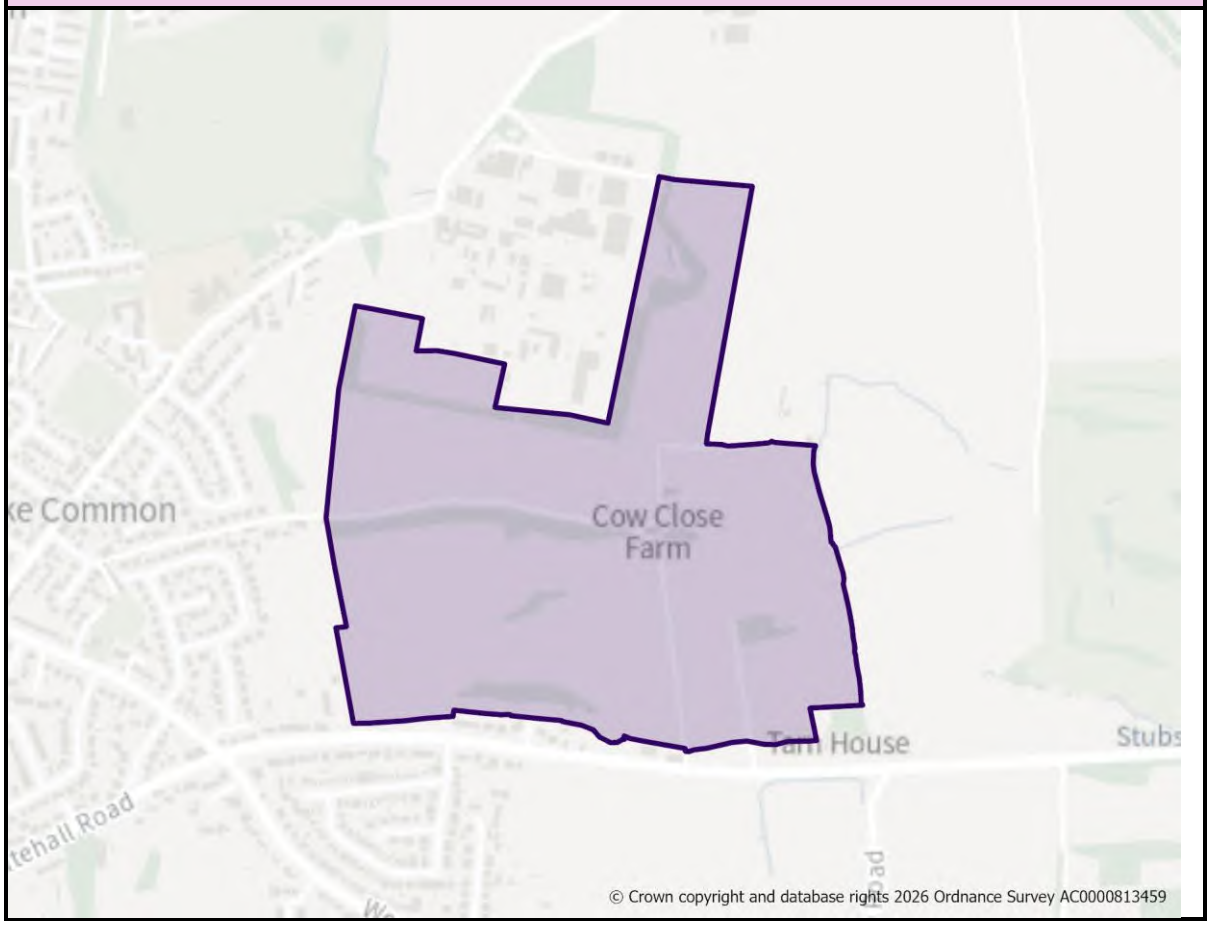
Nufarm South

The vision for the site is to provide a new strategic employment site which allows for further investment in the Nufarm plant and the delivery of new employment land at scale to help meet forecast needs.

The site is located within very close proximity to the M62 and M606 motorways, with access less than 1 mile from Junction 26 of the M62. This provides a unique opportunity within the district to develop a prime location site with access to major transport corridors, which will be attractive to a wide range of business operations including logistics and distribution.

Nufarm also presents opportunities to deliver high-quality design, strategic landscaping, biodiversity net gain benefits and integrated sustainable energy infrastructure as part of a more holistic vision for the site.

E157 NUFARM SOUTH STRATEGIC EMPLOYMENT SITE

Site Boundary


Site Size (ha) Gross	40.03

Net Developable Area (ha)	22.12
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Wyke
Settlement	Bradford South-East
Ownership	Private
Delivery Timescale	2030-2043

Site Specific Requirements

Quantum of Development

1. Land at Nufarm South as shown on the Policies Map is allocated for a new Strategic Employment Site to deliver approximately 22.12 ha (net) of employment land for employment generating uses in use class E(g), B2, B8 and other suitable sui generis employment generating uses where they are compatible with the overall function of the site.

2. Development of employment units and any subsequent change of uses within the COMAH Inner Zone will only be acceptable if they are less than three storeys in height and contain less than 100 occupants per unit.

3. Development of employment units and any subsequent change of uses within the COMAH middle and outer Zone will only be acceptable in accordance with HSE advice based on the sensitivity level of the development and the zone it falls within or straddles as agreed in consultation with HSE.

4. No buildings should be located on the combined inner / middle high pressure gas pipeline zone and there must be sufficient buffer in place as agreed in consultation with HSE and have regard to pipeline operator constraints.

5. There should be a detailed risk assessment to accompany any planning application as to the cumulative impact of likely development within the hazard zones, to include:

   A. Development option analysis as part of masterplanning.
   B. Hazard management and controls.
   C. Infrastructure and procures in the event of an evacuation.

D. Effective monitoring procedures in terms of occupancy levels and business operations.

Design Process and Quality

6. Any planning application should include an illustrative masterplan and phasing schedule with supporting parameter plans to allow for a comprehensive and coordinated approach to development, which demonstrates how the parameters and the quantum of development being applied for can be effectively accommodated on the site.

7. Parameter Plans set out the design parameters for future reserved matters stages to adhere to, and should include:

    - Land uses and layout
    - Landscape, green infrastructure and open spaces
    - Ecology and habitat framework
    - Movement framework/ access/connections
    - Heritage features and character areas
    - Building heights
    - Retained features
    - Views/landmarks/focal points/building lines etc

8. Development and site layout should respond positively to the site's prominent location and proximity to housing through high-quality design, layout and structural landscaping to minimise impact on residential amenity.

9. Development should maximise the integration of renewable energy infrastructure, including rooftop solar through reinforced roofs and associated electricity infrastructure to offset regulated energy consumption. Heat pumps should allow for dual heating and cooling functions in line Policy CR3.

10. The delivery of infrastructure to support sustainable energy generation on non-operational land is supported.

11. Measures should be in place to secure appropriate levels of electric vehicle (EV) charging and multifuel hubs to support the wider transition of businesses to a low carbon freight and logistics operational environment with supporting infrastructure for business occupiers and visitors.

Site Access and Traffic Impacts

12. The principal vehicular access would be taken from the eastern end of the frontage on the A58 via either traffic signals or a roundabout, with an internal spine road providing access to all new and existing units and pedestrian/cycle access retained to Cow Close Cottages.

13. A second emergency only vehicular access and active travel corridor to be taken from the western frontage of the A58, with a connection to the internal spine road.

14. The access points, where the new roads join the A58, are in Kirklees District. The layout of the internal road network and its connections to the A58 will need to allow for bus services to travel through the development rather than serve it as a dog-leg.

15. Improvements to the junctions of the A58 with Westfield Road and Branch Road, and the junction of Bradford Road and Chain Bar Interchange (M62 J.26) will be required to mitigate the impact of development as set out through the Council's cumulative traffic modelling.

Active Travel

16. Provide safe and convenient pedestrian and cycle infrastructure within the site and with connections to the wider network, including Knowle Lane and Wyke Lane, and active travel provision along Wyke Lane between Spen Valley Greenway and Wyke.

17. Footways on the roads within the site to meet requirements of Inclusive Mobility and cycling provision on internal roads to meet LTN1/20 requirements with measures undertaken to ensure connectivity through the site and upgrades to existing paths connecting the development to established cycling and walking networks, including traffic free routes.

18. Retaining, diverting and upgrading the public right of way along the eastern boundary PROW Bradford South 21 and 33 to a muti-use route for pedestrians and cyclists and creating a new footpath from Cow Close Lane to Wyke Lane, connecting onwards to Upper Wyke via Wilson Road, which is unadopted and will need to be brought up to standard.

19. Connections also available from the site via upgraded and new pedestrian and cycle routes. Safe and secure pedestrian and cycling routes should also be provided to Low Moor railway station.

Public Transport

20. Bus infrastructure should be provided along the spine road corridor, consisting of bus stops with clearways and shelters. A plan for servicing the site by bus will need to be agreed with Bradford Council and WYCA. Consideration will need to be given to a new bus service to the development

serving appropriate local destinations, or to enhancing and diverting the existing services, with a priority to connect to Low Moor Station.

21. Connections also available from the site via upgraded including and new pedestrian and cycle routes. Safe and secure pedestrian and cycling routes should also be provided to Low Moor railway station.

Travel Plan

22. Implementation of a travel plan with a comprehensive package of measures can be designed and implemented to maximise the awareness of sustainable travel options and to reduce the reliance of employees upon single occupancy private car use.

Environmental Protection

23. To address surface water flooding, flooding arising from fluvial sources and run off from new development there is a need to deliver a comprehensive sustainable urban drainage system which forms an integral part of the site design, landscaping and open space features.

24. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

25. Site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

26. The site is partly crossed by overhead or underground high voltage electricity transmission lines/cables and sufficient mitigation measures should be in place to alleviate any associated risks.

Natural and Historic Environment

27. Based upon habitats present and likely presence of protected and notable species a full ecology assessment and surveys should be undertaken as part of any planning application with appropriate mitigation measures applied within an agreed habitat framework.

28. Biodiversity Net Gain requirements are set out in Policy NE5 with strategic scale sites encouraged to exceed the statutory minimum requirement.

29. The statutory listed (grade 2) Cow Close Cottages former farmhouse is a prominent feature on the site and development should avoid causing unacceptable harm to the setting of the heritage asset through the siting of buildings and associated infrastructure.

Open Space and Green / Blue Infrastructure

30. Provide appropriate landscape buffers to the stream corridor, existing tree belts and site boundaries, including new hedgerow planting along the southern boundary and within the site to mitigate visual impacts.

31. Retain and enhance existing trees, and hedgerows along site boundaries and stream corridor, together with the creation of new woodland areas.

32. The retention and creation of ponds on site, and retention of wet ditches and watercourses in the site to provide suitable habitats for amphibians and would add visual and amenity interest for users.

Landscape

33. Commercial development on this site will contrast with the nearby residential properties and wider suburban type residential development and would need substantive screening to integrate. The existing woodland screening around the periphery of the site should be retained and enhanced, as should the route and associated vegetation of Stubbs Beck.

34. Sensitivity is higher in the north-east corner due to the presence of the Grade II Listed farmhouse. To mitigate the impacts on this and on walkers on the long-distance footpaths to the east, consideration should be given to incorporating a buffer within the eastern section of the site to minimise impacts on views from the PRoW. Further buffers would be needed to protect views from residential areas to the west and south. The sense of arrival into Wyke along the A58 would also need to be considered.

Green Belt

35. Site has been removed from the Green Belt and development of the site should be consistent with the framework.

36. Strengthen Green Belt permanence through new landscape features and substantial planting including woodland, with supporting vegetation to the east to provide a new defensible Green Belt Boundary and a belt of woodland and wood pasture between the residential properties to the west and units to the east to diversify habitat types and provide a filtering of views from the nearby housing.

Infrastructure and Delivery Requirements

37. The development of the site will be subject to a detailed package of infrastructure measures to mitigate the impact of the scheme and deliver sustainable development, which will include financial contributions in line with Policy ID1.

Evidence

Employment Needs Assessment Update (2026)
Bradford District Transport Assessment (2026)
Landscape Character SPD (2026)
Heritage Impact Assessment

Bradford South West

Introduction

The Local Plan settlement hierarchy identifies Bradford South West as one of for quadrant areas within the wider Regional City of Bradford. It is broadly defined by Thornton Road to the north, A641 Manchester Road / Huddersfield Road to the East and Green Belt land to the south and west. It covers an area of approximately 1,685 hectares and is predominantly residential in character, with strong connections to Bradford City Centre and commuter connections to Halifax, Huddersfield, Leeds, Manchester and London.

Bradford South West includes Great Horton and Royds wards, together with large parts of Wibsey, Little Horton, Clayton and Fairweather Green, and parts of Queensbury and City wards. The area encompasses a diverse range of neighbourhoods, broadly grouped around Great and Little Horton, Royds and Wibsey, including Buttershaw and Woodside, and Clayton and Clayton Heights.

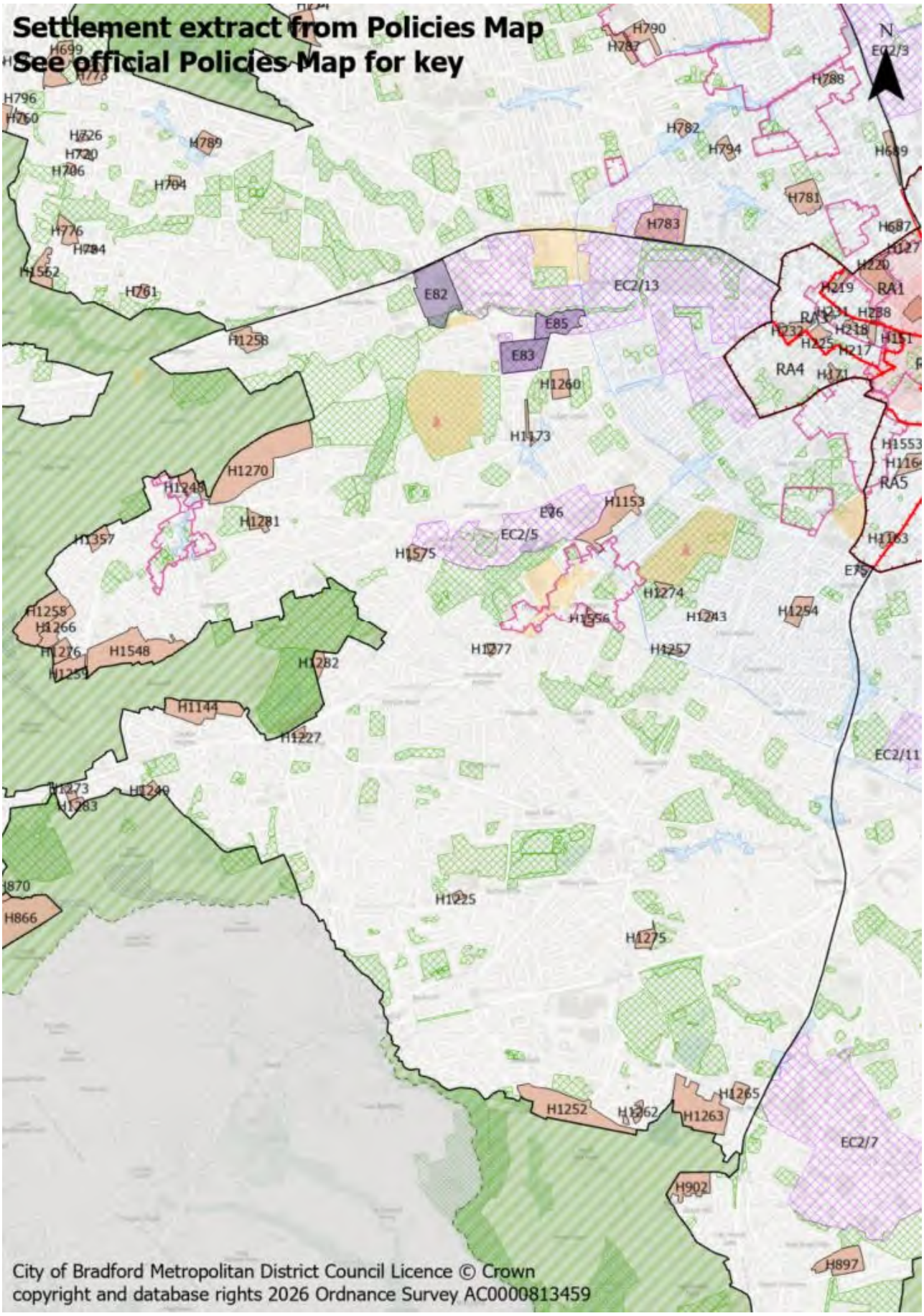
The sub-area is predominantly urban but varies considerably in character, from densely developed inner neighbourhoods and areas of traditional terraced housing closer to Bradford City Centre, through to established suburban neighbourhoods and post-war estates, to lower-density development adjoining the Green Belt and rural fringe in the south and west. Great Horton District Centre, together with a network of local centres, provides an important focus for shops, services and community facilities.

Bradford South West contains significant opportunities for housing-led regeneration and the reuse of brownfield land, alongside the need to improve the quality and choice of housing and support the renewal of existing neighbourhoods. Development will need to be supported by appropriate infrastructure and improvements to sustainable travel connections, whilst addressing the impacts of traffic and supporting access to employment, centres and services.

The area’s extensive network of green infrastructure is an important part of its character and includes Judy Woods, Horton Country Park and Horton Park, together with green and blue corridors such as Pinch Beck, Bull Greave Beck and Clayton Beck. Future development will need to protect and enhance these assets, biodiversity and open space networks, whilst responding sensitively to the relationship between the urban area, Green Belt and rural fringe.

POLICY BSW1 BRADFORD SOUTH WEST

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **Bradford South West is defined on the Policies Map and forms part of the Regional City. It will support the regeneration of existing communities and the delivery of new homes and investment, focused on creating healthy, sustainable and well-connected neighbourhoods. Development will make effective use of previously developed land, strengthen local services, improve sustainable transport and green infrastructure, and respond positively to the distinctive character of individual neighbourhoods and the area's relationship with the surrounding countryside.**

2. **Housing growth will focus on maximising opportunities for the reuse of previously developed and under-utilised land and buildings, together with appropriate development opportunities in urban fringe areas, including land released from the Green Belt, and new sites within the settlement boundary. A range of house types, sizes and tenures will be supported to broaden housing choice and meet the needs of different communities, including family, older people's and specialist housing. Development will support the regeneration of existing urban areas, including the economic, environmental, physical and social transformation of key areas such as Buttershaw and Woodside.**

3. **Local businesses and employment areas will continue to be supported, including the Employment Zones at Paradise Green and Thornton Road, and established employment areas around Legrams Lane, Beckside Road, Great Horton Road and Halifax Road. Investment will support business growth and diversification, strengthen Great Horton District Centre and the area's Local Centres, and improve connections between communities, employment, services and facilities.**

4. **Investment in community infrastructure will be supported to improve access to local services and facilities, particularly in neighbourhoods experiencing higher levels of deprivation. Opportunities will be supported to address identified deficiencies in open space provision, particularly natural and semi-natural greenspace, outdoor sports, parks and play provision, with priority given to areas of greatest need and poor accessibility.**

Meeting Growth Needs

5. **Housing development in the Bradford South West will deliver approximately 2,897 dwellings through a combination of sites within the urban area and land released from the Green Belt from sites under construction, with planning permission and new site allocations during the plan period, as set out in Table BSW 1.1**

6. **Table BSW1.1 – Bradford South West**

	Under Construction	Planning Permission	Site Allocations
Totals	260	107	2,530

7. **Deliver housing site allocations as shown on the Policies Map and the site proformas within section 5. Proposals for new homes within the settlement boundary on additional small sites outside of the town centre, including the redevelopment of previously developed land, will also be supported subject to meeting policies HO3 and DS3.**

8. **The Council will work with developers, infrastructure providers and other partners to support the coordinated delivery of housing growth across Bradford South West, ensuring that development is supported by the necessary infrastructure, services and facilities and is successfully integrated with existing communities. Delivery will also support wider regeneration objectives, including the continued transformation of Buttershaw and Woodside.**

Local Services and Facilities

9. **The Council will take a positive approach to retail growth and the vitality of Great Horton District Centre and the designated Local Centres, through enhancing their diverse range of retail, service and leisure uses and supporting the retention and improvement of other local services and facilities.**

10. **Development will protect and enhance existing open spaces and green and blue infrastructure, and improve their accessibility and connectivity. Opportunities will be taken to strengthen key green corridors, including Judy Woods, Horton Country Park and Horton Park, and blue corridors along Pinch Beck, Bull Greave Beck and Clayton Beck, providing improved ecological connections and routes for walking and cycling.**

11. **Development will support the protection and enhancement of existing sport and recreation facilities, and the provision of additional facilities where required to address identified deficiencies and improve community access.**

Landscape

12. **Development will maintain and enhance the landscape character and setting of Bradford South West, including its distinctive wooded valleys and slopes, and respect the transition between the urban area and the Green Belt and rural landscape to the south and west.**

Historic and Natural Environment

13. **Development will protect and enhance designated Local Wildlife Sites, priority habitats and other areas of biodiversity value within and adjoining Bradford South West, including Horton Country Park, Judy Woods, Railway Terrace and Raw Nook/Toad Holes Beck.**

14. **Development will conserve and, where appropriate, enhance the historic environment of Bradford South West, including the character and setting of the Little Horton, Little Horton Green, Great Horton and Clayoton Conservation Areas, Listed Buildings and non-designated heritage assets.**

15. **Residential development within the SPA/SAC Zone C (Recreational Pressure) will be required to mitigate any recreational pressure on the SPA/SAC arising from the development in accordance with the South Pennine Moors SPD and Policy EN3.**

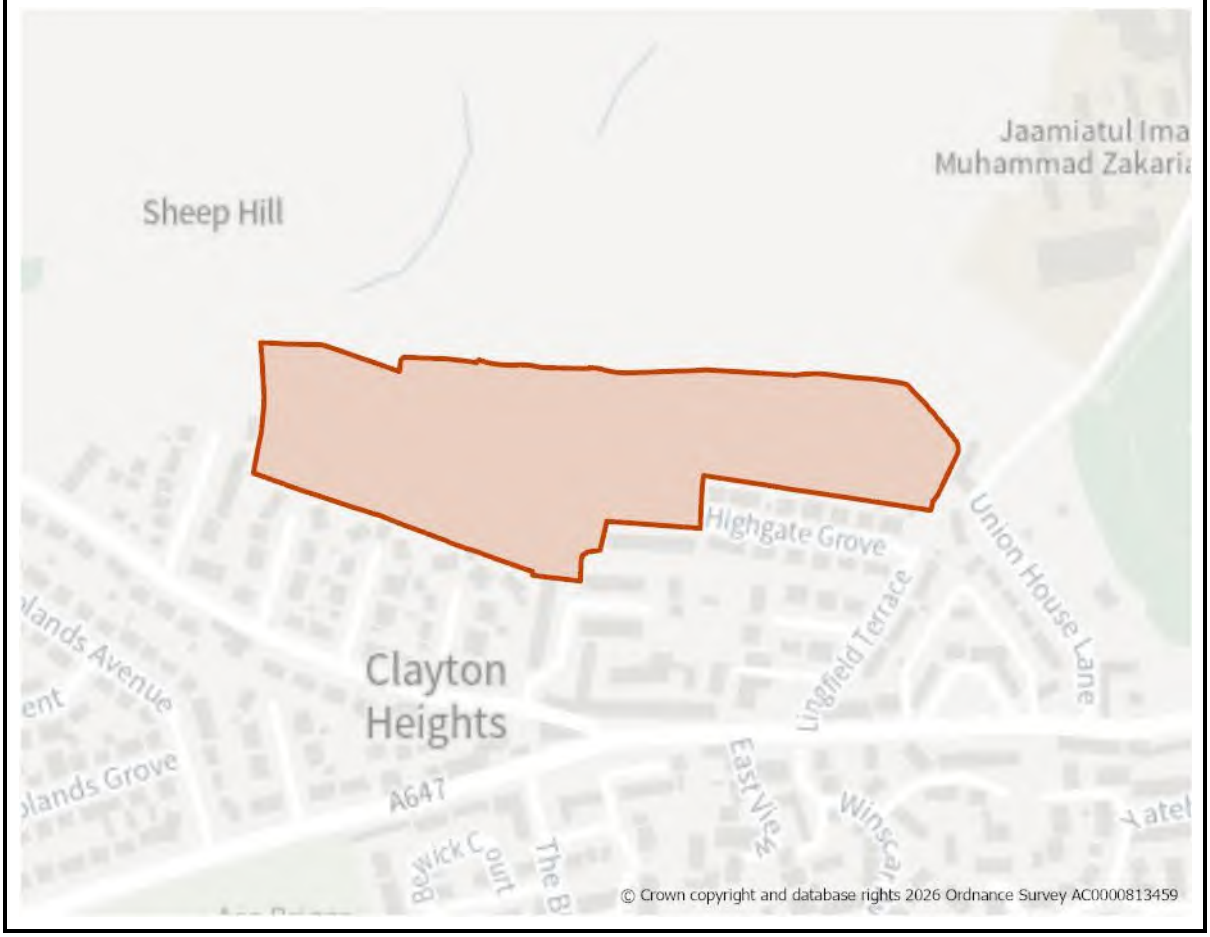
16. **Development in areas affected by former coal mining activity will be required to demonstrate that land stability and associated risks can be appropriately addressed. Development should also contribute to the protection and improvement of air quality, particularly in and around designated Air Quality Management Areas and other locations where air quality is a concern.**

Local Infrastructure

17. **Development should support improvements to public transport and active travel connections within and beyond Bradford South West, including, where relevant, along the Manchester Road, Great Horton Road and Thornton Road corridors and connections to Bradford City Centre and the wider area. Safe and attractive walking, wheeling and cycling routes will improve connections between residential neighbourhoods, local centres, employment areas, services and facilities.**

18. **Development will be expected to support the provision and improvement of community infrastructure required to meet the needs arising from growth, including education, healthcare and other local services and facilities.**

H1144: Highgate Grove, Clayton Heights

Site Boundary


Site Size (ha) Gross	4.47
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	117
Site Type	Greenfield
Ward	Queensbury
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10 years)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location, which has been released from the Green Belt.
2. Development should provide at least 117 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
3. The design and layout of any future development should respond positively to the green infrastructure within the site and the adjacent SPA/SAC, on-site flood risk constraints, and local heritage impacts.
4. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

5. Access to the site is via Lingfield Terrace and Highgate Grove. Development will be required to deliver necessary highway safety improvements at the junctions of Lingfield Terrace and Highgate Road and Highgate Close. This must include the incorporation of dropped footway crossings, implementation of adequate visibility splays, and consideration of road and footway widening, where appropriate.
6. The site is located within 400m of High Frequency Bus Network service bus stops providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network on Highgate Road.

Flooding, Water and Drainage

7. The site is within Flood Zone 1. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3. The site is in Zone C of the South Pennine Moors SPA/SAC 7km recreational pressure impact zone.
9. The site is located within a Wildlife Habitat Network (semi-rural grassland) and partially within a Bat Alert Area. The site is also identified in the LNRS with the preferred measure G1_M03: Restore and enhance existing species-rich grasslands. An Ecology Survey will likely be required at planning stage. Early engagement with the Council's Biodiversity Officer is recommended.
10. Ecological enhancements should be prioritised on-site, utilising the large open space buffer on the northern edge of the allocation to deliver meaningful habitat creation to meet BNG requirements.

11. The site is located within the setting of the Grade II Listed Jaamiatul Imaam Muhammad Zakaria School to the north east and Grade II Listed Buildings Highgate Mills, Highgate Road and Highgate Mill Farm, 18 Back Lane, to the south. There are a number of other Listed Buildings within the vicinity, together with a group of mid-19th century cottages at Nab End which would be considered non-designated heritage assets.
12. The design of any development proposal will need to respect the character and setting of designated and non-designated heritage assets, having regard for the semi-rural nature of the application site.
13. This site is within a Bat Alert Area. Any future development must be supported by a bat survey. The layout should retain an undeveloped, unlit green infrastructure buffer along the northern boundary to protect bat foraging routes and link to the adjacent habitat corridor. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

14. The site contains extensive areas of Made Ground with localised soil contamination and ground gas risks. A comprehensive Phase 2 Intrusive Site Investigation and Remediation Strategy will be required as part of any residential-led planning application. Development proposals must incorporate a robust remediation strategy and validated ground protection measures to ensure the site is safe for residential use.
15. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Highgate Road.

Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11 and satisfying the 'Golden Rules' criteria of the NPPF, having due regard to the requirement for new or enhanced publicly-accessible green space. The layout must preserve a substantial open green space buffer across the northern edge of the site to maintain strategic connectivity. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
17. The northern portion of the site lies within a Green Infrastructure Opportunity Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS), situated between two established Green Infrastructure Corridors. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
18. The site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues, such as flood mitigation and urban cooling.
19. The design and layout of any development should ensure due consideration is given to the site's Green Infrastructure connectivity and enhancement.

Landscape

20. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1). The Council's Landscape

Sensitivity Assessment identifies the site as having medium sensitivity to change, owing to its elevated location and sloping landform, with high visual exposure from the north.

21. Development layout must be designed to minimise visual impacts when viewed from further afield, particularly from the north. The layout must concentrate the built footprint against the urban edge and preserve the northern edge of the site as an open space green buffer, incorporating high-quality planting and boundary landscaping.
22. Tree planting would also be considered an appropriate way to integrate development into the landscape, as part of a high-quality landscaping strategy which ensures the surrounding landscape is protected.
23. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Green Belt (and Golden Rules

24. This site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

25. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

26. The site benefits from outline planning permission for the construction of residential development (25/03438/MAO) granted in February 2026. Whilst the outline permission does not specify the number of dwellings, the approved plans indicate a development of approx. 60 dwellings, which has been used as the indicative site capacity. Development of the site should take place in accordance with the outline planning permission and any subsequent reserved matters approval.

H1153: Cannon Mills, Cannon Mill Lane, Great Horton

Site Boundary

Site Size (ha) Gross	4.99
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	187
Site Type	PDL
Ward	City
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is a large PDL site comprising a 3/4 storey grade II listed mill and extensive sloping and level surfaces.
2. The site is allocated for residential development. Development should provide at least 187 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
3. Any scheme would need to retain and convert the mill and sensitively incorporate development around the site, maintaining the setting of the listed buildings. A Landscape and Visual Impact Assessment will need to be carried out.
4. A sensitive design and layout will be required taking into consideration the heritage asset and the sloping nature of the site. This should include appropriate landscaping in line with Policy DS2 and on site open space.

Site Access, Highways and Transport

5. Site access is via Cannon Mill Lane from Beckside Road. This should be designed to respond to the sites contours and to the satisfaction of the Councils Highways Officers

Flooding, Water and Drainage

6. The site is in Flood Zone 1. There is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The site abuts the Great Horton conservation area to the southern corner.
8. Cannon Mill is a Grade II Listed Building as are the nearby terraced properties to the south east of the site. A Heritage Impact Assessment has been undertaken on this site. Full regard to be given to retention of the heritage assets and their sympathetic conversion. This must be the primary objective but the regeneration of the wider site will support the viability of this. Development of the site to embody the objectives of enhancing the sustainability of the assets and enhancing their settings through appropriate design and landscaping.
9. Development of the proposed site should strive to have an impact of Less than substantial harm of an acceptable level with the potential to improve the setting of the listed building and support its regeneration.

Environmental Protection

10. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Great Horton Road.
11. Site is partially within a Development Low Risk Area for coal mining , indicating that it contains one or more recorded former related features at surface or

shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

12. Site majority of the site to the east is within 150m and 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of an application.

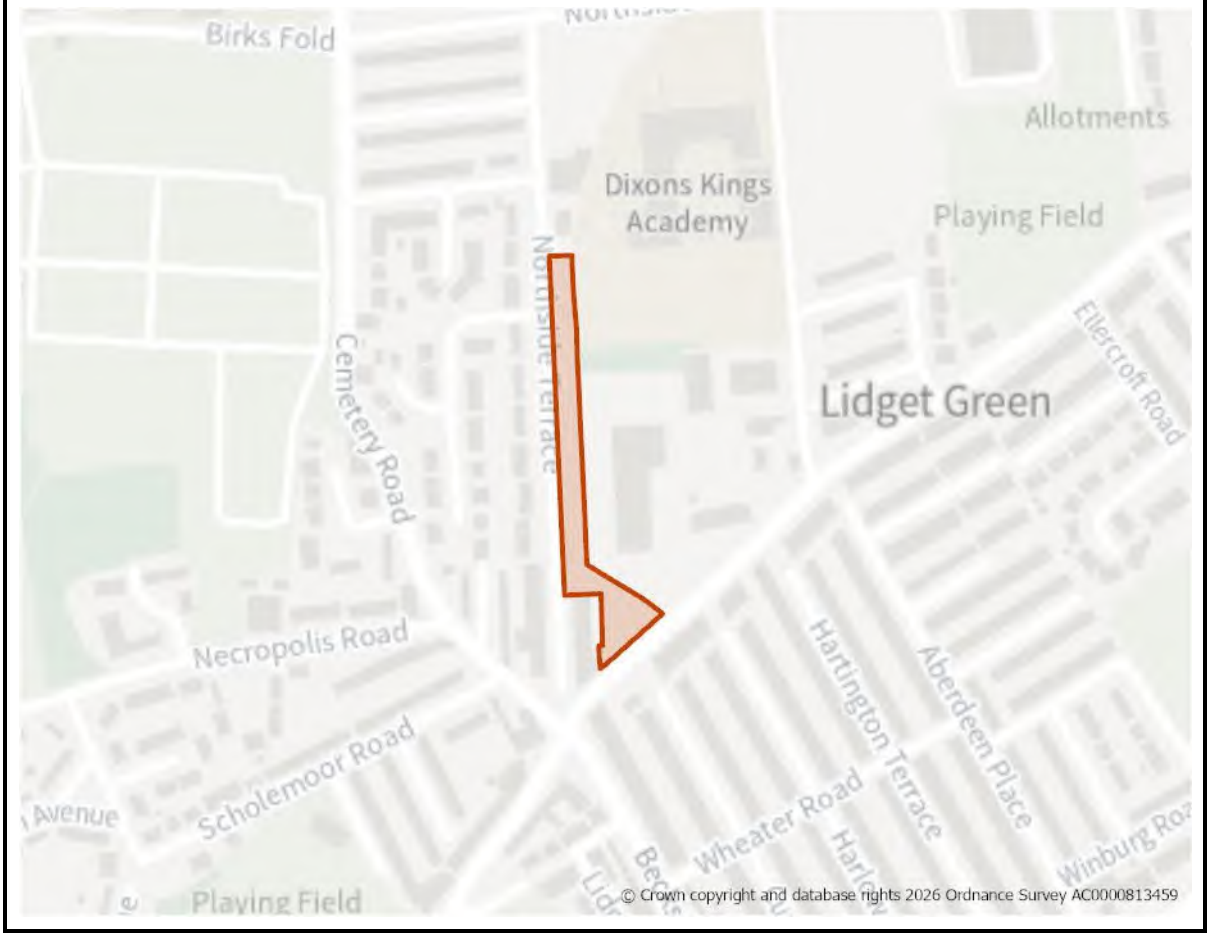
Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11.
14. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1173: Legrams Lane, Lidget Green

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is a parcel of greenfield land within an urban area predominantly comprising residential and commercial uses.
2. The site is allocated for residential development. Development should provide a minimum of 15 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. The site is open and fronts Legrams Lane and Northside Terrace. Legrams Lane is a main arterial road intersecting with the A6177 Bradford Outer Ring Road. New access would lead to Northside Terrace where there are footways and street lighting; dropped footway crossings will be required and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. High Frequency Bus Network service bus stops are located immediately adjacent to the site, providing direct access to Bradford City Centre and Shipley. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1. There is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site is within the setting of a number of Grade II Listed Buildings: Coach House 226 Legrams Lane to the east, and a row of terraces 2-24 Club Street to the west. There are also numerous other Grade II Listed Buildings within the vicinity.
7. The design of any development proposal will need to respect the character and setting of nearby heritage assets.

Environmental Protection

8. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Legrams Lane and at the junction with Cemetery Road.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

10. The northern portion of the site lies within a strategic Green Infrastructure Corridor. The entire site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues, such as flood mitigation and urban cooling.
11. The layout of any future development should integrate the green infrastructure corridor into its design framework, ensuring that boundary treatments protect existing urban wildlife connectivity and foraging lines, supported by a site-specific ecological assessment.
12. On-site enhancements should be prioritised to strengthen the Green Infrastructure network, utilising landscape margins and sustainable design features to meet BNG targets.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1225: Reevy Road west/The Crescent, Buttershaw

Site Boundary

Site Size (ha) Gross	0.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	40
Site Type	PDL
Ward	Royds
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site is open land constituting PDL. The site was home to the form Beacon Hotel and has since been cleared. The surrounding area is predominantly residential, with community and educational facilities.
2. The site is allocated for residential development. Development should provide a minimum of 40 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 40 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. The site is open and is located on the junction of Reevy Road West and The Crescent. Access to the site would be feasible from The Crescent, subject to the achievement of acceptable gradients, and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. High Frequency Bus Network service bus stops are located immediately adjacent to the site, providing direct access to Bradford City Centre and Shipley. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1. There is a risk of groundwater flooding to subsurface assets, though surface manifestation of groundwater is unlikely. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. A Bat Alert Area is located 120m north. There are no other natural environment designations to consider.
7. There are no designated heritage assets within the vicinity to consider. The design of any development proposal will need to respect the character of the area.

Environmental Protection

8. There is a potential legacy mine entry shaft located at the south-eastern corner of the site. Whilst the site is within a low-risk area for former coal mining activity, any future planning application will still require the submission of a detailed Coal Mining Risk Assessment to establish and mitigate for any issues relating to the site's former use.
9. The site was developed as a public house/hotel in the late 1960s/1970s, which has recently been demolished and the materials used to create a bund in the west of the site. Any planning application will need to be accompanied by an intrusive investigation detailed report, Hazardous Ground Gas Risk Assessment and Contamination Remediation Statement.

10. Buttershaw Business and Enterprise Collage and The Ridge Medical Practice are sensitive air quality receptors nearby to the site. Any future planning application will need to be accompanied by a site-specific construction dust management plan.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
12. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

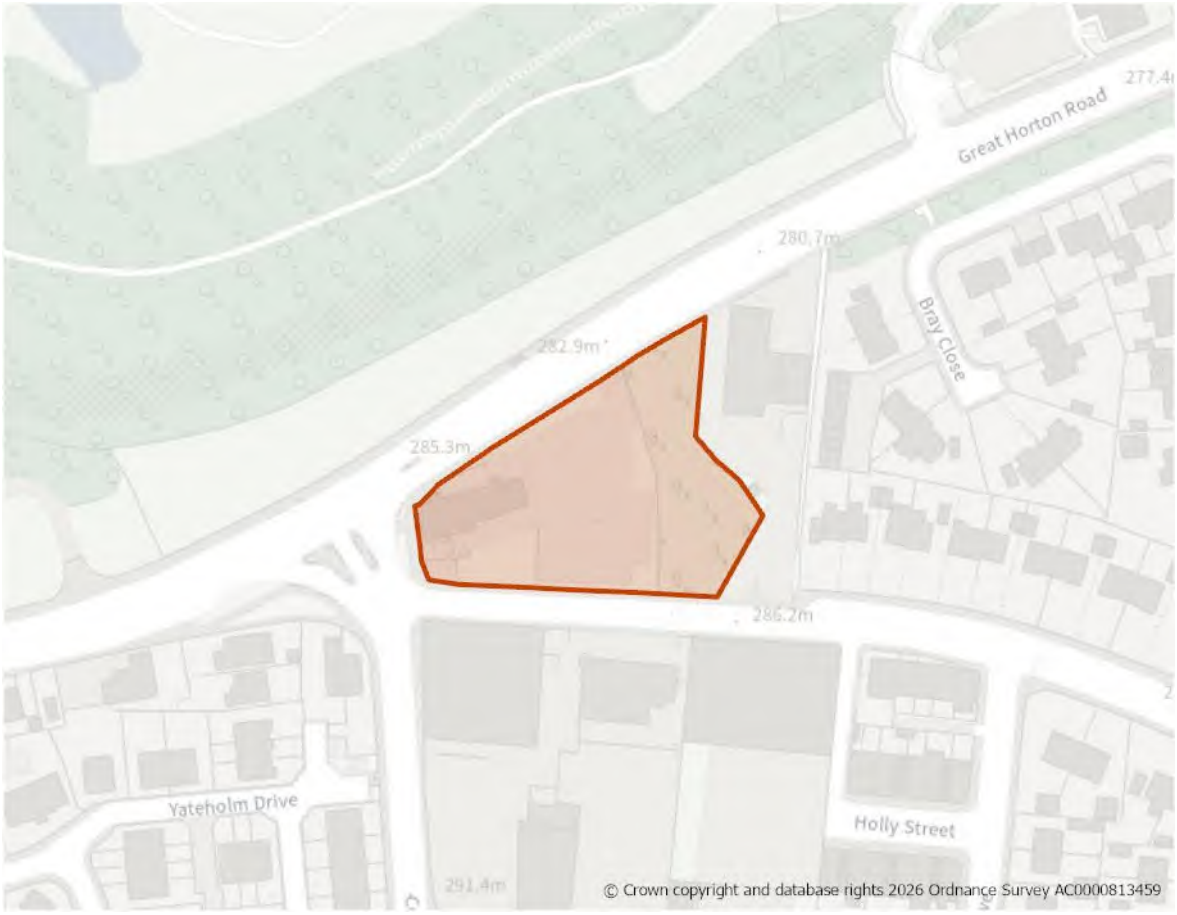
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. A detailed planning application is currently pending for this site for construction of a part-3-part-4 storey residential development comprising of 40 apartments with parking and landscaping, which may be determined before the Local Plan is adopted.

H1227: Former Hare and Hounds pub, Great Horton Road, Horton Bank Top

Site Boundary


Site Size (ha) Gross	0.40
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	14
Site Type	PDL
Ward	Royds
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is PDL comprising the former Hare and Hounds public house – now demolished and the site cleared. The surrounding area is a mix of predominantly residential and industrial/commercial, with Horton Bank Country Park directly opposite.
2. The site is allocated for residential development. Development should provide a minimum of 20 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. Any development scheme should ensure the long-term viability of the on-site Listed Building.

Site Access, Highways and Transport

4. The site is located at the junction with the A647 Great Horton Road/Highgate Road, Beacon Road and Cooper Lane. Vehicular access to the on-site car park is via Great Horton Road, with pedestrian access from Cooper Lane, where there are two-stage puffin crossings across the busy intersection.
5. High Frequency Bus Network service bus stops are located immediately adjacent to the site, providing direct access to Bradford City Centre, Shipley and Halifax. Development will be required to optimise pedestrian connectivity to the network.
6. The nearest bus stop on Great Horton Road is located partly across the vehicular access to the site. Repositioning the bus stop has previously been considered and discounted as unfeasible.
7. Any development will require the delivery of necessary highway safety improvements at the junction, including implementation of adequate visibility splays, installation of a yellow junction box at the vehicular access point, installation of a pedestrian traffic island to the east of the vehicular entrance, a right turn land in the middle of the carriageway for vehicles travelling from the west, and the implementation of parking restrictions along Great Hortn Road.
8. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.

Flooding, Water and Drainage

9. The site is in Flood Zone 1. There is a risk of groundwater flooding to subsurface assets, though surface manifestation of groundwater is unlikely. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

10. The site is located in Zone C of the South Pennine Moors SPA/SAC 7km recreational pressure impact zone. It is situated within a designated Bat Alert Area and lies directly adjacent to Horton Bank Country Park (15m to the north, which is an identified Local Wildlife Site and Woodland Habitat Network (comprising deciduous woodland).

11. Development must ensure that on-site amenity space includes ecological enhancements to deliver meaningful habitat creation to meet BNG requirements. The site is located within a bat alert area. Planning applications must be accompanied by a bat survey, and the final development layout should incorporate integrated bat boxes and features to provide long-term habitat enhancements.
12. Due to the physical separation caused by the main road to the north, development layout must prioritise a robust perimeter landscaping scheme. Proposals must retain high-quality boundary trees where practicable and deploy new, targeted perimeter tree planting to soften the street-frontage transition towards Horton Bank Country Park.
13. The former Hare and Hounds building is a Grade II Listed Building. The site is also within the setting of the Grade II Listed Two Portals to Mill at Mercon House on the Great Horton Industrial Estate to the south.
14. There are opportunities to extend the rear of the Hare and Hounds, although all works must be designed in a way which maintains the legibility of the designated asset, including exploring all feasible ways of improving and enhancing the significance of the building. The design of any development proposal as a will need to respect the character and setting of on-site and nearby heritage assets, as well as the character of the area.

Environmental Protection

15. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Highgate Road and at the junction with Great Horton Road.

Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

Landscape

17. The site's eastern section comprises a thicket of mature trees and undergrowth. Any future development should be accompanied by a high-quality landscaping scheme, which seeks to improve the visual amenities of the site and retain as many trees as practicable. Where the loss of trees is unavoidable, on-site planting of new trees of an appropriate species and location will be required.
18. In the event that development requires the removal of shrubs/undergrowth on site, the proposed landscaping design will need to account for any loss of ecological value as part of meeting the mandatory BNG target, as well as the visual amenities of the site.
19. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

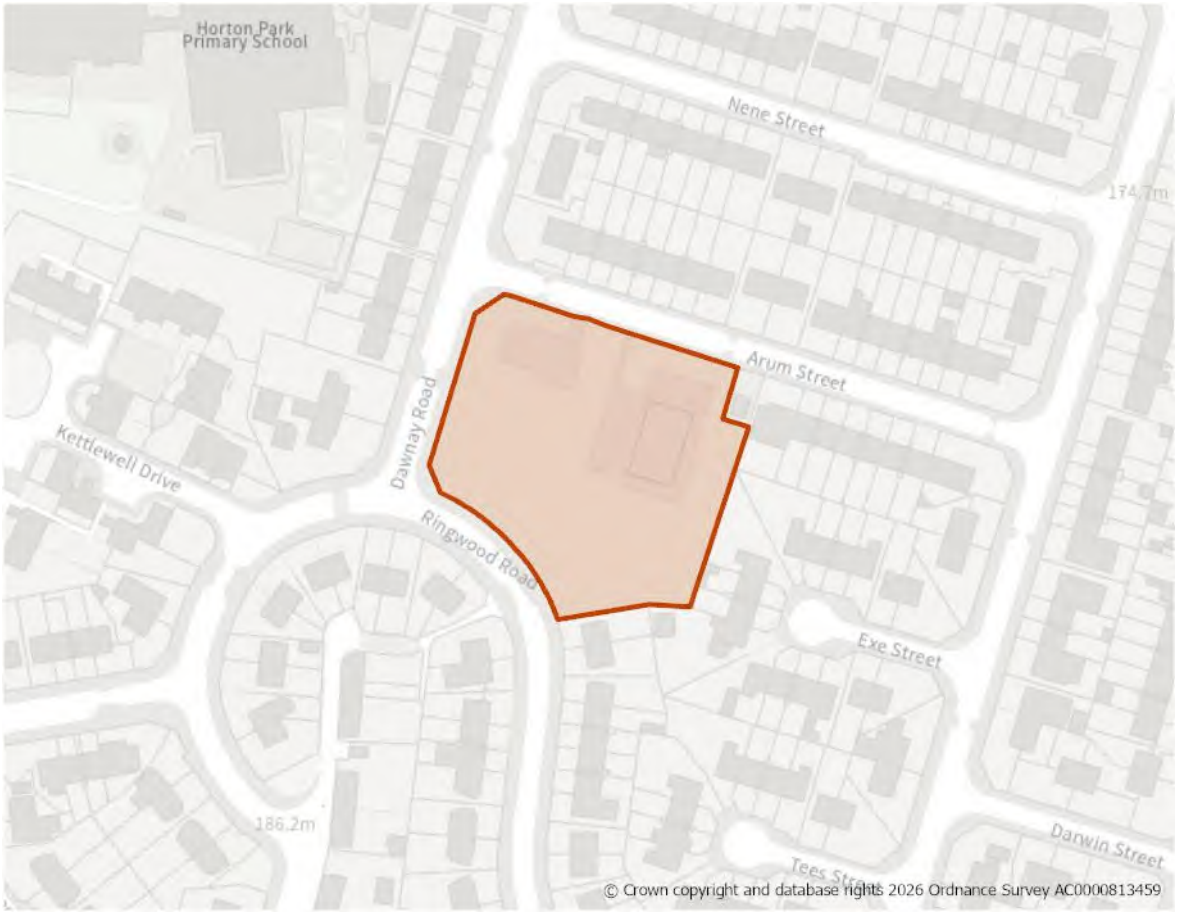
Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

21. It is noted that the site has planning permission for a convenience retail store and separate commercial unit, with associated access, parking and landscaping (25/03007/FUL) granted in October 2025. Notwithstanding this, the site has been assessed and identified as being suitable for a residential-led development.

H1243: Canterbury Youth Centre, Dawnay Road, Little Horton

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	PDL
Ward	Little Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site is PDL and comprises the former - now demolished - community centre, open grassed area, and MUGA.
2. The site is allocated for residential development. Development should provide a minimum of 22 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph, in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. Any future housing layout must position dwellings away from the south-eastern corner to ensure adequate separation distances from the substation and include a high-quality landscaping scheme which screens views and considers connectivity to the adjacent Green Infrastructure Corridor.

Site Access, Highways and Transport

4. The site is located at the junction with Ringwood Road/Dawnay Road and Dawnay Road/Arum Street. There is no existing vehicular access; pedestrian access is via Arum Road.
5. New vehicular access to the site will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
6. The site is located within 400m of High Frequency Bus Network service bus stops providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network

Flooding, Water and Drainage

7. The site is in Flood Zone 1. There is a risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

8. The site does not sit within any natural environment designations but is within 20m of a Bat Alert Area to the north-west. Any future layout must incorporate sensitive design and boundary treatments to prevent negative edge-effects and support wider ecological connectivity, as part of BNG commitments.
9. The southern tip of the site is within the setting of a Grade II terrace to the south on Quaker Lane. The design of any development proposal as a will need to respect the character and setting of nearby heritage assets, as well as the character of the area.

Environmental Protection

10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
11. An operational substation is located at the north-eastern corner of the site. Any future housing layout must position dwellings away from the south-eastern

corner to ensure adequate separation distances, to safeguard future residents from any localised noise or visual intrusion.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
13. The site currently includes a MUGA within an area of existing open space. Given identified deficiencies in play and recreation provision in the surrounding area, development should eek to retain and integrate the MUGA within the scheme. Where retention is demonstrated not to be feasible, appropriate replacement provision should be made in an accessible location serving the local community, in line with Policy NE2 and the standard set out in Appendix 11.
14. The site is located within 55m of a Green Infrastructure Corridor to the west. It is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.
15. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

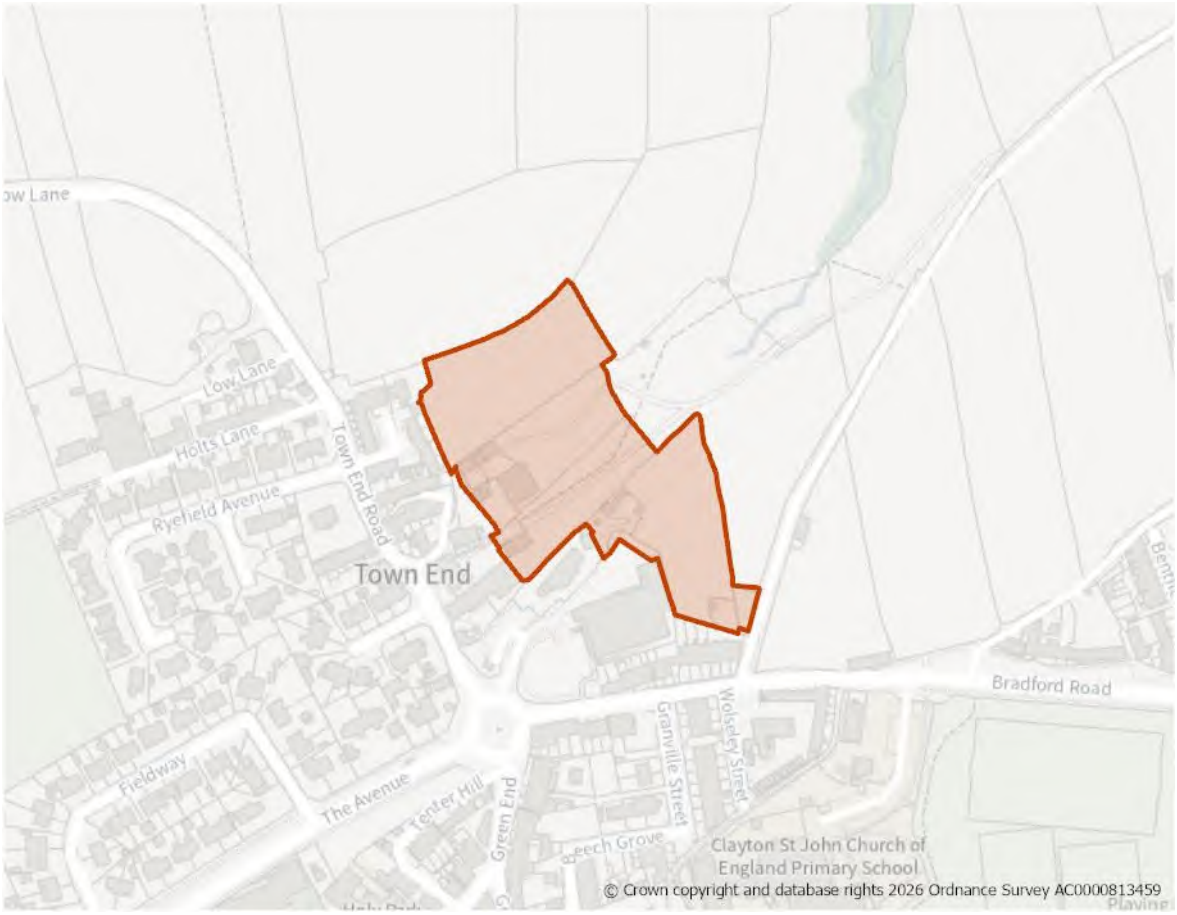
Landscape

16. Any future development must incorporate a robust, dense boundary planting buffer to screen the adjacent substation. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1248: Back Fold, Clayton

Site Boundary


Site Size (ha) Gross	1.56
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	49
Site Type	Mixed
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. Development should provide a minimum of 49 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph, in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. Development should be of an appropriate and sympathetic scale and design, incorporating substantial landscaped buffer, and preserving, where possible, views into the Conservation Area and outwards towards the wider countryside. Design and layout should respond positively to the green infrastructure within the site, the adjacent SPA/SAC, and on-site flood risk constraints.
4. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

5. The site would require a new access point, which would likely be via Deep Lane/Bradford Road. Access to the site is dependent on third-party land parcels and must be comprehensively secured and delivered via the adjoining site H1270 (Land off Buckingham Crescent), connecting the site to the wider strategic highway network.
6. High Frequency Bus Network services are located within 400m of the site, connecting Clayton with Bradford City Centre.
7. Any development would require the delivery of necessary highway safety and connectivity improvements, including the implementation of high-quality pedestrian and cycle linkages to ensure full permeability, the establishment of safe and adequate visibility splays at egress points, and the delivery of direct pedestrian routing from the site to nearby transit stops.
8. Early engagement with the Council's transport and highways team, as well as the developers of the adjoining site, is recommended to understand and mitigate against transport implications, and to ensure a coordinated infrastructure delivery strategy for the development of the site.

Flooding, Water and Drainage

9. The site is in Flood Zone 1. There is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. The central area of the site is subject to surface water risk. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

10. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

11. The site directly adjoins Clayton Conservation Area to the west and is within the setting of a high number of Grade II Listed Buildings along its western and southern edge. The Council's Heritage Impact Assessment advises that limited development of this site may be considered acceptable if the key existing open space is retained.
12. Development should be of a low density and carefully designed to minimise adverse impacts on the Clayton Conservation Area and associated Listed Buildings.
13. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

14. The site is partly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

15. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
16. The majority of the site is within the Pitty and Clayton Beck Green Infrastructure Corridor and is within a Bat Alert Area. The layout of any future development must retain an undeveloped, unlit green infrastructure buffer to protect bat foraging routes, and link to the existing habitat corridor. Ecological enhancements should be prioritised on-site, utilising and retain the key, existing open space buffer on the northern edge of the allocation to deliver meaningful habitat creation to meet BNG requirements.
17. The site is partially within an area of medium provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.

Landscape

18. The site is located within the Clayton Urban Edge Wooded Valleys and Slopes Landscape Character area/type (E1). The Council's Landscape Sensitivity Assessment has assessed the site as having an overall medium sensitivity to change. The eastern half of the site, where the historic field pattern has been lost to previous land use, is less sensitive to change.
19. A comprehensive Landscape Impact Assessment must accompany any planning application. The site layout, building heights and material palettes must demonstrate how they mitigate visual impacts on the Clayton Urban Edge Wooded Valleys and Slopes landscape character area, responding directly to its baseline medium sensitivity to change. Development should be focused within the eastern half of the site allocation, noting too the Green Belt designation in the eastern-most portion of the site, whose openness must be retained. The layout of any development must actively protect, reinforce or mirror any surviving historic field patterns across the remaining, more sensitive tranches of the site.

20. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

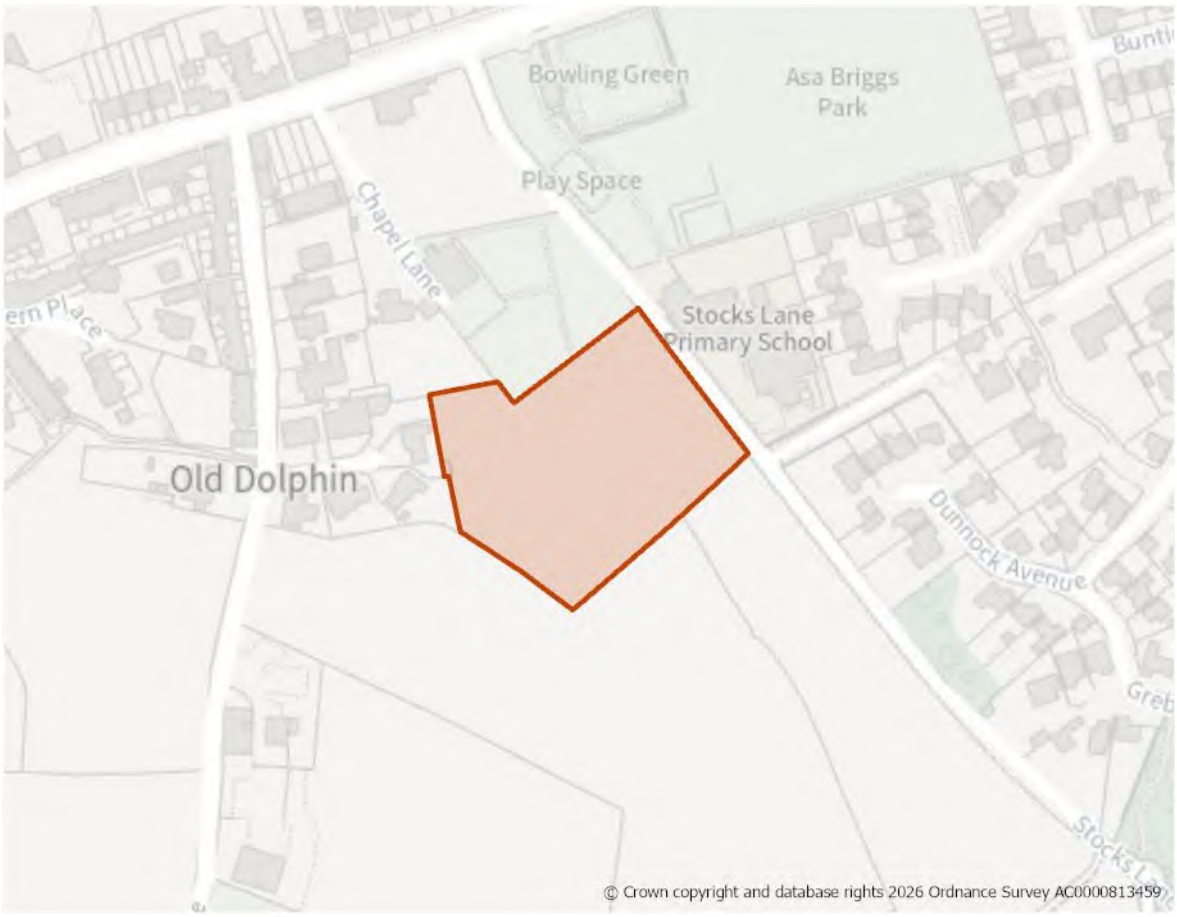
Green Belt

21. The eastern-most portion of the site is designated Green Belt. Development should be redirected from this section of the site and demonstrate that the openness of the on-site and adjacent Green Belt is protected.

Infrastructure Requirements

22. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1249: Stocks Lane, Old Dolphin, Clayton Heights

Site Boundary


Site Size (ha) Gross	0.83
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	26
Site Type	Greenfield
Ward	Queensbury
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. Development should provide a minimum of 26 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph, in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. The site is located on Stocks Lane, directly opposite Stocks Lane Primary School. The nearest High Frequency Bus Network service bus stop is located on Highgate Road/Cooper Lane, providing direct access to Bradford City Centre and Halifax.
5. Vehicular access to the site must be achieved via Stocks Lane. The proximity of the school will require sensitive transport planning. Any layout design will require a full Transport Assessment to determine safe access parameters, including Swept Path Analysis to demonstrate that emergency and refuse vehicles can safely turn and pass. Development will be required to deliver necessary highway safety and active travel improvements, including adequate visibility splays, traffic calming, and safe walking routes to the school and nearest available bus stop on Highgate Road/Cooper Lane.
6. Early engagement with the Council's transport and highways team and the school is recommended, to understand and mitigate against transport implications for development of the site.

Flooding, Water and Drainage

7. The site is in Flood Zone 1. There is a risk of flooding to subsurface assets in the eastern section of the site but surface manifestation of groundwater is unlikely. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is in a Bat Alert Area. An Ecology Survey will be required at planning stage. Early engagement with the Council's Biodiversity Officer is recommended.
10. There are no heritage assets on-site or within the immediate vicinity to consider. The design of any development proposal will need to respect the character of the area.

Environmental Protection

11. The site is within a bat alert area. Any future application must be supported by a bat survey, and demonstrate consideration of foraging routes, exploring links to the adjacent Green Infrastructure Network to the west.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
13. The site is located within 70m of a Green Infrastructure Network to the west. Ecological records indicate the site contains a mix of acid, calcareous, neutral and improved grassland. The site layout of any future development must demonstrate how it protects the nearby Green Infrastructure Network from adverse impacts, maintains ecological connectivity, and fulfils statutory BNG obligations through targeted habitat preservation, and where possible, enhancement.
14. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.
15. The site is identified in the LNRS with the preferred measure B2_M04: Significantly boost the quality of existing blue and green habitat corridors and stepping stones within urban spaces to attract different native plants and animals, and more of them. It is recommended that development incrementally boosts biodiversity in urban communal areas by replacing hedgerows with native mixed varieties and creating and incorporating freshwater ponds.

Landscape

16. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character Area/Type (E1) and is designated as Mixed Upland Pasture. Any development, layout, building heights and material choices will need to be sensitively designed to respect the open, rural characteristics of this upland pasture setting. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance st out in the Council's Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

17. This site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1252: Fenwick Drive, Woodside

Site Boundary

Site Size (ha) Gross	7.53
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	198
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is non-designated greenfield land in an edge-of-settlement location. Development should provide a minimum of 198 dwelling as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. Access to the site is currently via Royds Hall Lane, which intersects the site. Any new access required would need to be agreed with the Councils Highways Officers.
3. The site is located within 400m of High Frequency Bus Network service bus stops providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network on Highgate Road.

Flooding, Water and Drainage

4. The site is in Flood Zone 1. Some isolated parts of the site are subject to a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

5. The western edge of the site is within the 25m buffer zone of North Brow Wood ancient protected woodland, and directly adjoins Judy Woods, a Local Wildlife Site of deciduous woodland. Development will need to demonstrate that the integrity of the woodland is protected and further planting of native species will be required to strengthen this boundary. There is also a tree subject to a TPO on the northern boundary, which will require protection.
6. Much of the site is within a Bat Alert Area. Any future application must be supported by a bat survey, and demonstrate consideration of foraging routes, exploring links to the existing habitat site to the west.
7. Ecological records indicate the site contains a mix of acid, calcareous, neutral and improved grassland. The site layout of any future development must demonstrate how it protects the nearby green habitat networks from adverse impacts, maintains ecological connectivity, and fulfils statutory BNG obligations through targeted habitat preservation, and where possible, enhancement.
8. Grade II* Listed Royds Hall Farm House and associated buildings lie approx.100m to the south. The design of any development proposal will need to respect the character and setting of designated heritage assets, having regard for the semi-rural nature of the application site.

Environmental Protection

9. The site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface

or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
11. The site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues, such as flood mitigation and urban cooling.

Landscape

12. The site is located within the Urban Edge Wooded Valleys and Slopes Landscape Character Area/Type (H4). Council's Landscape Sensitivity Assessment indicates that the site has an overall medium sensitivity to change.
13. A comprehensive Landscape Impact Assessment must accompany any planning application. Development should be low density of an appropriate and sensitive design that positively integrates and soften the existing settlement edge. Tree planting on boundaries of the site and throughout the site would provide a visual and ecological connection to existing woodland. Focusing development on the lower slopes or less prominent parts of the site would minimize the impact on wider views across the valley.
14. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

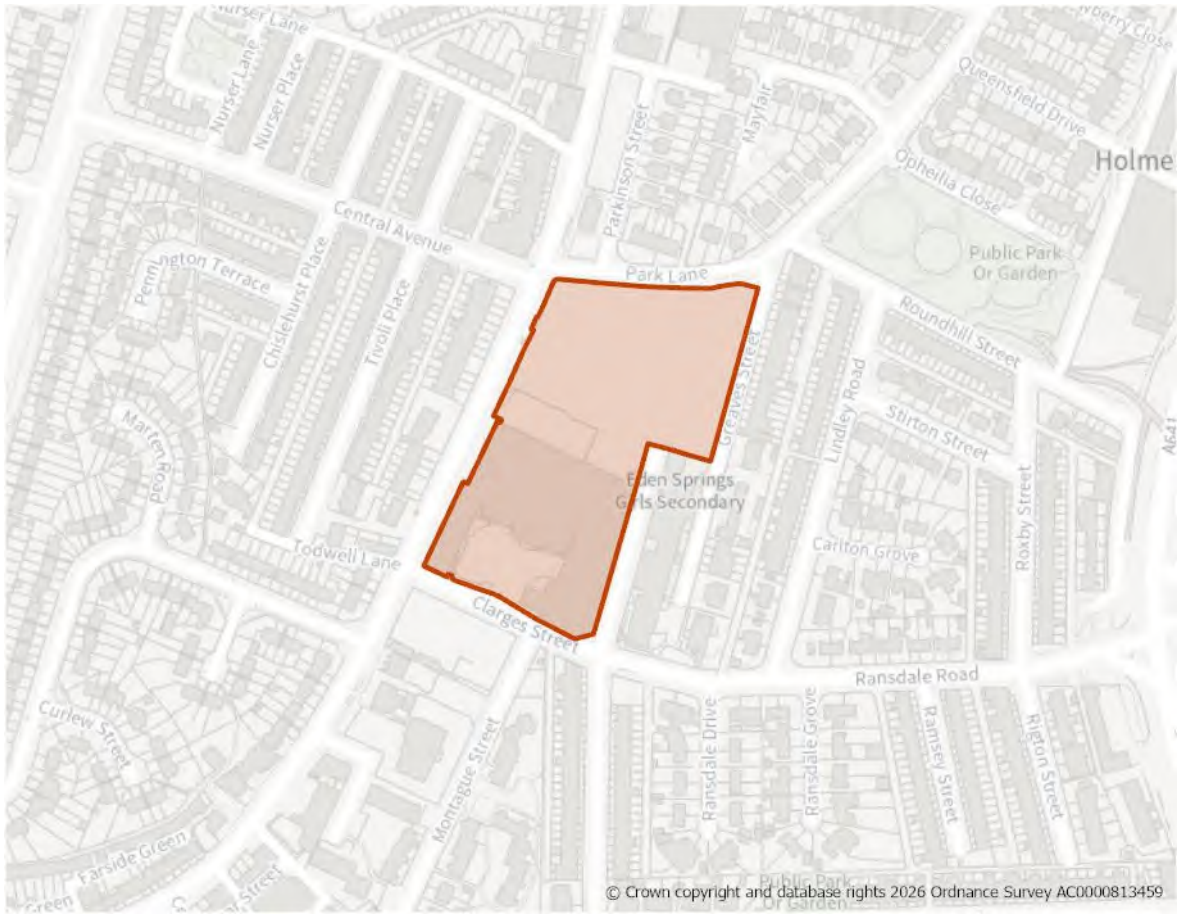
Other Constraints

15. The site is crossed from north-west to south-east by overhead high voltage electricity transmission line. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design. Overhead powerlines will need to be rerouted below ground.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1254: Briggella Mills/Little Horton Lane, Little Horton

Site Boundary


Site Size (ha) Gross	1.79
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	483
Site Type	Mixed
Ward	Little Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is in an urban location and consists of Brigella Mills and open land to the north.
2. Development should provide a minimum of 483 dwelling as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 300 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. Site access is currently via Clarges Street. Direct mitigation will be needed to manage conflicts with the drop-off/pick-up activity associated with the immediately adjacent Eden Springs Secondary School and Mosque on Dorset Street. Early engagement with the Council's transport and highways team and the school is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is within close proximity to High Frequency Bus Network service bus stops, providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network on Highgate Road.

Flooding, Water and Drainage

5. The north eastern section of the site is at risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. Ecological records indicate that the northern portion of the site comprises fen, marsh and swamp habitat. Development layout must actively seek to retain and protect the highest-value wetland features where feasible, and fulfil statutory BNG obligations through targeted habitat preservation, and where possible, enhancement.
7. The site is identified in the LNRS with the preferred measure B3_M02: The enhancement (rather than replacement) of existing habitats on some areas of brownfield so they become high-quality, diverse, wildlife-rich spaces or urban parks (taking site allocations into account). This will help species that rely on brownfield habitats, such as the dingy skipper. Development design should allow significant areas to develop naturally; depending on how permeable the site is, this will also help to control water during excess rainfall.
8. The Council's Heritage Impact Assessment identified the on-site buildings comprising Briggella Mills as having clear heritage merit. Development is expected to retain and convert the buildings for residential uses, ensuring that any scheme retains the key architectural features and industrial character of the original mill complex.
9. The design of any development proposal will need to respect the character and setting of non-designated heritage assets and have regard to the character of the area.

Environmental Protection

10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
11. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Little Horton Lane.

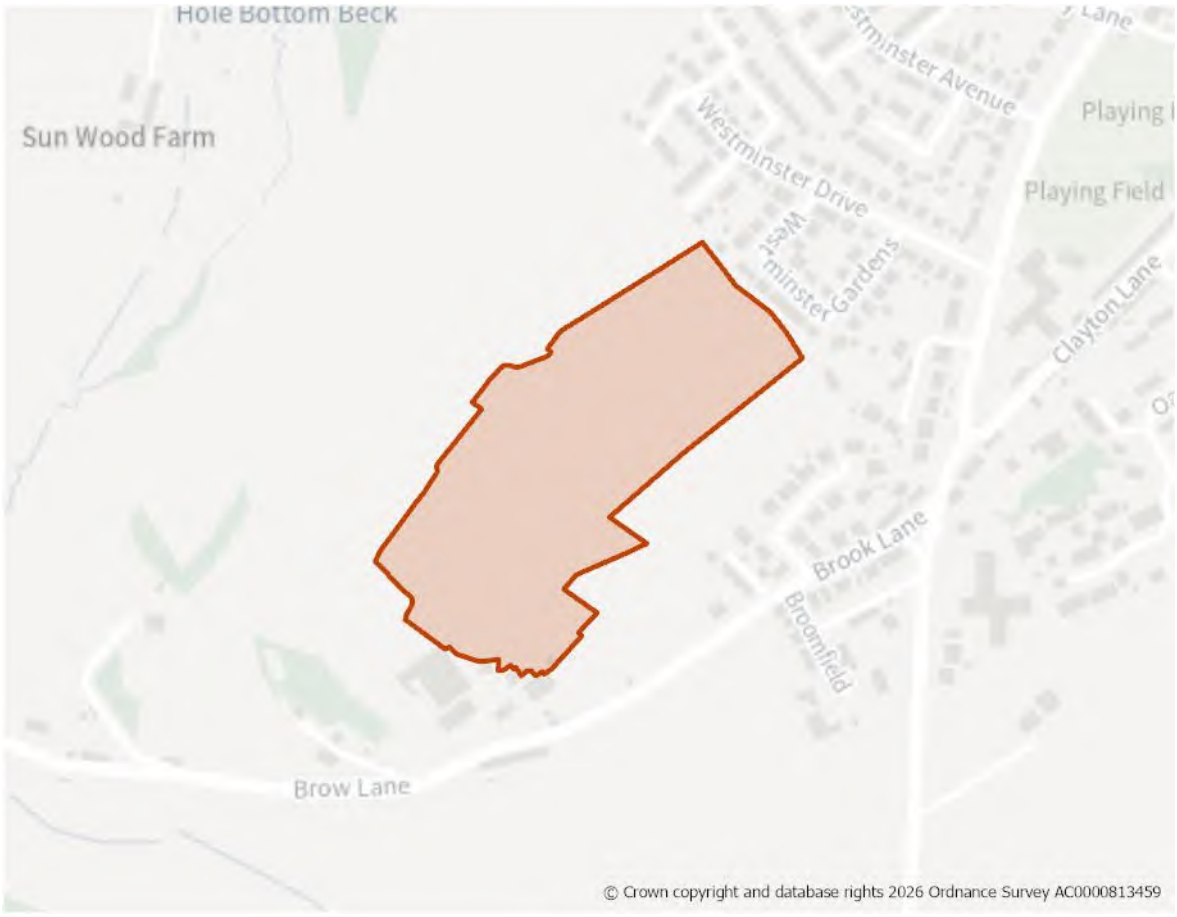
Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
13. The site is within a green and blue infrastructure focus area. Development must actively contribute to the connectivity, quality and biodiversity of the surrounding urban ecosystem loop. Proposals will be required to incorporate space-efficient urban greening measures, including street tree planting along the street frontages to enhance the local canopy cover.
14. The site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues, such as flood mitigation and urban cooling.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1255: Fall Top Farm, Brook Lane, Clayton

Site Boundary


Site Size (ha) Gross	5.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	137
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. The site is allocated for residential-led development and should provide a minimum of 137 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. T This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. There is currently no direct access to the site, which will need to be resolved, but could be provided through adjacent undeveloped land. Access provision would need to be agreed with the Councils Highways Officers and early engagement is recommended.
4. The site is within close proximity to High Frequency Network bus stops on Thornton Road linking Thornton to Bradford City Centre. Development will be required to optimise pedestrian connectivity to the network on Thornton Road.

Flooding, Water and Drainage

5. Across the site there is a risk of groundwater flooding to both surface and subsurface assets, and the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

7. There are a number of Listed Buildings within the wider vicinity. The design of any development proposal will need to respect the character and setting of designated and non-designated heritage assets, having regard to the semi-rural nature of the application site.

Environmental Protection

8. The site partly contains a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space must be provided in line with Policy NE2, having regard to the standards set out Appendix 11, and satisfying the ‘Golden Rules’ criteria of the NPPF, having due regard to the requirement for new or enhanced publicly-accessible green space. The Open Space Assessment indicates that in Bradford

South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

10. The site forms part of the Great Northern Trail and Shibden Green Infrastructure Corridor borders a designated Grassland Habitat Network to the west/south and lies directly adjacent to a regionally significant Wetland Habitat Network corridor running along the southern boundary. Ecological records indicate the site contains a mix of acid, calcareous, neutral and improved grassland.
11. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.
12. The design and layout of any development should ensure due consideration is given to the site's Green Infrastructure connectivity and enhancement, and fulfils statutory BNG obligations through targeted habitat preservation, and where possible, enhancement.

Landscape

13. The site is located within the Thornton Mixed Upland Pasture Character Area/Type (E1). The Council's Landscape Sensitivity Assessment identifies that the site has an overall medium sensitivity to change but contains contrasting sensitivity across the site. Much of the interior of the site is of lower sensitivity, but the exposed north-western boundary is highly sensitive due to its elevation, exposure and visibility. Development should be pulled back from the north-western edge and restricted to the lower, well-screened parts of the site to avoid significant visual impacts.
14. A comprehensive Landscape Impact Assessment must accompany any planning application. Development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

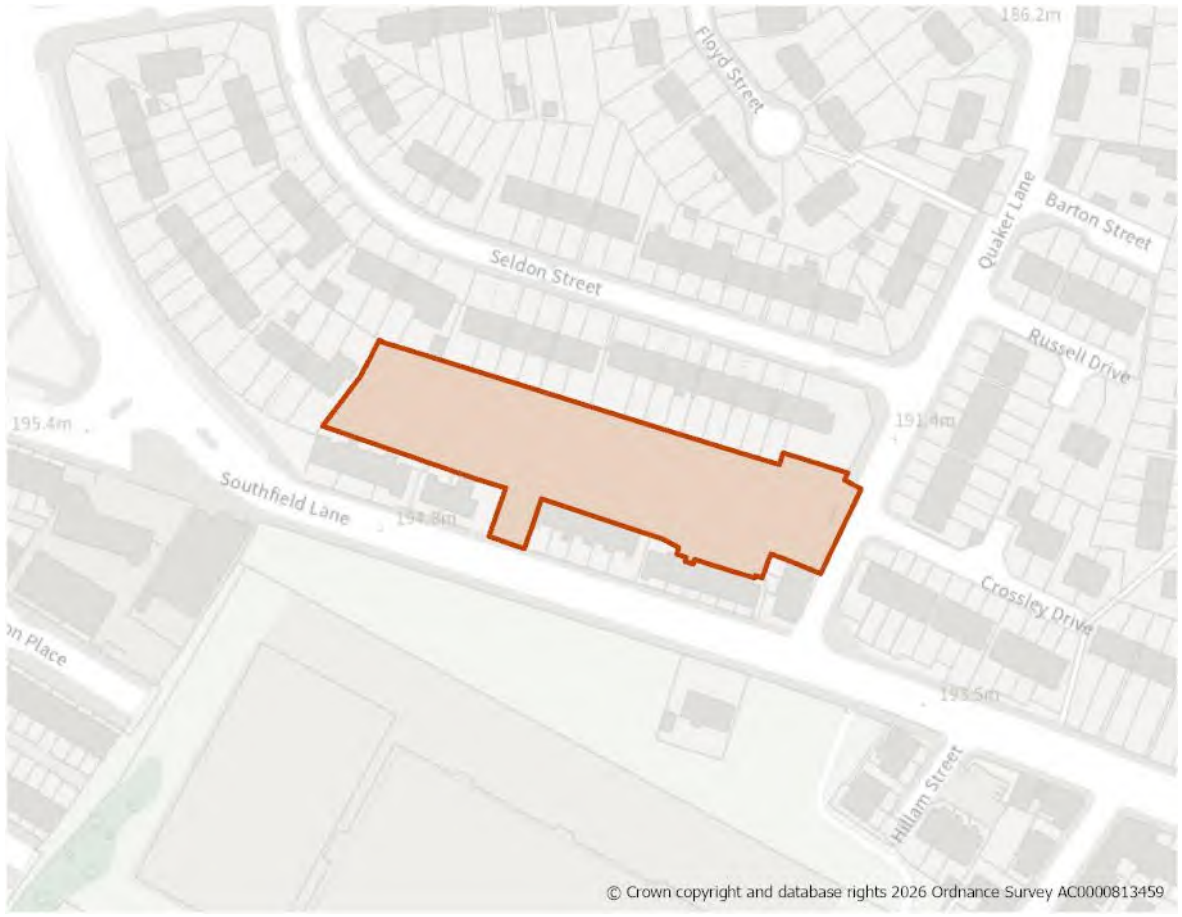
Green Belt (and Golden Rules)

15. The site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1257: Quaker Lane, Southfield Lane, Little Horton

Site Boundary


Site Size (ha) Gross	0.39
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	14
Site Type	Greenfield
Ward	Little Horton
Settlement	Bradford South West
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site comprises a vacant infill plot within an urban residential area.
2. The site is allocated for residential development. Development should provide a minimum of 14 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. Access is heavily constrained by the existing site frontage onto Quaker Lane, which is currently unmade and lacks a continuous, formal pedestrian footpath. Access improvements will be required including the incorporation of dropped footway crossings, implementation of adequate visibility splays, and of footway widening, where appropriate. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400 meters of a High Frequency Bus Network via the main Southfield Lane corridor, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1 and is not considered to be at risk of groundwater or surface flooding. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. Please refer to Open Space and Green/Blue Infrastructure section below.
7. The design and layout of any development should ensure due consideration is given to the character of the area.

Environmental Protection

8. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
10. The site is within a Green Infrastructure Corridor and Green and Blue Infrastructure Focus Area. Development must protect, enhance, and integrate with the network of multifunctional green and blue infrastructure layers, and will be required to incorporate space-efficient urban greening measures into the site design framework.
11. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be

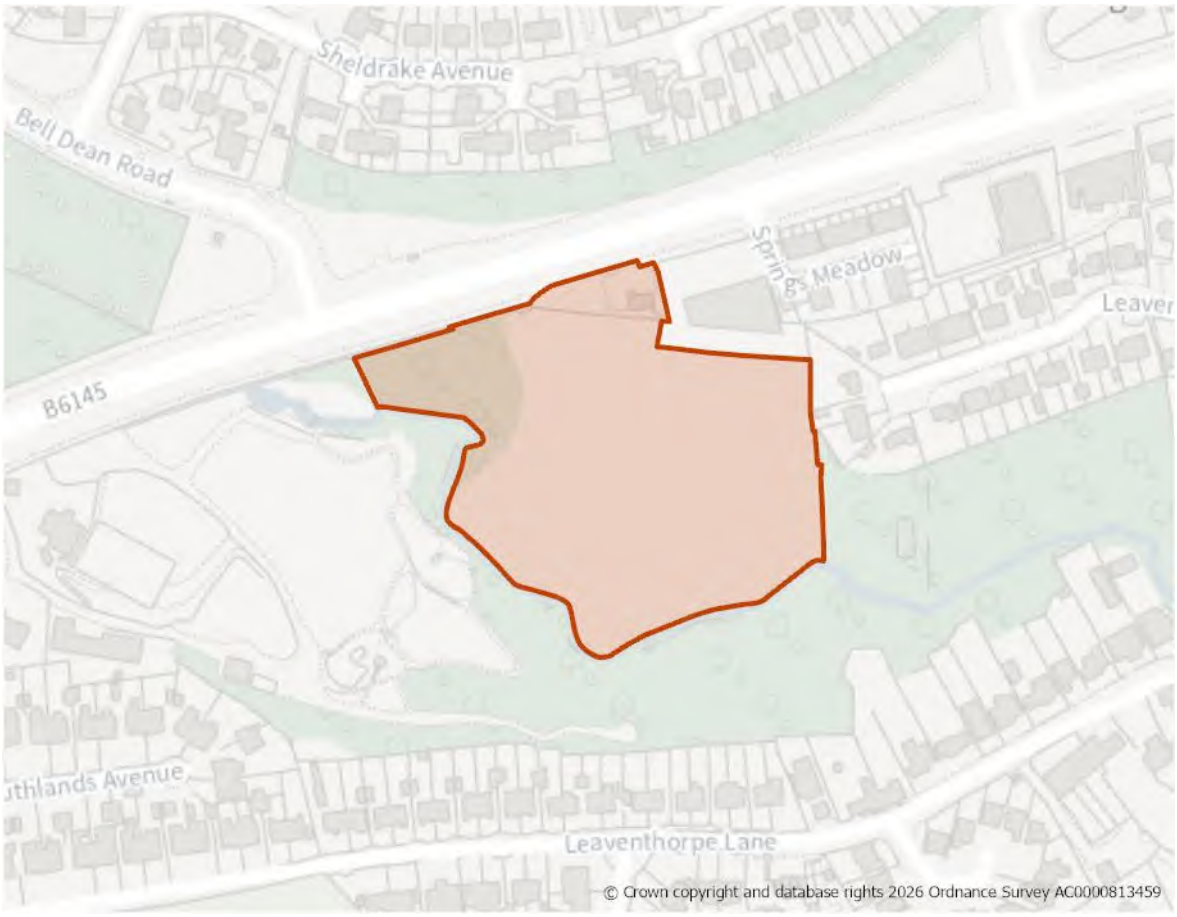
consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

12. The site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues, such as flood mitigation and urban cooling.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1258: Thornton Road, Leaventhorpe

Site Boundary


Site Size (ha) Gross	1.38
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site comprises an urban fringe greenfield site within an urban residential area.
2. The site is allocated for residential development. Development should provide a minimum of 43 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 30 dph in line with Policy HO3. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. Vehicular access is currently restricted by the lack of direct road frontage. A safe, adoptable site access junction configuration must be delivered onto Thornton Road, including the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400 meters of a High Frequency Bus Network via the main Southfield Lane corridor, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1 though is bounded by Pitty Beck and is at a high risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site is identified in the LNRS with the preferred measure B4_M02. This requires the creation and maintenance of biodiverse-rich habitats along existing and new highways, cycleways and other transport infrastructure (lines of resilient urban trees, buffer strips of successional scrubland, grassland, heathland, wetlands with open mosaic habitats, sustainable urban drainage systems, nature-rich roundabouts, pollinator corridors, hedgerows alongside paths.) The use of native, locally appropriate species is recommended and development should aim to make a real contribution to habitats through maximising area and quality, taking account too of air quality, noise buffering, surface run-off management, accessibility and public safety.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The design and layout of any development should ensure due consideration is given to the character of the area.

Environmental Protection

9. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Thornton Road.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
11. The site comprises semi-improved pasture and is located within a Green Infrastructure Network and Wildlife Habitat Network. Development must protect, enhance, and integrate with the network of multifunctional green and blue infrastructure layers, and will be required to incorporate space-efficient urban greening measures into the site design framework.
12. The boundary interfaces with the Pitty Beck watercourse, which supports UK BAP Notable fish species, and adjoins a Priority Habitats deciduous woodland. A mandatory minimum 30m undeveloped structural landscape buffer zone must be maintained from the brink of Pitty Beck to shield the aquatic ecosystem from domestic edge effects.
13. The site is identified as being within an area of medium provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor and Wild Habitat Network.

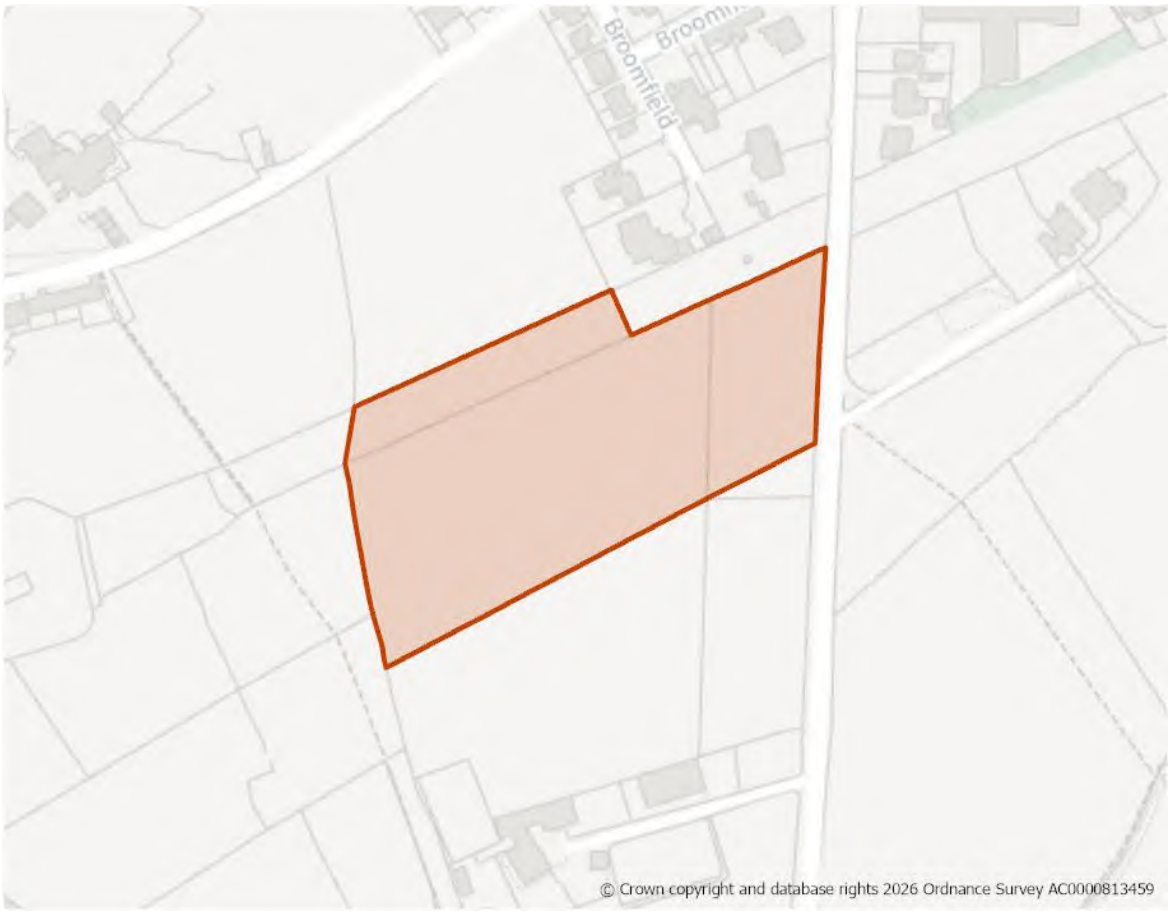
Landscape

14. The western section of the site contains an established cluster of non-protected mature trees associated with the Pitty Beck riparian corridor. The layout of any future development must ensure the full retention and protection of the woodland grouping, ensuring no residential plots encroach upon the established tree roots or long-term canopy spread.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1259: East of Baldwin Lane, Clayton

Site Boundary


Site Size (ha) Gross	1.72
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	54
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. The site is allocated for residential-led development and should provide a minimum of 54 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement as well as its proximity to agricultural uses. This should include appropriate landscaping and seeking to avoid areas that are at risk of surface water flooding.

Site Access, Highways and Transport

4. New site access junction configuration must be delivered onto Baldwin Lane, including the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
5. The site is situated within 400m of a High Frequency Bus Network via Baldwin Lane, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

6. The site is at risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The northern section of the site consists of semi-improved neutral grassland and forms part of an identified Habitat Network. An Ecology Survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. Part of the site is identified in the LNRS with the preferred measure G1_M03 'Significantly increase the number of trees and woodlands in urban areas for the long term'. This recommended the planting and maintenance of resilient species that are good for nature, particularly in areas where there is less or no existing canopy cover. Development should optimise the creation of 'stepping stones' and 'corridors' to link habitats. Where people use an area in different ways, the focus should be on wider edges and margins, as well as copses, to recognise and increase the value (social, cultural, recreational) of open spaces for communities.
9. The design and layout of any development should ensure due consideration is given to the character of the area.

Environmental Protection

10. The site is partly within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

11. Open space must be provided in line with Policy NE2, having regard to the standards set out Appendix 11 and recommendations of the LNRS, and satisfying the 'Golden Rules' criteria of the NPPF, having due regard to the requirement for new or enhanced publicly-accessible green space. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
12. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.
13. The site lies within a Green Infrastructure Opportunity Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS), situated between two established Green Infrastructure Corridors. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

14. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1). The Council's Landscape Sensitivity Assessment identifies the site as having an overall medium sensitivity to change, though being of contrasting sensitivity across the site. Whilst much of the interior of the site is of lower sensitivity, the exposed north-western boundary is highly sensitive due to its elevation, exposure and visibility. Development should be pulled back from the north-western edge and restricted to the lower, well-screened parts of the site to avoid significant visual impacts.
15. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

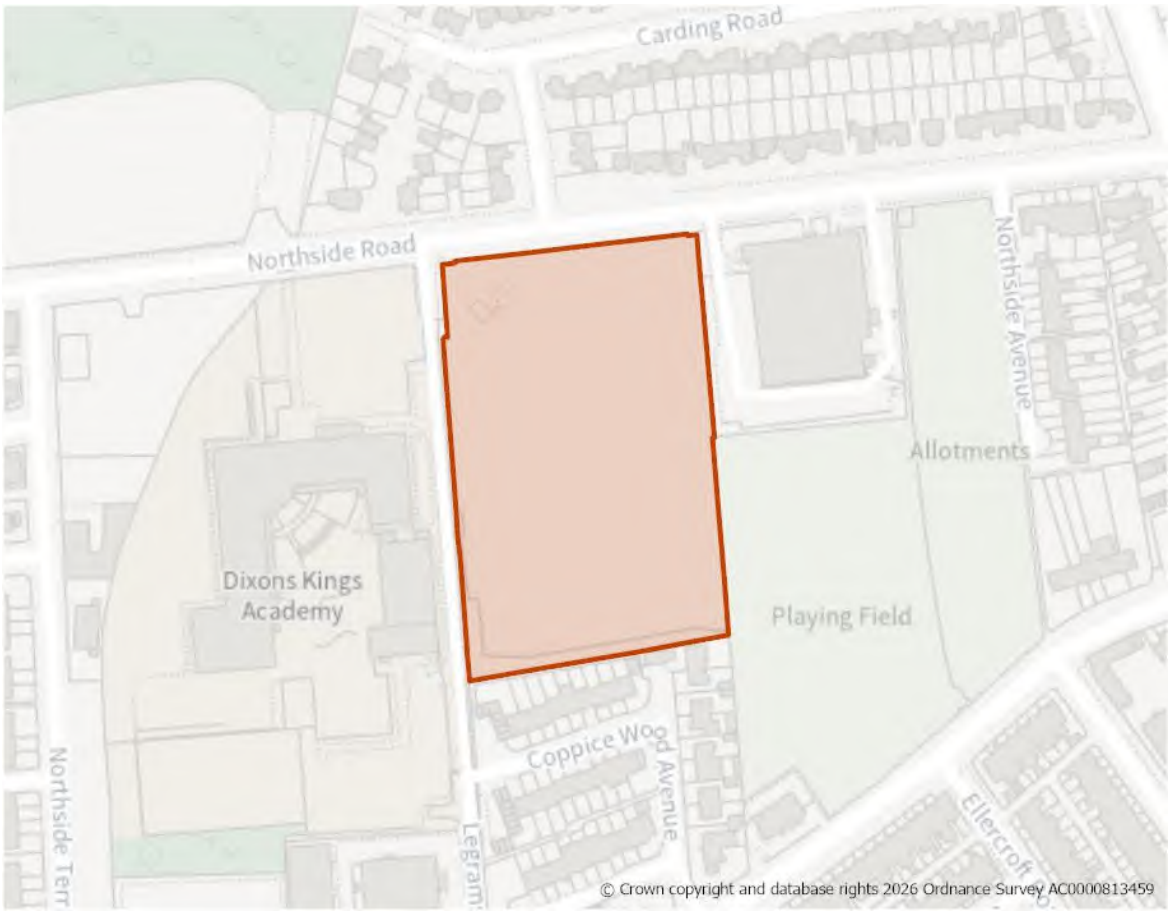
Green Belt (and Golden Rules)

16. The Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1260: Northside Road, Lidget Green

Site Boundary


Site Size (ha) Gross	1.70
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	55
Site Type	Greenfield
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 55 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 55 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

1. New site access must be delivered from Northside Road, including the incorporation of dropped footway crossings and implementation of adequate visibility splays. Development will need to demonstrate that access and servicing arrangements will not have an adverse impact on the operations of the adjacent Ambulance Station. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
2. The site is situated within 400m of a High Frequency Bus Network via Northside, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

2. The site is in Flood Zone 1 though is at is a high risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

3. The site is an identified Habitat Network, consisting of semi-improved grassland. An Ecology Survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. The design and layout of any development should ensure due consideration is given to the character of the area.

Environmental Protection

5. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality on the nearby NO2 30+ corridor at the junction of Legrams Lane, Ingleby Road and Horton Grance Road.

Open Space and Green / Blue Infrastructure

6. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
7. The entire site is situated within a Green Infrastructure Corridor, with the south western section of the site located within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on

carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

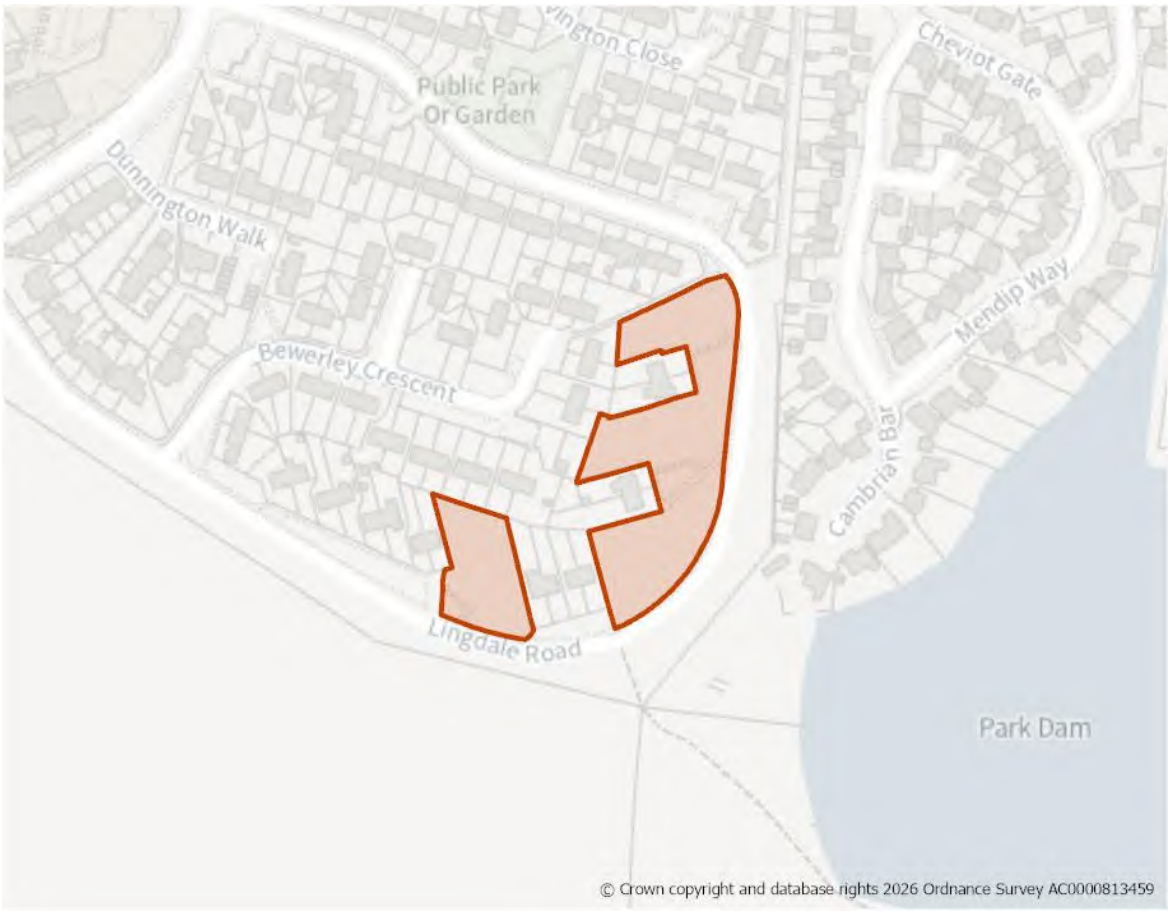
Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

1. The site benefits from planning permission for 55 dwellings and new access from Northside Road (24/04257/MAF) granted in June 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H1262: Lingdale Road, Woodside

Site Boundary


Site Size (ha) Gross	0.61
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South West
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land which adjoins the residential housing estate of Woodside.
2. Development should provide at least 19 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing and an appropriate mix of dwellings (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

3. New site access will likely be required from Lingdale Road, and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.
5. Access and construction arrangements should give due consideration to a TPO tree located in the rear garden of no. 22 Delf Hill Close immediately north of the site.

Flooding, Water and Drainage

6. The site is in Flood Zone 1. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The site is within a Bat Alert Area. An Ecology Survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. The design and layout of any development should ensure due consideration is given to the character of the area.

Environmental Protection

9. The site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

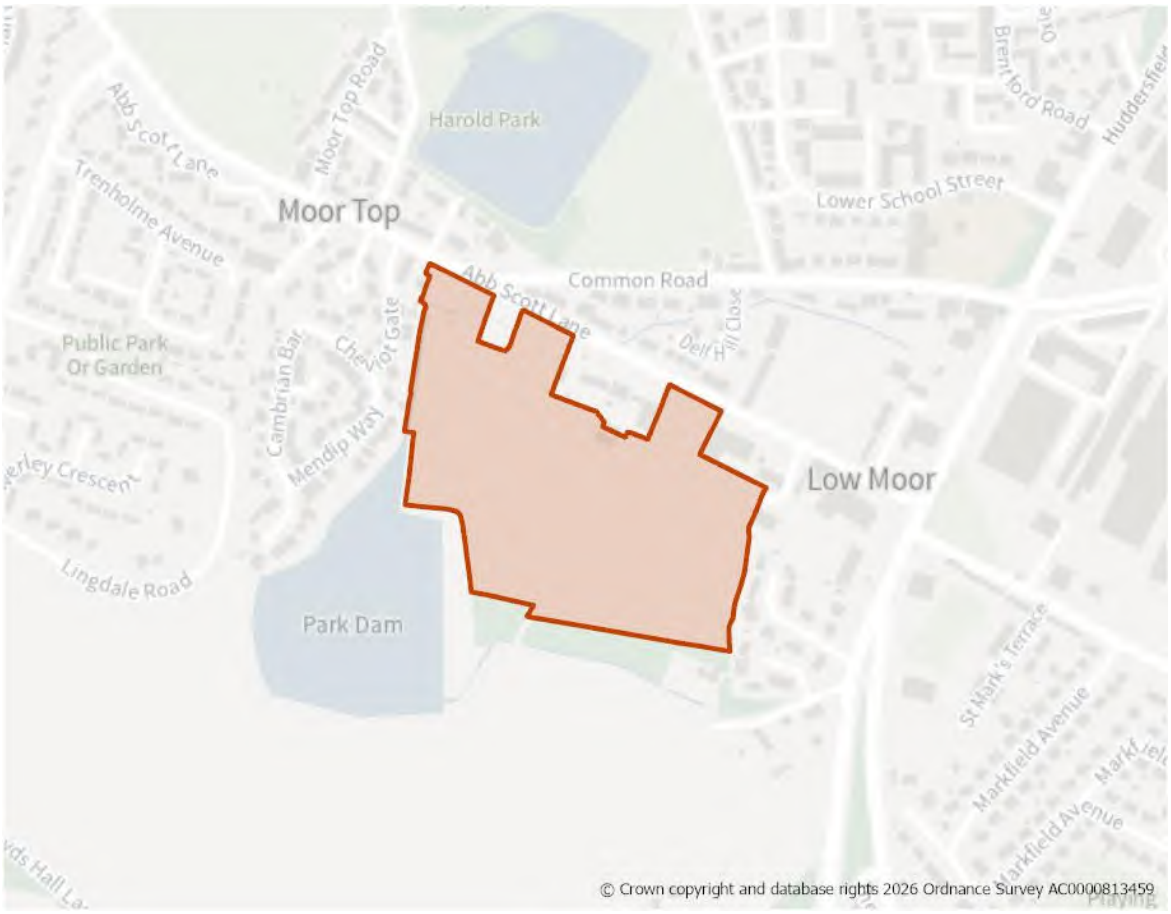
10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
11. The site located within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed

green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1263: Abb Scott Lane, Low Moor

Site Boundary


Site Size (ha) Gross	6.79
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	173
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. Development should provide at least 173 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 173 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. New site access will likely be required from Abb Scott Lane and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.
5. Access and construction arrangements should give due consideration to the protection of a TPO tree located in the rear garden of no. 22 Delf Hill Close immediately north of the site.

Flooding, Water and Drainage

6. The site is in Flood Zone 1 and has negligible risk of groundwater flooding. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The site consists of a mix of improved grassland and acid, calcareous and neutral grassland, and is located in a Bat Alert Area. An Ecology Survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. The site is within the setting of several Grade II Listed Buildings directly adjoining the site the north, fronting the southside of Abb Scott Lane. The design of any development proposal will need to respect the character and setting of designated heritage assets, having regard to the character of the surrounding area.

Environmental Protection

9. The site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
10. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Woodside Road/Huddersfield Road.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that

in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

12. The site is in a Green Infrastructure Corridor. The site layout of any future development must demonstrate how it protects the nearby Green Infrastructure Network from adverse impacts, maintains ecological connectivity, and fulfils statutory BNG obligations through targeted habitat preservation, and where possible, enhancement.
13. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.

Landscape

14. The site is located within the Royds Hall Urban Edge Fringe Valley Urban Edge Wooded Valley and Slopes Character Area/Type (H3). The Council's Landscape Sensitivity Assessment has identified the site as having a low sensitivity to change.
15. Tree planting on the boundaries and throughout the site is encouraged in order to positively integrate development providing visual and ecological connection to existing tree cover. Development should protect the setting of Grade II Listed Moorside Farm through site design and planting. Development should consider the maintenance and enhancement of existing dry-stone walls and historic field boundaries wherever possible.
16. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

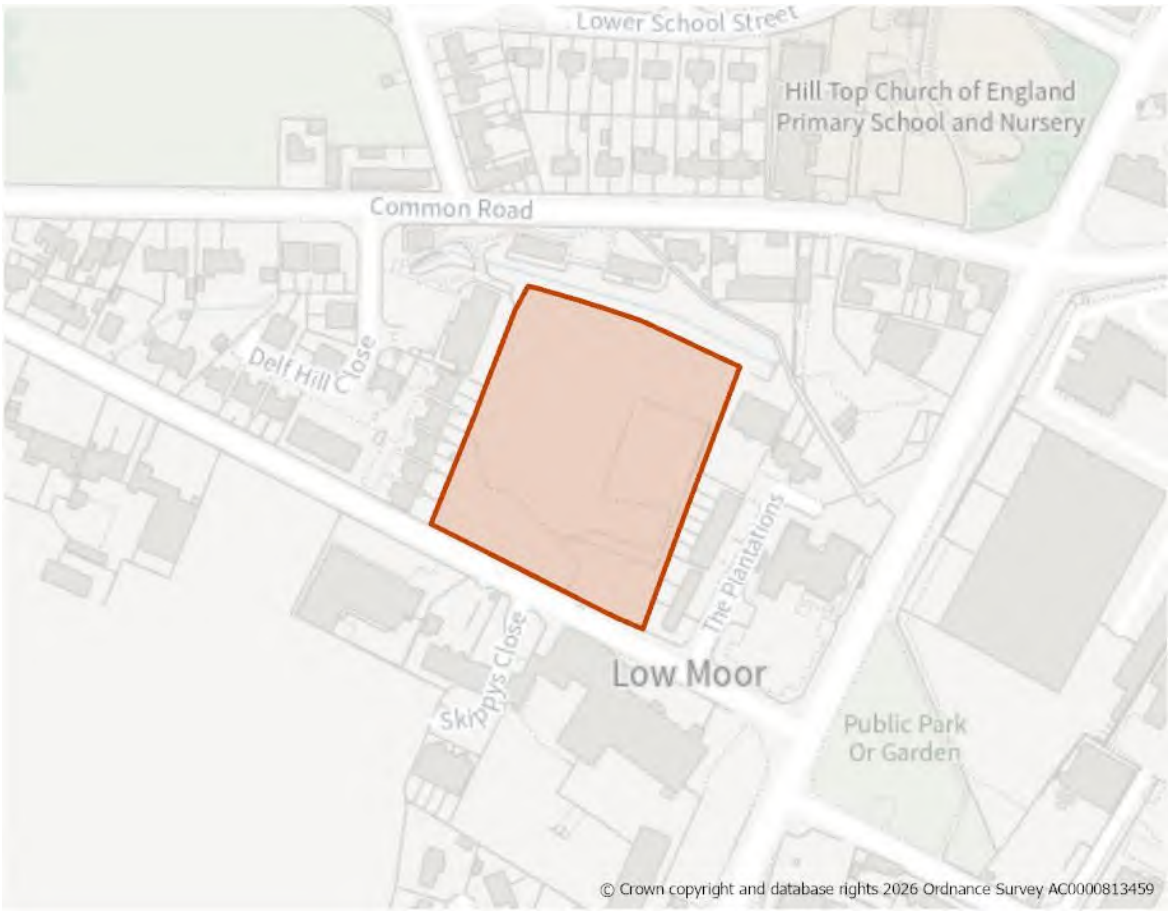
Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

1. The site benefits from planning permission for demolition of 3 agricultural barns and construction of 173 new dwellings, including details of access and associated landscaping (24/02887/MAF) granted in December 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H1265: Abb Scott Lane, Low Moor

Site Boundary


Site Size (ha) Gross	1.00
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	46
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site is a greenfield infill plot located in an urban residential area.
2. Development should provide at least 46 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 46 dph in line with Policy HO2. This should include affordable housing and an appropriate mix of dwellings (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
3. A sensitive design and layout will be required taking into consideration the setting of nearby listed buildings and protected trees on-site and nearby.

Site Access, Highways and Transport

4. New site access be required from Abb Scott Lane, and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
5. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

6. The site is in Flood Zone 1 and has negligible risk of groundwater flooding. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The site consists of a mix of fen/march/swamp and acid/calcareous/neutral grasslands. It is partially located in a Bat Alert Area. Applications for development should demonstrate consideration of bat foraging routes and explore links the Green Infrastructure Network, An Ecology Survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. There are two clusters of trees along the southern border designated as TPO Woodland and the eastern boundary of the site is within the 15m buffer zone of two protected trees in adjoining residential rear gardens. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricultural survey should be provided as part of any planning application.
9. The site is identified in the LNRS with the preferred measure B3_M02: The enhancement (rather than replacement) of existing habitats on some areas of brownfield so they become high-quality, diverse, wildlife-rich spaces or urban parks (taking site allocations into account). This will help species that rely on brownfield habitats, such as the dingy skipper. Layout and design should allow for significant areas to develop naturally; depending on how permeable the site is, this will also help to control water during excess rainfall.
10. The site is within the setting of several Grade II Listed Buildings immediately south, fronting the southside of Abb Scott Lane. The design of any development

proposal will need to respect the character and setting of designated heritage assets, having regard to the character of the surrounding area.

Environmental Protection

11. The site is in a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
12. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Woodside Road/Huddersfield Road.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
14. The site is located in a Green Infrastructure Corridor. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.
15. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.

Landscape

16. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD, having regard for protected trees on-site.

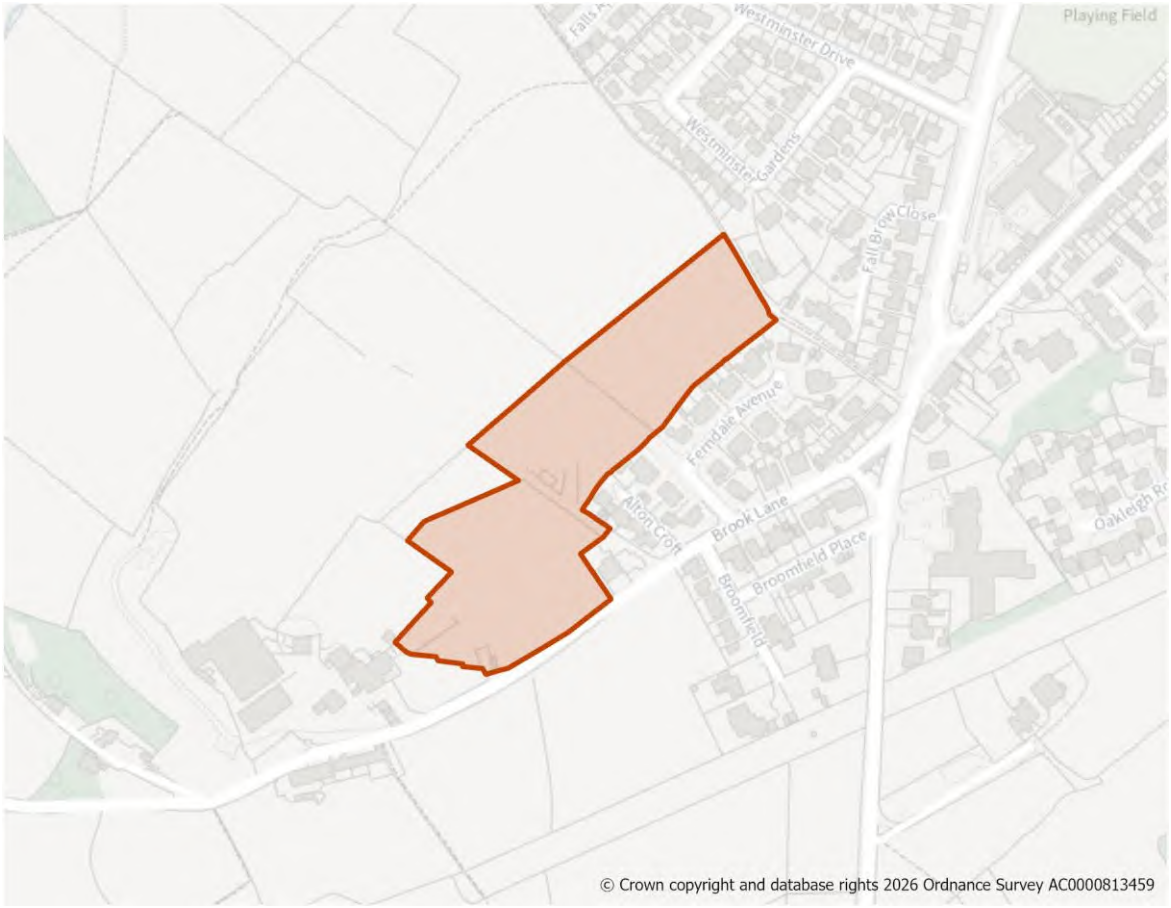
Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

18. A detailed planning application is currently pending for this site for 42 homes (32 dwellings and 10 apartments) which may be determined before the Local Plan is adopted.

H1266: Ferndale, Clayton

Site Boundary


Site Size (ha) Gross	2.14
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	56
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is a greenfield land in an edge-of-settlement location.
2. Development should provide at least 56 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. New site access be required from Brook Lane, and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1 and has a medium risk of groundwater flooding to both surface and subsurface assets, where is the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. Ecology reports identify that the site predominantly consists of acid, calcareous and neutral grassland, as identified on the Living England Habitat Map. An ecology survey may be required at the planning application stage, and early engagement with the Council's biodiversity officer is recommended.
7. There are a number of Listed Buildings located to the east of the site, which is located approx. from the nearest 50m buffer.
8. The design of any development proposal will need to respect the character and setting of nearby designated heritage assets, having regard for the semi-rural nature of the application site and character of the surrounding area.

Environmental Protection

9. The site partly contains a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.
10. The site is in a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that

in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

12. The is within a Green Infrastructure Network. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.

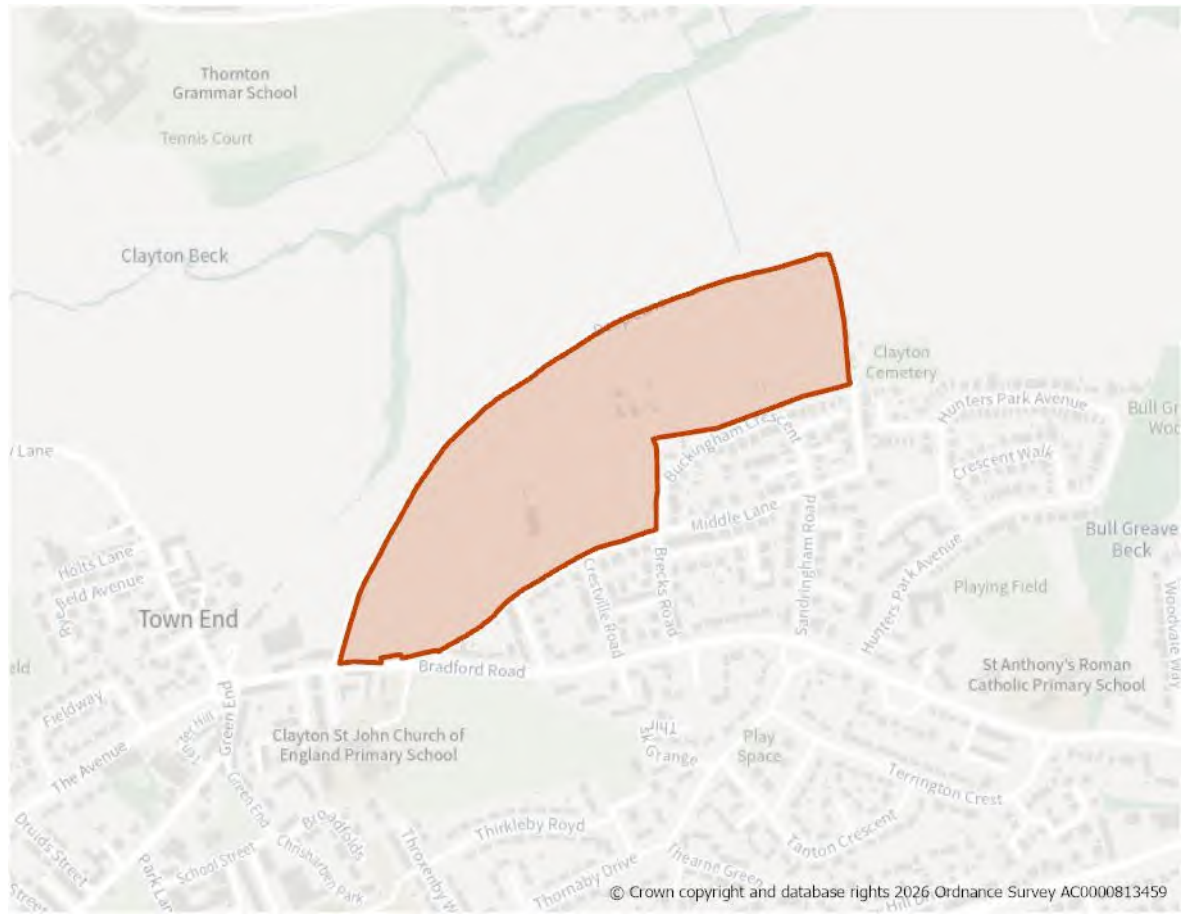
Landscape

13. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Character Area/Type (H3). The Council's Landscape Sensitivity Assessment has identified the site as having a medium overall sensitivity to change, though this reflects the site's contracting sensitivity. Much of the interior of the site is of lower sensitivity, though the exposed north-western boundary is highly sensitive owing to its elevation, exposure and visibility.
14. Development should be pulled back from the north-western edge and restricted to the lower, well-screened parts of the site to avoid significant visual impacts.
15. A detailed Landscape Assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1270: Land off Buckingham Crescent, Clayton

Site Boundary


Site Size (ha) Gross	11.81
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	310
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location, which has been released from the Green Belt.
2. Development should provide at least 310 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. The design and layout of any future development should respond positively to the green infrastructure within the site and the adjacent SPA/SAC, on-site flood risk constraints, and local heritage impacts.
4. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

5. Development of the site would constitute a significant urban extension with principal road frontage along Bradford Road to the south, and a network of established residential estate roads to the east and southeast.
6. A comprehensive Transport Assessment will be required to support development proposals. The scale of the site will likely require a multi-point access strategy to safety distribute vehicular trip generating, with a new primary access from Bradford Road.
7. Development must include the incorporation of dropped footway crossings, implementation of adequate visibility splays, and consideration of road and footway widening, where appropriate.
8. The site is located within 400m of High Frequency Bus Network service bus stops providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network and incorporate high-quality, safe and direct travel pathways to the site.

Flooding, Water and Drainage

9. The site is in Flood Zone 1 though there is a high risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

10. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3. The site is in Zone C of the South Pennine Moors SPA/SAC 7km recreational pressure impact zone.

11. Ecology reports identify that the site predominantly consists of acid/calcareous/neutral grassland, improved grassland and fen/marsh swamp, as identified on the Living England Habitat Map. The site is also partially within a Bat Alert Area. An ecology survey may be required at the planning application stage, and early engagement with the Council's biodiversity officer is recommended.
12. There are a high number of Listed Buildings to the south and south-west of the site, some of which have settings within the site, including Grade II Listed 176-182 Bradford Road which directly adjoin the site's boundary. Clayton Conservation Area lies to the immediate west/south-west.
13. A Heritage Impact Assessment has been undertaken which advises that development of the site would result in harm to the setting of the Listed Buildings and Conservation Area. Mitigation measures, such as setting back the layout of the built form and use of high-quality design and materials, should be incorporated to ensure that harm from development is less than substantial of an acceptable level. The design of any development proposal will need to respect the character and setting of designated heritage assets, having regard for the semi-rural nature of the application site.
14. A comprehensive Heritage Impact Assessment will be required to support any future planning application. Early engagement with the Council's urban design and conservation officer is encouraged.

Environmental Protection

15. The site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
16. The site partly contains a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

17. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
18. Open space must be provided in line with Policy NE2, having regard to the standards set out Appendix 11, and satisfying the 'Golden Rules' criteria of the NPPF, having due regard to the requirement for new or enhanced publicly-accessible green space. The design and layout of any development should ensure due consideration is given to the site's Green Infrastructure connectivity and enhancement.
19. The site is in a Green Infrastructure Corridor. The site is identified as being within an area of medium provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure, including enhancements and connectivity to the existing Green Infrastructure Corridor.

Landscape

20. The site is located within the Clayton Urban Edge Wooded Valleys and Slopes Landscape Character Area/Type (H2). The Council's Landscape Sensitivity Assessment identifies the site as having an overall medium sensitivity to change.
21. The eastern half of the site where the historic field pattern has been lost to previous land use is less sensitive to change. However, development should be carefully designed to minimise adverse impacts on the Clayton Conservation Area and associated Listed Buildings through the application of layout setbacks and landscape screening from the western/south-western boundary where sensitivity is high.
22. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Other Constraints

23. The site is split between multiple landowners. Any planning application must be supported by an overarching masterplan that covers the entire allocated site footprint. Individual proposals for separate parcels will be resisted if they result in an uncoordinated layout, create piecemeal development, or restrict future road access to the remaining parts of the allocation.

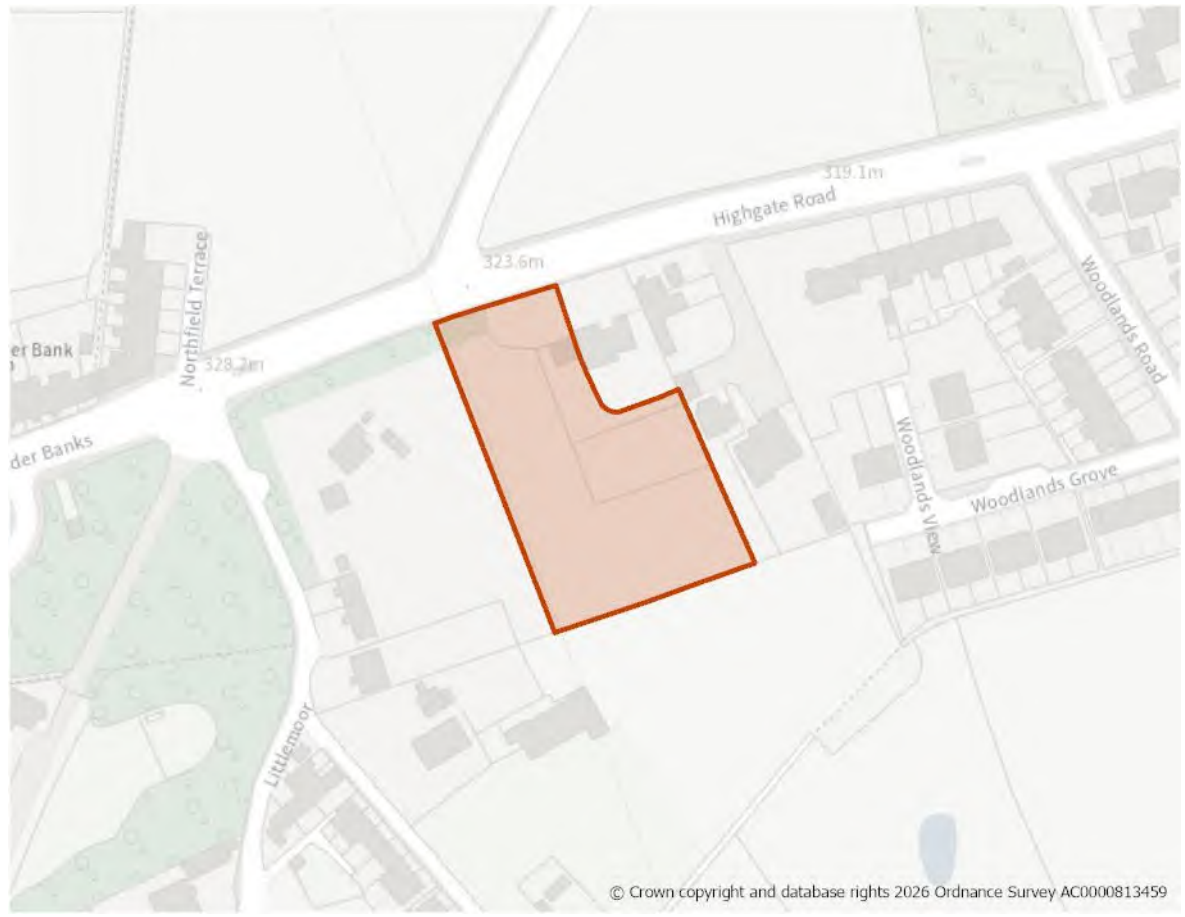
Green Belt (and Golden Rules)

24. This site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

25. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1273: Highgate Road

Site Boundary


Site Size (ha) Gross	0.40
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	5
Site Type	Greenfield
Ward	Queensbury
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site is greenfield comprising of garden land to rear of detached property.
2. Development should provide at least 5 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 5 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

3. New site access be required from Woodlands and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site is within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The design of any development proposal will need to have regard to the character of the surrounding area.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
9. The site is within an area of medium provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

10. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

Other Constraints

11. The site is adjacent to a high voltage electricity transmission line to the west and is fully within the buffer zone for overhead or underground high voltage electricity transmission lines/cables.

12. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. The site benefits from outline planning permission for residential development of land for 5 detached dwellings requesting consideration of access (24/04864/OUT) granted May 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of the site should take place in accordance with the outline planning permission and any subsequent reserved matters approval.

H1274: Cousen Road, Little Horton

Site Boundary

Site Size (ha) Gross	0.45
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	14
Site Type	PDL
Ward	Little Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 14 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 14 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. The site does not have direct frontage onto an existing public highway. It is enclosed by a public footpath to the north and the Canterbury Children's Centre and Nursery to the south. A comprehensive Transport Assessment (TA) and a third-party land access options appraisal will be required.
3. Early engagement with the Council's transport and highways team and the children's centre is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1. Part oof the site is at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site consists of a mix of broadleaves/mixed/yew woodland and fen/marsh/swamp, as identified on the Living England Habitat Map, and is located in a Bat Alert Area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The site consists of broadleaved/mixed/yew woodland and fen/march/swamp, as identified on the Living England Habitat Map. It is identified in the LNRS with the preferred measure B3_M01. This encourages the temporary nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).
8. The design of any development proposal will need to have regard to the character of the surrounding area.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that

in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

12. The site is within an area of medium provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
13. The site is within a Green Infrastructure Corridor and lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

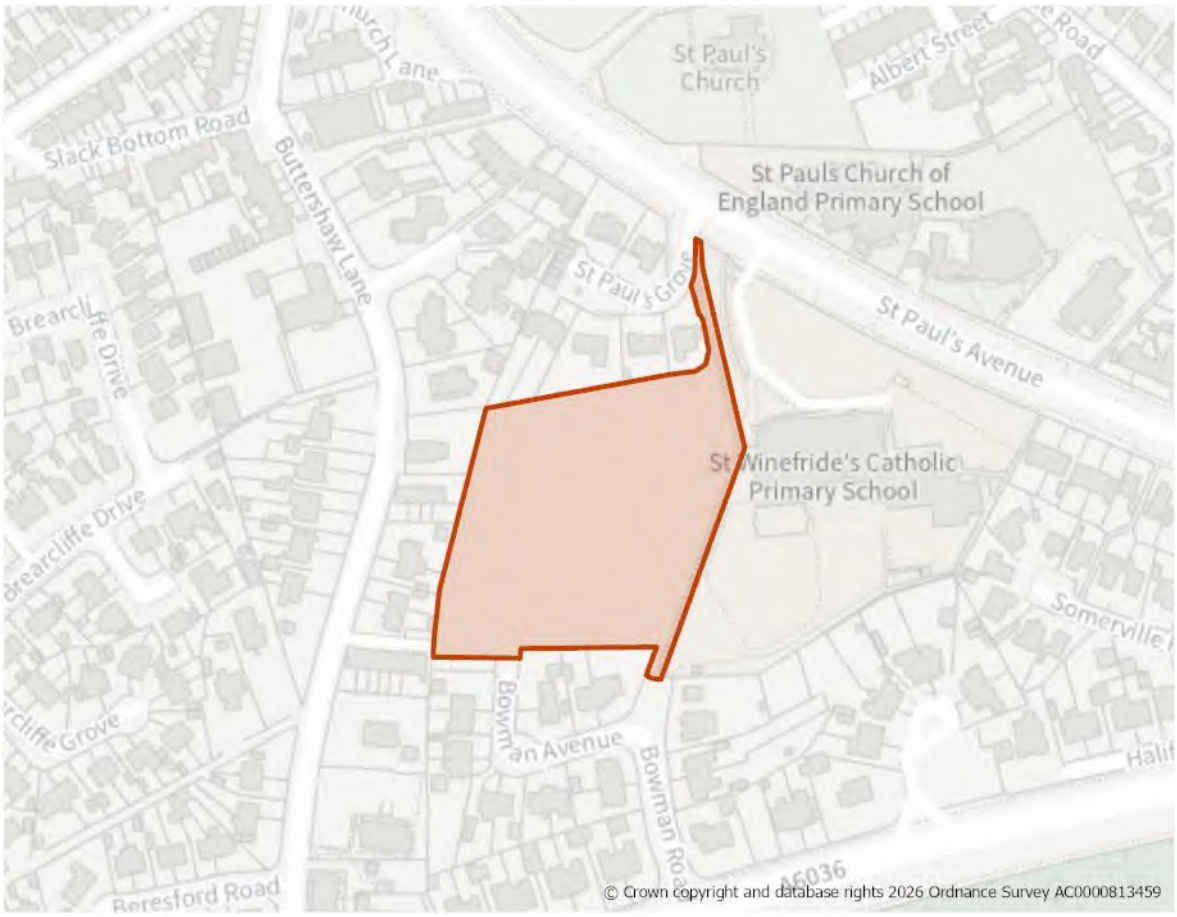
Landscape

14. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1275: Bowman Road, Wibsey

Site Boundary


Site Size (ha) Gross	1.10
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	Greenfield
Ward	Wibsey & Odsal
Settlement	Bradford South West
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site is open greenfield land within the built up urban area.
2. This site is allocated for residential development. Development should provide 30 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

3. The site can be accessed from Bowman Road. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1 and has negligible risk of groundwater flooding. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site is identified in the LNRS with the preferred measure B2_M02: This encourages the expansion and enhancement of existing mapped priority habitats or the creation of new wetlands on suitable anchor institution land (such as St Winefride's Catholic Primary School directly adjacent) so that sites can use their grounds as connectors to contribute to more joined-up and improved green and blue infrastructure and spaces for nature.
7. The site is rough grassland with hedgerows boundaries. Ecology reports identify that the site predominantly consists of acid/calcareous/neutral grassland, as identified on the Living England Habitat Map. Development should provide a strip of species rich wet grassland to the east of any development which will provide educational and wildlife benefits linked to the school on adjacent land. There should also be locally native tree planting, ideally a hedgerow with standard trees adjacent to the houses on the east and south side of the development. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
8. The design of any development proposal will need to have regard to the character of the surrounding area.

Environmental Protection

9. The site is within a Development Low Risk Area for coal mining with a section of the site to the southwest sitting within a Development High Risk Area, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

10. The site is within the 150m (to the east) and 250m to the (west) buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
12. The site is located in a Green Infrastructure Corridor. It is also within an area of medium provision and low need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc., which links to the existing networks.

Landscape

13. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

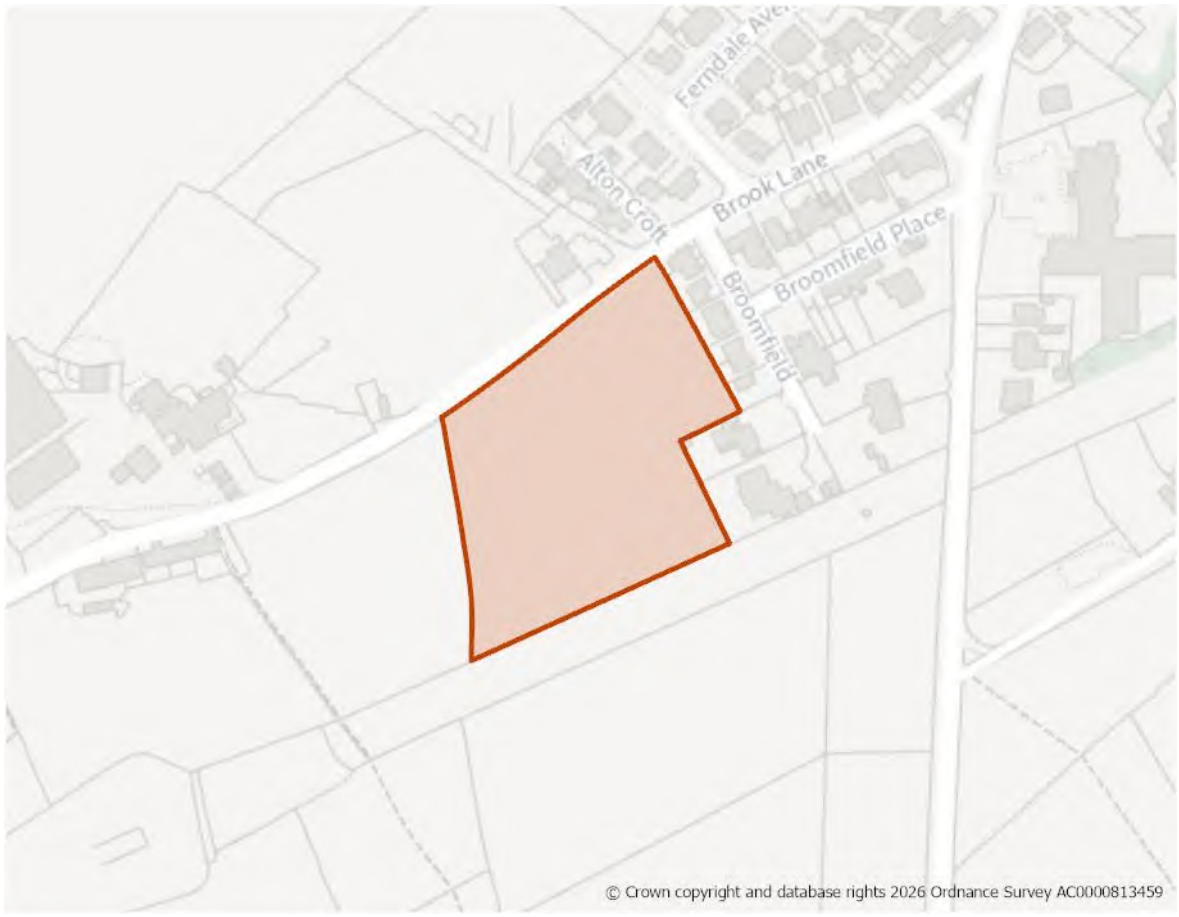
Other Constraints

14. The site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1276: Brook Lane, Clayton

Site Boundary


Site Size (ha) Gross	1.12
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	35
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location.
2. This site is allocated for residential development. Development should provide 35 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

3. New site access be required from Brook Lane and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1. Part of the site is at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. Ecology reports identify that the site predominantly consists of acid/calcareous/neutral grassland, as identified on the Living England Habitat Map. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The design of any development proposal will need to have regard to the character of the surrounding area.

Environmental Protection

8. The site is within the 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
10. The site within a Green Infrastructure Corridor and is within an area of low provision and low need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to

contribute towards site specific issues e.g. flood mitigation, urban cooling, etc., as well as connectivity to existing networks.

11. The southern portion of the site lies within a Green Infrastructure Opportunity Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS), situated between two established Green Infrastructure Corridors. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

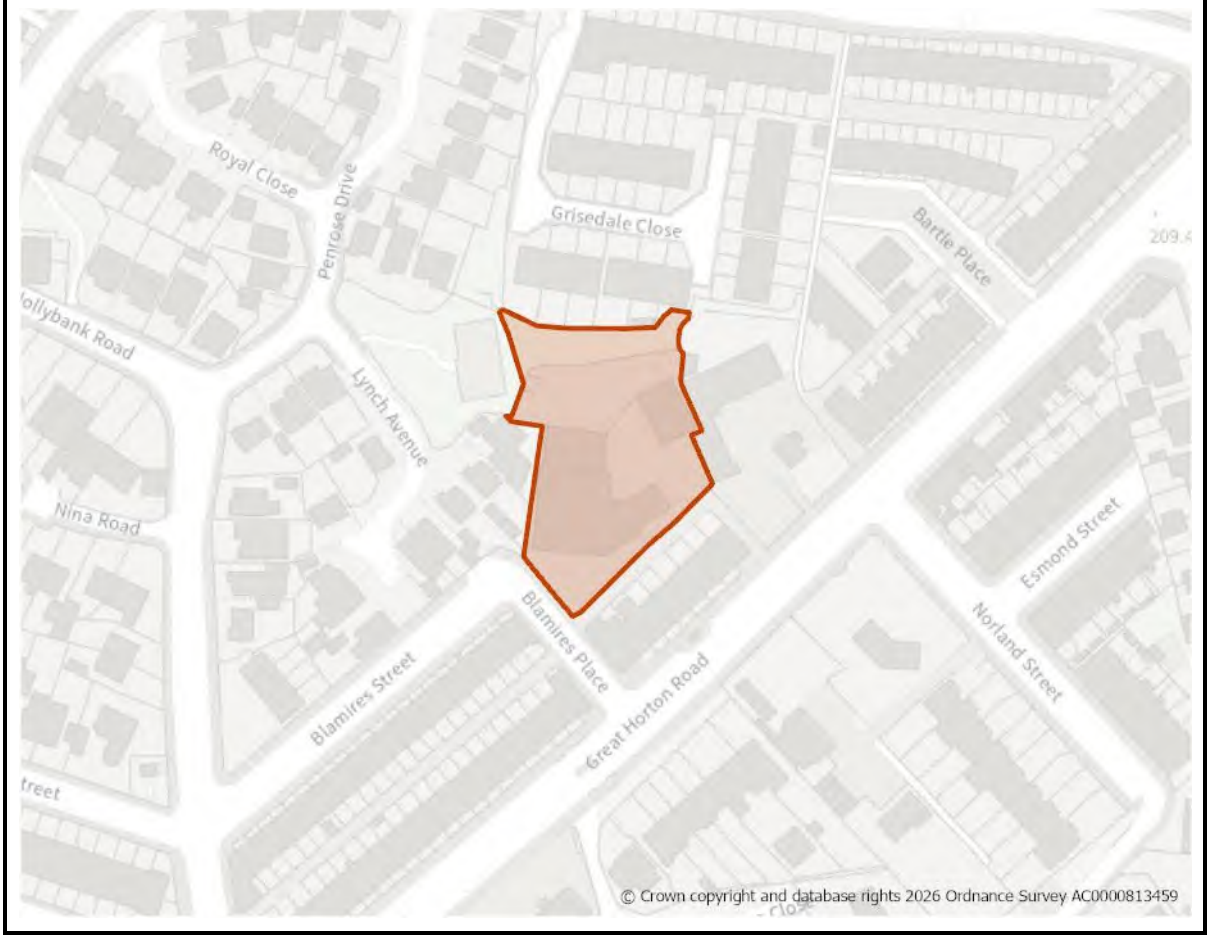
Landscape

12. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture landscape character area/type (E1). The Council's Landscape Sensitivity Assessment identifies the site as having an overall medium sensitivity to change, though being of contrasting sensitivity across the site. Whilst much of the interior of the site is of lower sensitivity, the exposed north-western boundary is highly sensitive due to its elevation, exposure and visibility. Development should be pulled back from the north-western edge and restricted to the lower, well-screened parts of the site to avoid significant visual impacts.
13. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1277: Blamires Street, Great Horton

Site Boundary


Site Size (ha) Gross	0.29
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	15
Site Type	PDL
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. This site is allocated for residential development. Development should provide 35 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. New site access be required and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
3. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

4. The site is in Flood Zone 1 and has negligible risk of groundwater flooding. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

5. The majority of the site covered is within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
6. The site within the setting of Grade II Listed 808 Great Horton Road which is directly adjacent to the site to the north east.
7. The design of any development proposal will need to respect the character and setting of the adjacent designated heritage asset, having regard the character of the surrounding area.

Environmental Protection

8. Development layout must mitigate resident exposure to road emissions and demonstrate that site-generated traffic will not worsen air quality along the nearby NO2 30+ corridor on Great Horton Road.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
10. The site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

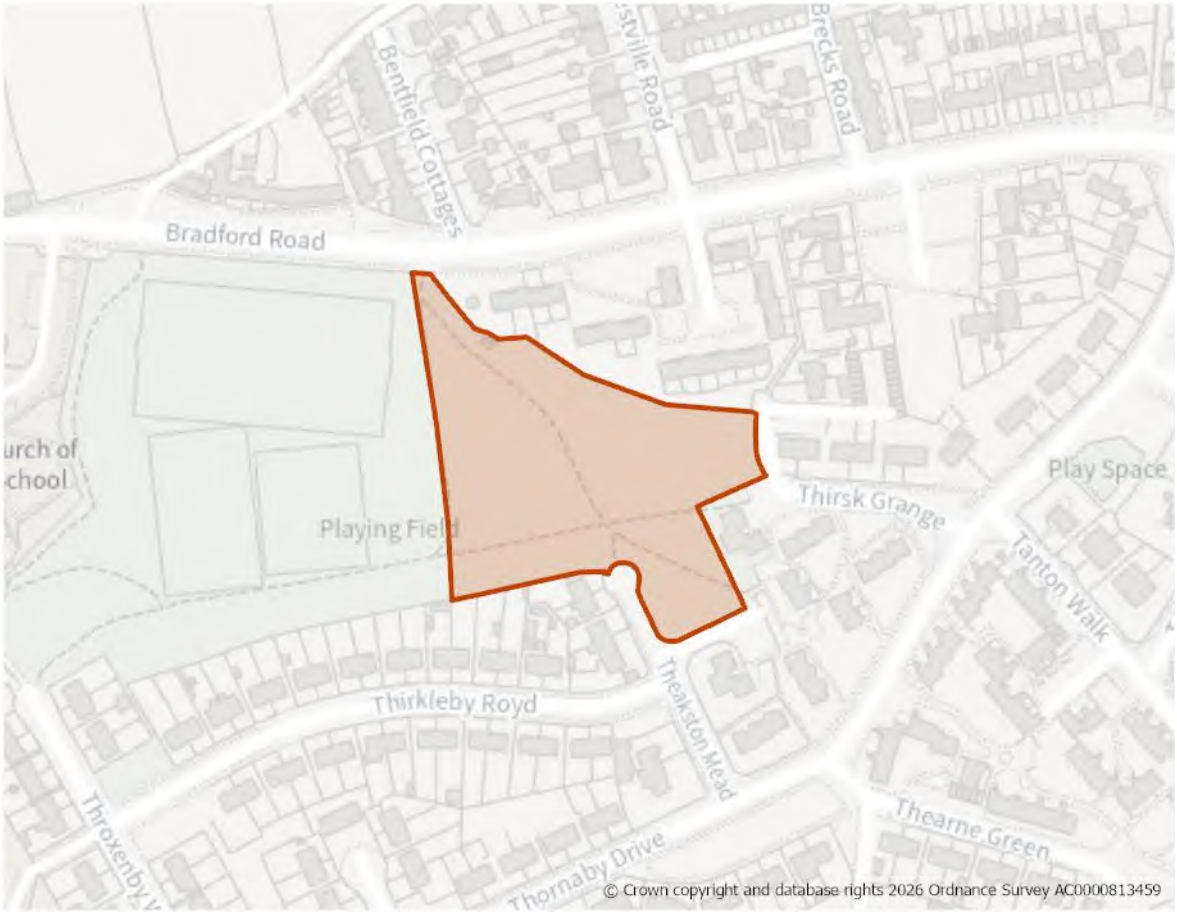
Landscape

11. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1281: Theakston Mead/Thirsk Grove, Clayton

Site Boundary


Site Size (ha) Gross	1.08
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	34
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. This site is allocated for residential development. Development should provide 34 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. New site access be required and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
3. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

4. The site is in Flood Zone 1 though there is a high risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site consists of improved grassland, as identified on the Living England Habitat Map. It adjoins to identified Wildlife Habitat Network (Grassland habitat networks) to the south eastern extent of the site boundary. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

7. An operational substation is located at the north-western corner of the site. Any future housing layout must position dwellings away from the south-eastern corner to ensure adequate separation distances, to safeguard future residents from any localised noise or visual intrusion.

Open Space and Green / Blue Infrastructure

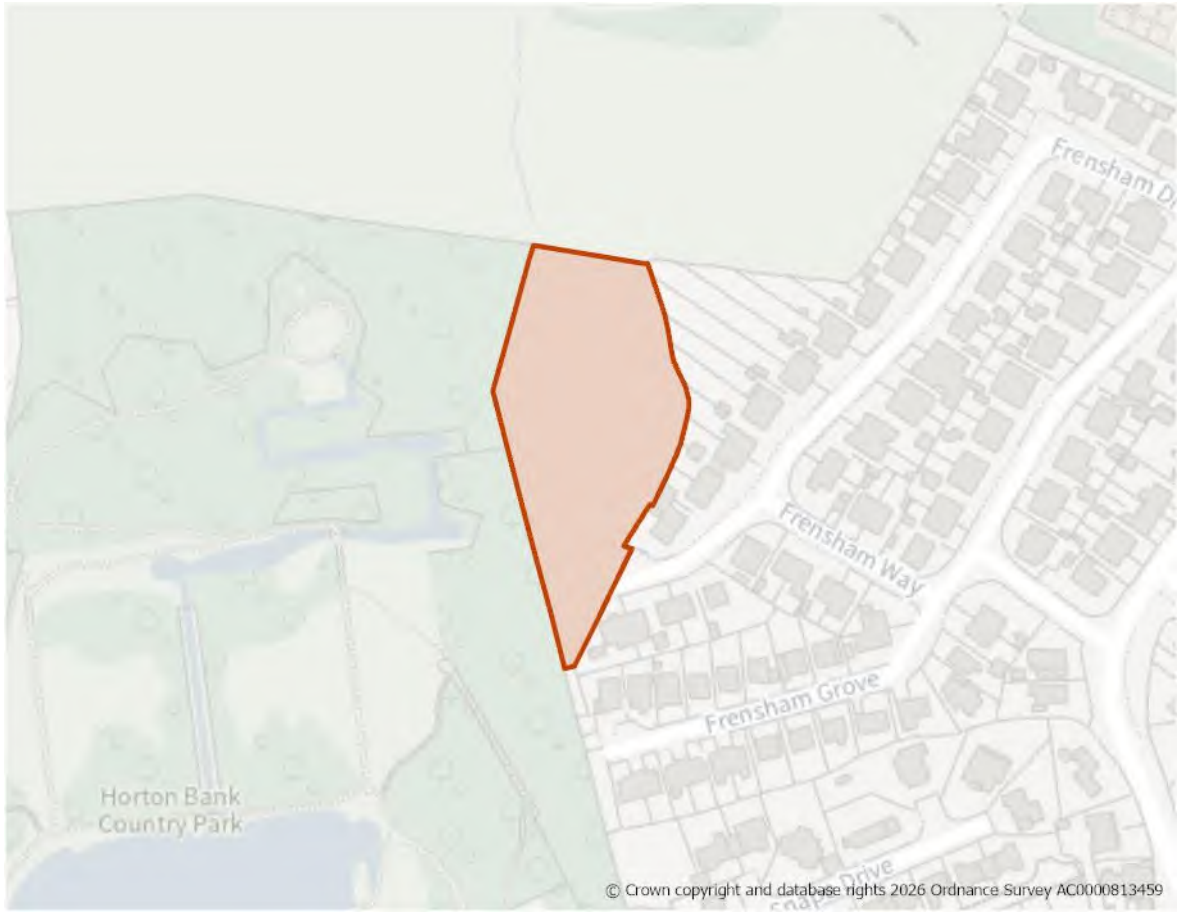
8. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
9. The site is within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green

and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1282: Frensham Drive, Great Horton

Site Boundary


Site Size (ha) Gross	0.81
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	26
Site Type	Greenfield
Ward	Royds
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location, which has been released from the Green Belt.
2. Development should provide at least 26 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).
3. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. Access to the site is via Frensham Drive. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
5. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

6. The site is in Flood Zone 1. Part of the site is at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

7. The northeastern corner of the site is within a 15m buffer zone of a group of trees located in the adjacent Clayton golf course that are subject to a Woodland TPO which are protected by Tree Preservation Orders. The design and layout of any development should ensure the buffer zone of these trees is preserved and enhanced in line with Policy NE6. An arboricultural survey should be provided as part of any planning application.
8. The site consists of broadleaved, mixed and yew woodland, as identified on the Living England Habitat Map, and is adjacent to Horton Bank Country Park Local Wildlife Site to the west.
9. The site is within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
10. The design of any development proposal will need to have regard to the character of the surrounding area.

Environmental Protection

11. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by

such development in accordance with the South Pennine Moors SPD and Policy NE3.

12. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
14. The site is partially within a Green Infrastructure Corridor and is within an area of medium provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc., including connectivity to existing networks.

Landscape

15. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture landscape character area/type E1. A Landscape Sensitivity Assessment has not been undertaken for this site. Any development should give due consideration to the guidance set out in the Council's Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1283: Woodlands Road

Site Boundary

Site Size (ha) Gross	0.40
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	13
Site Type	Greenfield
Ward	Queensbury
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 13 dwellings as part of a high quality built environment in line with Policy DS1, at a net density of 35dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs, evidence and the character of the area).

Site Access, Highways and Transport

2. A new site access from Woodlands Grove will be required and will need to include the incorporation of dropped footway crossings and implementation of adequate visibility splays. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
3. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

4. The site is in Flood Zone 1. Part of the site is at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. Ecology reports identify that the site predominantly consists of acid, calcareous and neutral grassland, as identified on the Living England Habitat Map. The site is also within a bat alert area. An ecology survey will be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
7. The design of any development proposal will need to have regard to the character of the surrounding area.

Environmental Protection

8. The site is adjacent to a high voltage electricity transmission line to the west and is fully within the buffer zone for overhead or underground high voltage electricity transmission lines/cables.
9. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.

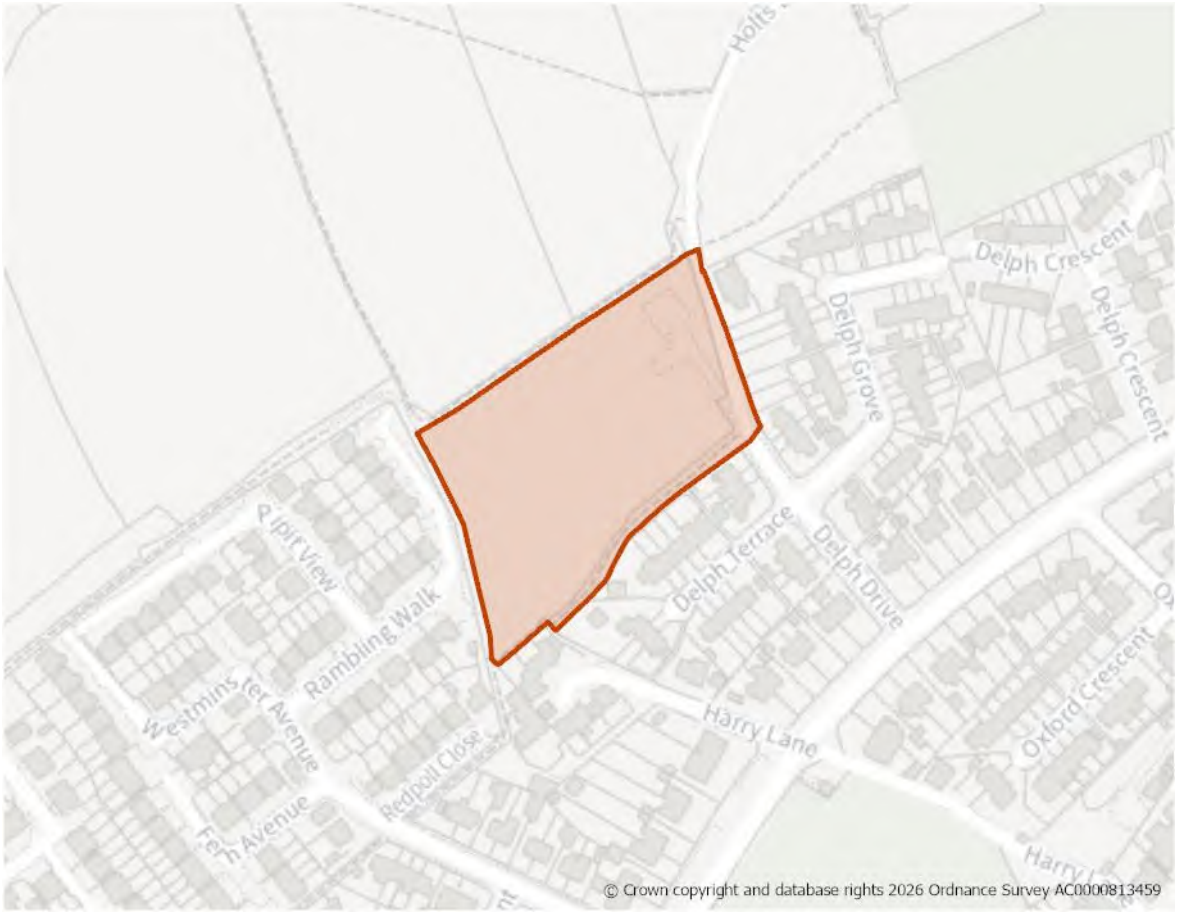
Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
11. The site is in a Green Infrastructure Corridor and is within an area of medium provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc., including connectivity to existing green infrastructure networks.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1357: Holts Lane, Clayton

Site Boundary


Site Size (ha) Gross	1.09
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	34
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site is allocated for residential development. Development should provide at least 34 dwellings as part of a high quality built environment in line with Policy DS1, at a net density of 35dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having regard to the relevant housing needs evidence and character of the area).
2. A sensitive design and layout will be required taking into consideration the sites location on the edge of the settlement, landscape impact and its sloping topography as well as presence of protected trees.

Site Access, Highways and Transport

3. A new access will be required. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
4. The site is situated within 400m of a High Frequency Bus Network, providing direct links to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network.

Flooding, Water and Drainage

5. The site is in Flood Zone 1 and at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The design of any development proposal will need to have regard to the character of the surrounding area.

Environmental Protection

8. The site is partly within the 150m and 2050m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
10. The site is within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

11. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture landscape character area/type E1. The overwhelming perception of this landscape is one of elevation and exposure. The area has a strong visual connection with the urban area of Bradford. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

12. The site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

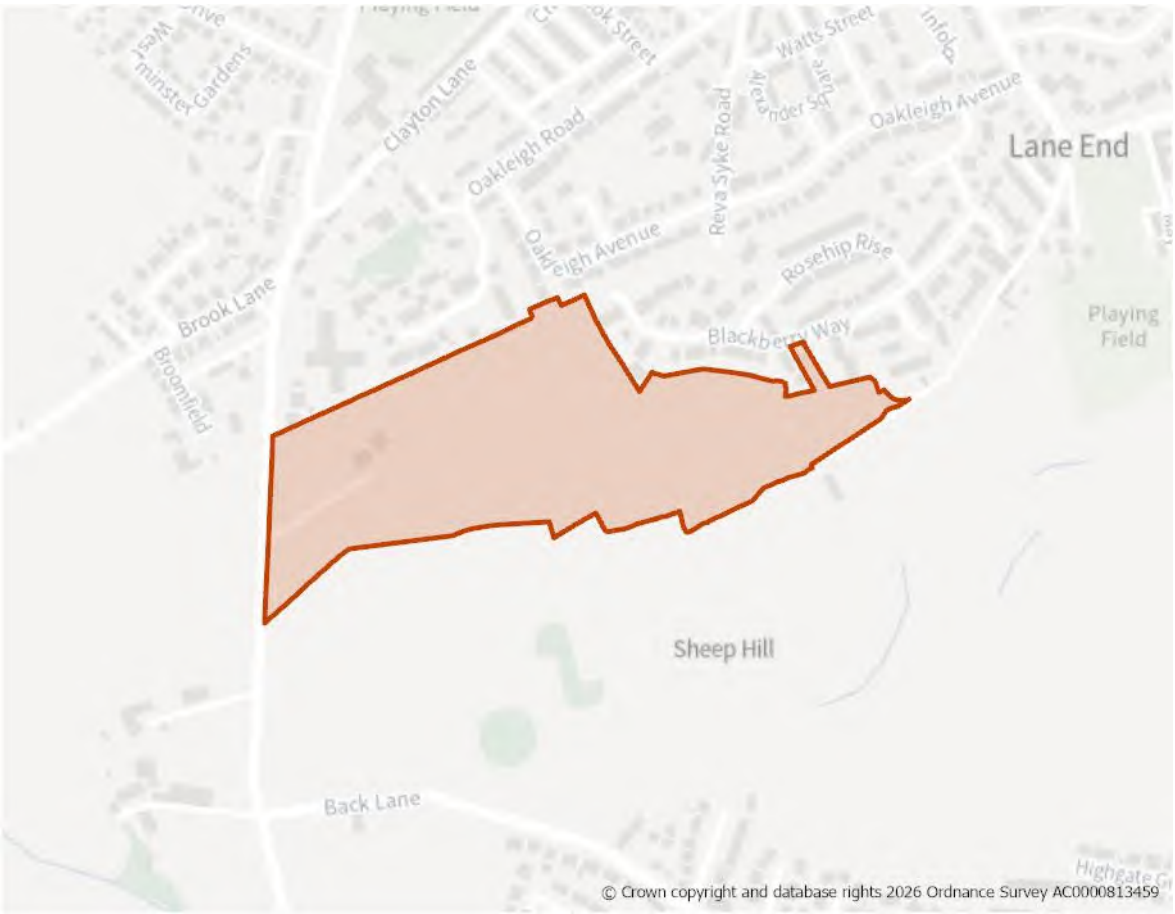
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. An outline planning application (26/00516/MAO) is currently pending on this site for residential development including associated infrastructure works. All matters reserved except means of access into (but not within) the site from Rambling Walk. This application may be determined before the Local Plan is adopted.

H1548: East of Baldwin Lane (Langberries), Clayton

Site Boundary


Site Size (ha) Gross	8.01
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	210
Site Type	Greenfield
Ward	Clayton & Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site is open greenfield land in an edge-of-settlement location, which has been released from the Green Belt.
2. The site is allocated for residential development. Development should provide at least 210 dwellings as part of a high quality built environment in line with Policy DS1, at a net density of 35dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having regard to the relevant housing needs evidence and character of the area).
3. A sensitive design and layout will be required taking into consideration the sites location on the edge of the settlement, landscape impact and its sloping topography as well as presence of protected trees.

Site Access, Highways and Transport

4. Development of the site would constitute a significant urban extension with principal road frontage along Baldwin Lane to the west, and a network of established residential estate roads to the north.
5. A comprehensive Transport Assessment will be required to support development proposals. The scale of the site will likely require a multi-point access strategy to safety distribute vehicular trip generating, with a new primary access from Baldwin Lane.
6. A spine road should be provided through the site with primary access from Baldwin Lane and secondary access connections at Oakleigh Avenue and Blackberry Way, but the layout should not encourage rat running traffic. Footway will be required across site frontage on Baldwin Lane. Virginia Terrace to the east of the site is substandard in width and geometry and lacks footways and therefore should only be considered as walking and cycling connection.
7. Development must include the incorporation of dropped footway crossings, implementation of adequate visibility splays, and consideration of road and footway widening, where appropriate. Early engagement with the Council's transport and highways team is recommended, to understand and mitigate against transport implications for development of the site.
8. The site is located within 400m of High Frequency Bus Network service bus stops providing direct access to Bradford City Centre and Halifax. Development will be required to optimise pedestrian connectivity to the network and incorporate high-quality, safe and direct travel pathways to the site.

Flooding, Water and Drainage

9. The site is in Flood Zone 1. Parts of the site are at medium risk of groundwater flooding to both surface and subsurface assets, with the possibility of groundwater emerging at the surface locally. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

10. Part of the site is identified in the LNRS with the preferred measure G1_M03: Significantly increase the number of trees and woodlands in urban areas for the long term. This recommended the planting and maintenance of resilient species

that are good for nature, particularly in areas where there is less or no existing canopy cover. Development should optimise the creation of 'stepping stones' and 'corridors' to link habitats. Where people use an area in different ways, the focus should be on wider edges and margins, as well as copses, to recognise and increase the value (social, cultural, recreational) of open spaces for communities.

11. Langberries Farm, a Grade II Listed Building is located within the site to the east. Development must provide a suitable landscaped buffer or area of open space around Langberries Farm to enable views of the farm to be maintained and allow the buildings to be viewed in the context of open space and to allow an understanding of their historic function. This should be substantial enough to provide meaningful and effective separation between the development and the heritage assets and how this then merges into the site be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically into the overall proposal.
12. The site is within close proximity to Upper Penny Hill farmhouse, barn and stables and Lower Penny Hill farmhouse, stable and barn. A similar approach is likely to be required to the wider site allocation in the areas of the site that are in close proximity to Upper Penny Hill farmhouse, barn and stables and Lower Penny Hill farmhouse, stable and barn.
13. A significant set back of development of the area in the southeast corner of the wider site, in close proximity to the Jaamiatul Imaam Muhammad Zakaria (former workhouse/hospital) will be required to mitigate the impacts of the loss of openness of the setting and to maintain a sense of distinction and separation of the heritage assets from surrounding development.
14. Development of the rest of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the listed buildings, their form and character. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Environmental Protection

15. The site is partly within Development High Risk Area (southern part of the site) remaining part of the site is Wholly within Development Low Risk Area
16. The site is partly within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

17. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11 and satisfying the ‘Golden Rules’ criteria of the NPPF, having due regard to the requirement for new or enhanced publicly-accessible green space. The layout must preserve a substantial open green space buffer across the northern edge of the site to maintain strategic connectivity. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
18. The site is partly within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need

going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

19. The southern portion of the site lies within a Green Infrastructure Opportunity Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS), situated between two established Green Infrastructure Corridors. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

20. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture landscape character area/type E1. The overwhelming perception of this landscape is one of elevation and exposure. The area has a strong visual connection with the urban area of Bradford. A detailed landscape assessment will be required to demonstrate how the development aligns with guidance set out in the Council's Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

21. Th site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

22. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1556: Bell House, Southfield Lane, Great Horton

Site Boundary

Site Size (ha) Gross	0.50
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	PDL
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. The site constitutes previously developed land and contains the Grade II Listed Bell House to the north, a former chapel which is currently derelict and fire damaged, and the Grade II Listed former Great Horton First School which last was used as a residential care home located to the south of the site. The surrounding area is predominantly residential.
2. The site is allocated for residential development. A sympathetic conversion of the two buildings and possibly some sensitive redevelopment should be undertaken to deliver a yield of 23 dwellings. Consideration should be given to the use of appropriate materials and landscaping to ensure the sensitive restoration of the heritage assets and their settings is achieved.

Site Access, Highways and Transport

3. Site access is available from Southfield Lane and Belton Close where there are footways and street lighting available.

Flooding, Water and Drainage

4. The site is within Flood Zone 1. The central part of the site includes a small area which is at low and medium surface water flood risk. Development will need to provide the relevant drainage infrastructure based on SuDS principles in line with Policy CR4 where appropriate.

Natural and Historic Environment

5. There are no ecological, biodiversity or geological constraints on the site.
6. The site lies within the Great Horton Conservation Area and is occupied by the Grade II Listed Bell House and Grade II Listed former Great Horton First School. The site also lies within a 50m buffer of a cluster of other Listed Buildings.
7. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that its development would result in less than substantial harm of an unacceptable level as there is limited opportunity to effectively mitigate the resulting impact of development on the designated heritage asset. The HIA does however indicate that the conversion of the listed buildings may be possible, subject to an evaluation of heritage significance and the impacts any proposal might have. It suggests that the sympathetic re-use of the listed buildings could achieve an impact of an acceptable level.
8. It is considered that the wider public and sustainability benefits provided by the sensitive conversion of the buildings are such that the allocation of the site in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible.

Environmental Protection

9. Site is within/partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. Coal Authority Mapping indicates a possible mine entry shaft

along the northern edge of the site. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

10. The site contains potential risk of contamination from historical uses. A site investigation should be carried out to explore the extent of potential land contamination on site.
11. The site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

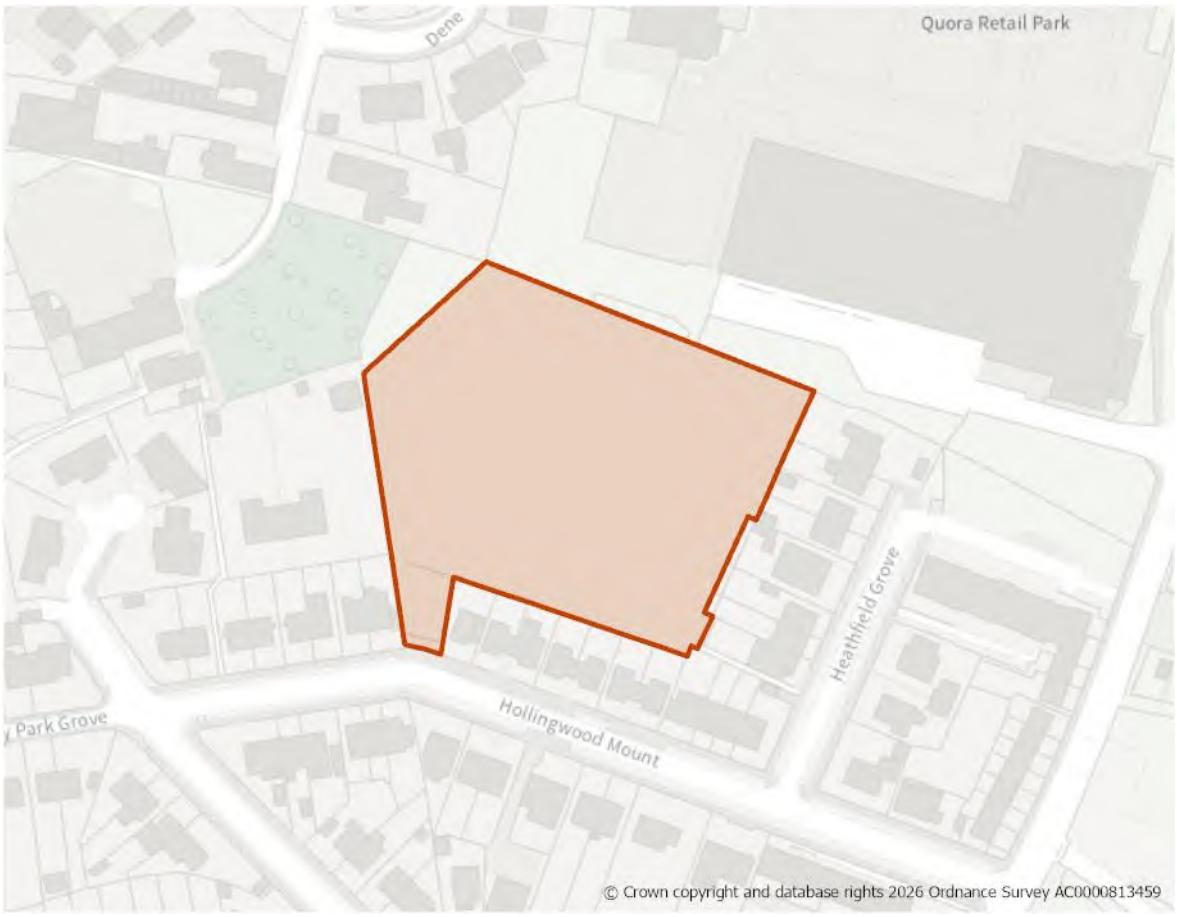
Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.
13. The site is partly within an area of low provision and high need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1575: Former Football Ground, Hollingwood Mount, Great Horton

Site Boundary


Site Size (ha) Gross	0.85
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	26
Site Type	Greenfield
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. The site comprises a former football ground now greenfield land within an urban area predominantly comprising residential and commercial uses.
2. The site is allocated for residential development. Development should provide a minimum of 26 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing in line with Policy HO5, having due regard to relevant housing needs evidence and the character of the area.

Site Access, Highways and Transport

3. A new site access would be required. This would be from Hollingwood Mount where footways and streetlighting are present.

Flooding, Water and Drainage

4. The site is within Flood Zone 1 though there is a high risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Development will be expected to be served by acceptable drainage infrastructure based on SuDS principles in line with Policy CR4.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is identified in the LNRS with the preferred measure B2_M04: Significantly boost the quality of existing blue and green habitat corridors and stepping stones within urban spaces to attract different native plants and animals, and more of them. Incrementally boost biodiversity in urban communal areas by replacing hedgerows with native mixed varieties and creating and incorporating freshwater ponds.
7. Site adjacent lies within an identified Wildlife Habitat Network (grassland) and the south-eastern part of the site lies within bat alert area. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

8. Site is within a Development Low Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
9. The site is within a Mineral Safeguarding Area (MSA) for coal and sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal or sandstone resource.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in

Bradford South West there is a need for increased provision of Natural and Semi-natural Greenspace, Outdoor Sports, Parks and Provision for Children.

11. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
12. The site lies within a Green Infrastructure Opportunity Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS), situated between two established Green Infrastructure Corridors. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

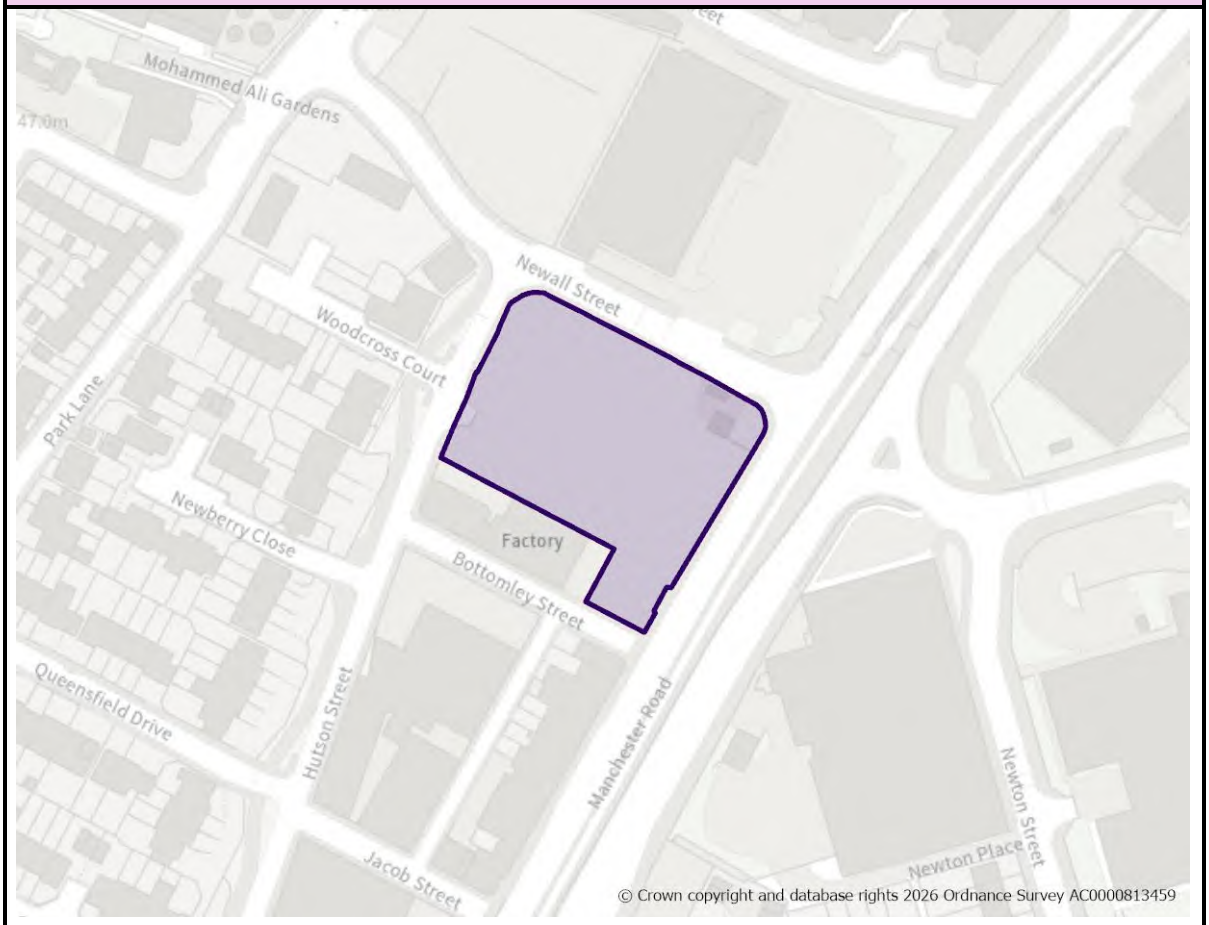
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.
14. Contributions towards multi-pitch facilities with suitable ancillary provision.

Planning Permission

15. A detailed planning application (25/0444/MAF) is currently pending on this site for the construction of 26 dwellings with associated landscaping, parking, pumping station and access which may be determined before the Local Plan is adopted.

E75: Former site of Dunoon House, Newall Street

Site Boundary


Site Size (ha) Gross	0.37
Net Developable Area (ha)	0.37
Proposed Land Use	Employment (Eg(iii))
Site Type	PDL
Ward	Little Horton
Settlement	Bradford South West
Ownership	Mixed
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new access would be required from Hutson Street.

Flooding, Water and Drainage

2. It should be appropriate to develop this site for more vulnerable purposes given its location largely within Flood Zone 1 and nominal surface water flood risk. Ideally, all development would be directed to the area of the site within Flood Zone 1. However, detailed flood modelling of Bowling Beck would be required at the site-specific FRA to confirm onsite flood depths, velocities and hazards for both present day and for the impacts of climate change.
3. The detailed model should also be used to understand whether there may be any impacts to the site as a result of a blockage of the Bowling Beck culvert to the east of the site.
4. This site cannot be developed until the required information detailed in the SFRA on existing and future flood risk from Bowling Beck is fully ascertained.

Environmental Protection

5. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
6. Due to its former use, there may be land contamination which would require remediation.
7. The site is adjacent to residential dwellings, giving rise to potential impacts from employment uses. Relevant assessments should be provided to determine the nature and extent of any impacts together with appropriate mitigation measure as part of any planning application.
8. The design and layout of development should not compromise the operation of existing residential uses and ensure that the amenity of future occupiers is protected.

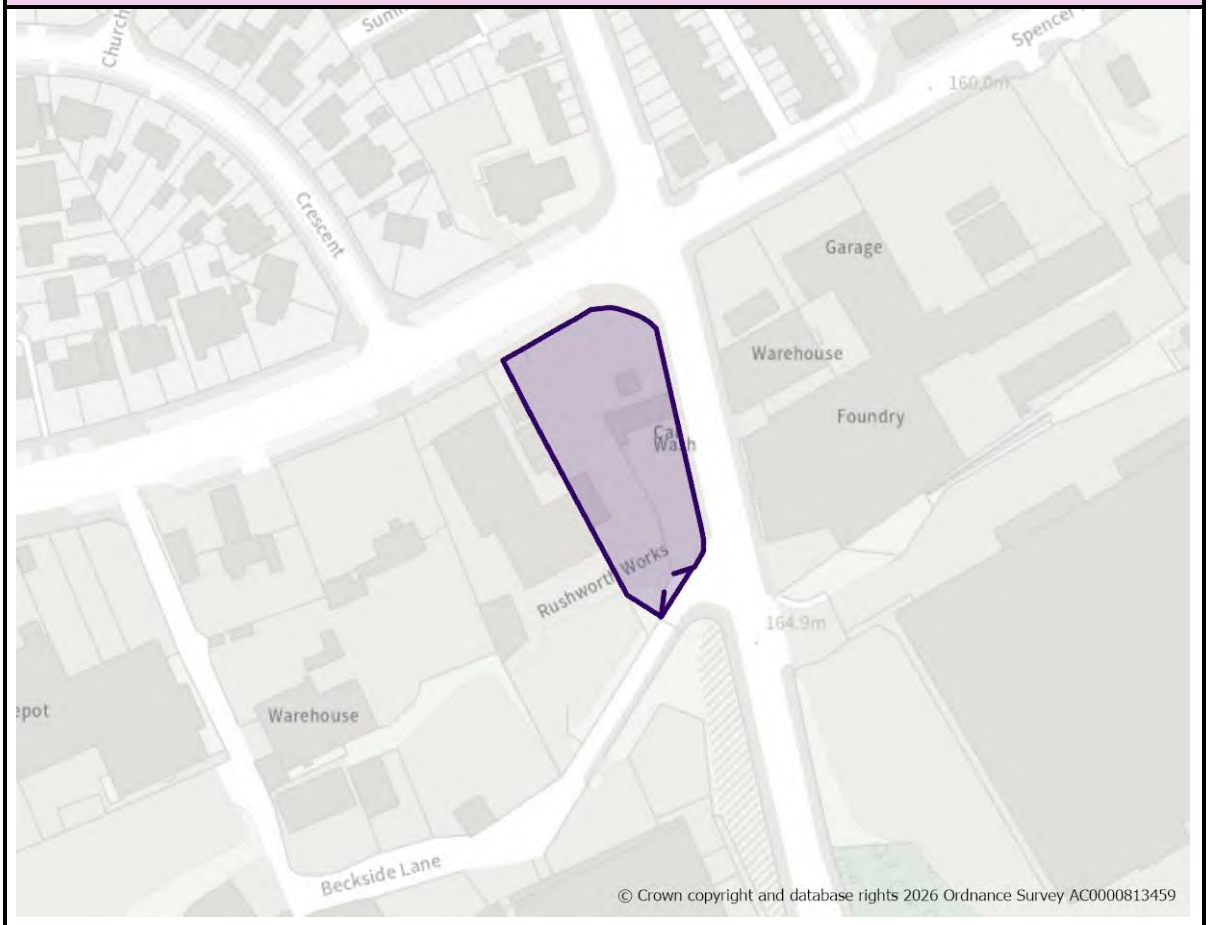
Open Space and Green / Blue Infrastructure

9. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
10. Site is within/partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
11. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E76: Former Rushworth Works, Beckside Road

Site Boundary


Site Size (ha) Gross	0.24
Net Developable Area (ha)	0.24
Proposed Land Use	Employment (Eg(iii))
Site Type	PDL
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. An improved access from Beckside Road will be required.

Flooding, Water and Drainage

2. There should be no development above the West Brook culvert which runs beneath the site. The location and path of this culvert should be confirmed through a survey as part of the site-specific FRA.
3. There may be opportunities to deculvert and daylight the West Brook culvert beneath the site which could impact flood risk on the site. Any site-specific FRA should produce a detailed model of the reach of West Brook to confirm modelled flood extents and depths within the site.
4. Given the extent of surface water flood risk in the low risk event, a full drainage strategy would be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. This will require surface water modelling based on layout plans and detailed design and full consultation with the LLFA. Runoff volumes must not exceed existing brownfield rates and, if possible, betterment should be achieved. An area-wide drainage strategy or Surface Water Management Plan should be considered.
5. This site cannot be developed until the required information detailed in the SFRA on existing and future surface water flood risk is fully ascertained.
6. Groundwater conditions within the north of the site should be investigated further through the site-specific FRA to ascertain groundwater levels and conditions.

Environmental Protection

7. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
8. Due to its former use, there may be land contamination which would require remediation.

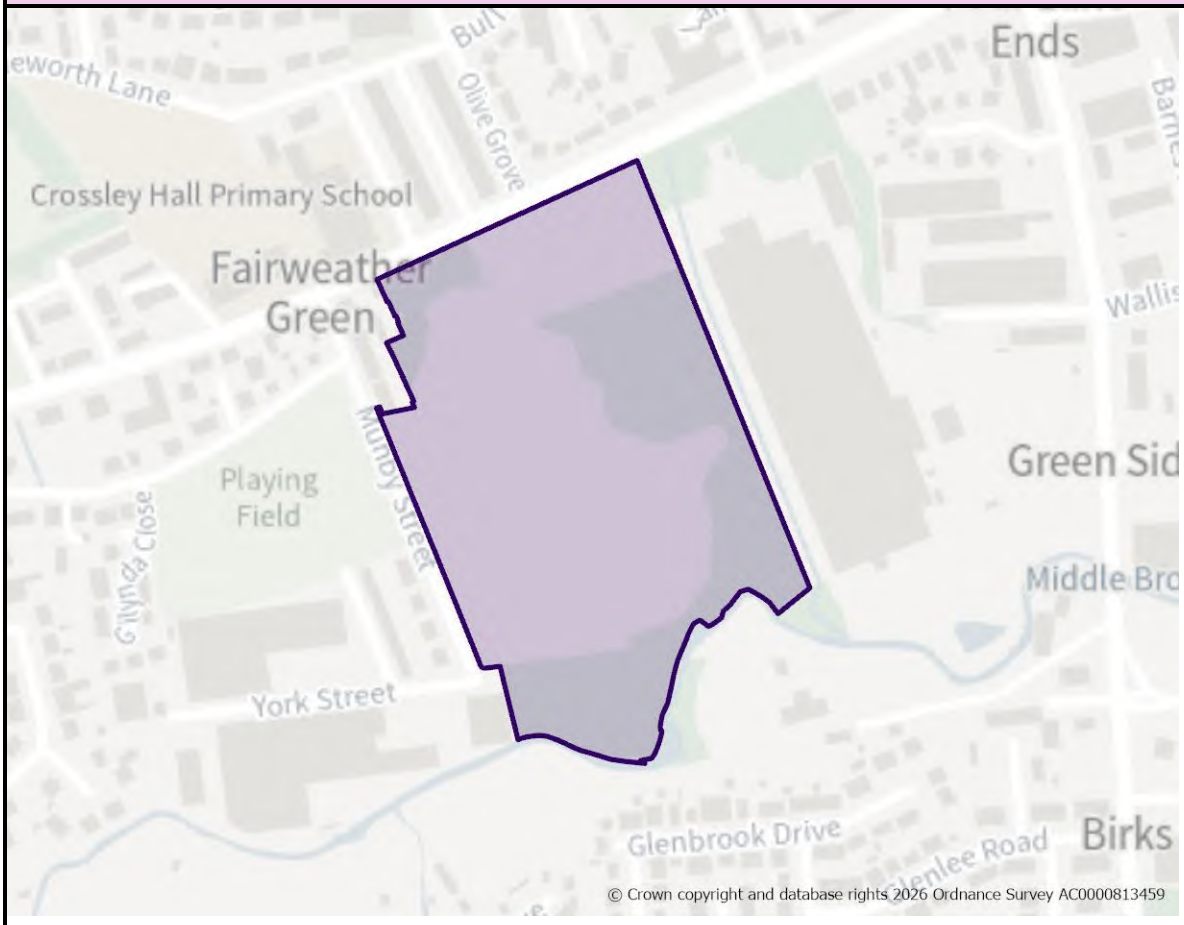
Open Space and Green / Blue Infrastructure

9. Site is within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
10. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

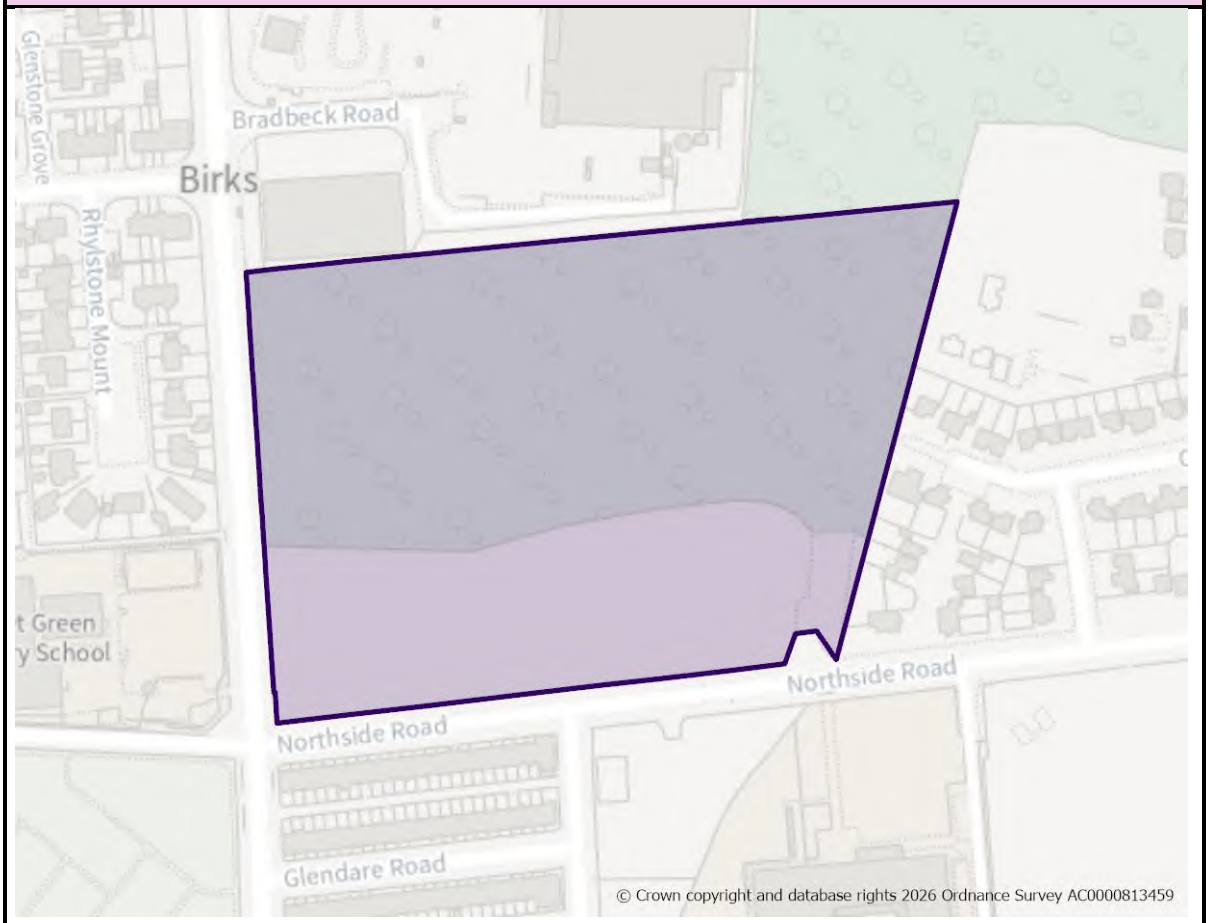
E82: Thornton Road / Munby Street

Site Boundary


Site Size (ha) Gross	6.82
Net Developable Area (ha)	5.11
Proposed Land Use	Employment
Site Type	PDL
Ward	Clayton and Fairweather Green
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements
Planning Permission 1. Site benefits from planning permission for 7 industrial units and an outline application for the construction of 9 Industrial units of varying sizes, use class for the development will be B2, B8 and Eiii with ancillary offices (23/04496/MAF) granted on 15th January 2026. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

E83: Northside Road

Site Boundary


Site Size (ha) Gross	4.47
Net Developable Area (ha)	3.35
Proposed Land Use	Employment
Site Type	PDL
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. An improved access from Northside Road will be required.

Natural and Historic Environment

2. Site is adjacent to identified Priority Habitat (Grassland) and within bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
3. The site is identified in the LNRS with the preferred measure B3_M03: Enhance the boundaries of brownfield sites.

Environmental Protection

4. Site is located adjacent to a former landfill, which may pose contamination issues.
5. Site is within a Mineral Safeguarding Area (MSA) for coal and sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal and sandstone resource.
6. The site is adjacent to residential dwellings, giving rise to potential impacts from employment uses. Relevant assessments should be provided to determine the nature and extent of any impacts together with appropriate mitigation measure as part of any planning application.
7. The design and layout of development should not compromise the operation of existing residential uses and ensure that the amenity of future occupiers is protected.

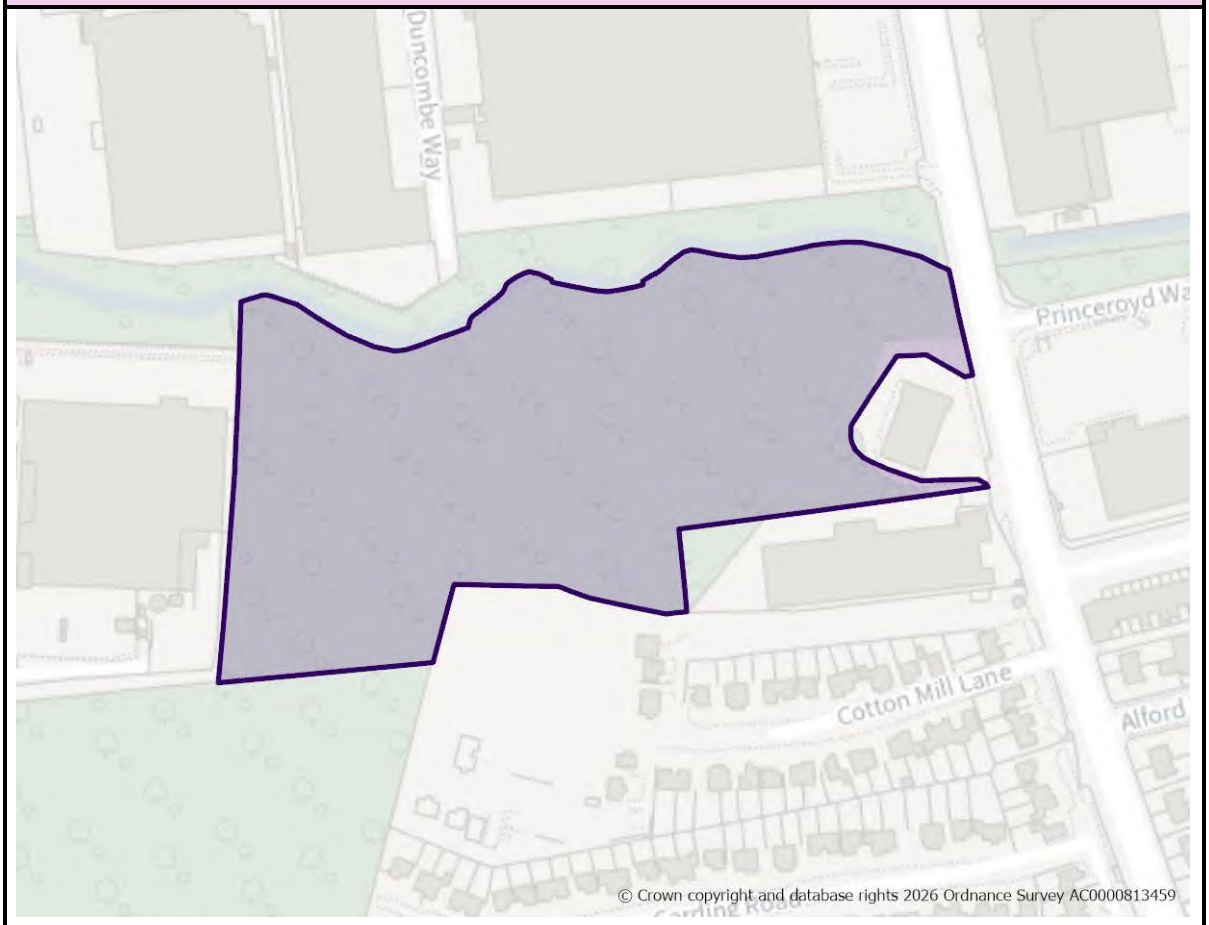
Open Space and Green / Blue Infrastructure

8. Site is within/partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E85: Ingleby Road

Site Boundary


Site Size (ha) Gross	3.25
Net Developable Area (ha)	2.93
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Mixed
Ward	Great Horton
Settlement	Bradford South West
Ownership	Private
Delivery Timescale	2035-2040

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Ingleby Road is required.

Flooding, Water and Drainage

2. The following is required:
3. Further modelling to understand the impacts of climate change on surface water flood risk to the site.
4. A condition and capacity assessment of the culvert beneath the A6177.
5. Consultation with the relevant reservoir owners to understand the impact of development on reservoir risk designation.
6. FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA guidance; the CBMDC Local Plan and national and local SuDS policy and guidelines.
7. Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

Natural and Historic Environment

8. Site is within an identified Wildlife Habitat Network (Grassland) and adjacent to a Wildlife Habitat Network (Wetland) and partially within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
9. The site is identified in the LNRS with the preferred measure B2_M04: Significantly boost the quality of existing blue and green habitat corridors and stepping stones within urban spaces.
10. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

11. Site is located adjacent to a former landfill, which may pose contamination issues.
12. Site is within a Mineral Safeguarding Area (MSA) for coal and sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal and sandstone resource.

Open Space and Green / Blue Infrastructure

13. The site lies within the Bradford City Centre Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that

enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

14. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.
15. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Shipley

Introduction

Shipley is located approximately 5km to the North of Bradford City Centre on the A650, the main transport route connecting Keighley to Bradford. The area forms part of the northern fringes of the Regional City and gateway to Airedale. Shipley is a mixed area with large residential suburbs, employment and retail areas with an important town centre. It has excellent rail connectivity offering short journey times from Shipley Station to Bradford City Centre and Leeds and onward rail connections.

The Town Centre is the focal point for the provision of shopping, leisure and public services, which caters for local needs. Within close proximity to the town centre is the World Heritage Site of Saltaire and significant employment areas, including am industrial and office cluster around Dockfield Road. Salt's Mill, the focal point of Saltaire, is a high-quality example of the area's architectural heritage and there are clusters of attractive historic buildings around the fringes of the Town Centre and the Leeds and Liverpool Canal.

Shipley has an established strategic long term non-statutory Development Framework and Towns Fund vision with a focus upon a revitalised better connected town centre with increased levels of town centre living, improving access to green spaces, Bradford Beck and canal together with an enhanced public realm and making the most of supporting technology and creative businesses. The Shipley Regeneration Area (RA11) identified in this plan generally follows the Town Centre / civic quarter, the creative canalside quarter and part of Shipley Riverside as set out in the Development Framework.

Vision for Shipley

Shipley, the gateway to Airedale, will be revitalised to be a people and family-focused Town Centre, with a diverse and creative offering. It will combine World-class heritage and culture alongside quality amenities, parks and public spaces which are well connected together, making it easy for visitors to experience all that Shipley has to offer – both within Saltaire and the wider Shipley area.

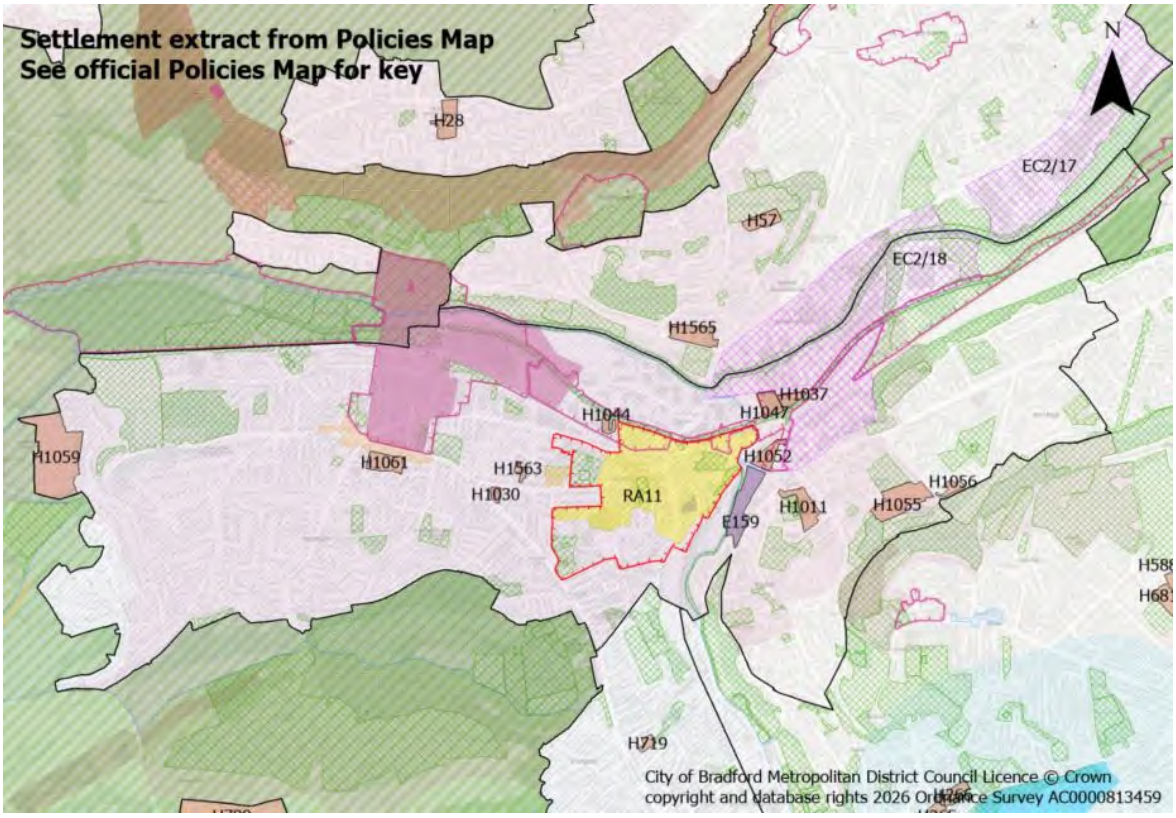
Access to Shipley's Canal and River will be opened up to create new public realm, spaces to dwell and enjoy and new waterside housing developments, making the most of repurposing Shipley's industrial heritage.

Shipley will continue to be a 'making place', maximising the area's manufacturing assets and wealth of talent, to innovate and grow, creating a thriving and sustainable neighbourhood within the Regional City of Bradford.

(Shipley Development Framework – June 2024)

POLICY SP1 - SHIPLEY

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **Shipley is defined on the Policies Map and forms part of the Regional City.**

2. **Housing growth will be focused upon maximising opportunities for the reuse of brownfield sites for new housing within its settlement boundary and the sensitive western extension of the settlement along Bingley Road to widen the range of family housing.**

3. **Deliver a thriving sustainable town centre making the most of its strategic location as an attractive gateway to Saltaire and Airedale, with excellent public transport connectivity while supporting businesses to grow and delivering new high-quality housing.**

4. **Broaden the diversity, tenure and quality of housing within Shipley with opportunities to attract new residents benefiting from rail connectivity, an enhanced town centre and family focused environment.**

5. **A range of housing types will be encouraged to provide a range of unit sizes, including mid to-high density apartment buildings and mid to-lower density townhouse terraces, together with the conversion of**

existing buildings including residential uses within the upper level of commercial buildings.

6. **Continue to support local businesses and economic sector specialisms including advanced manufacturing, engineering and creative industries to include an extended Employment Zone EC2/18 Otley Road / Thackley Old Road.**

7. **Further development of new employment opportunities to the east of the railway line and Bradford Beck.**

8. **Support Shipley Market and the wider market town economy and its role in creating an inclusive community facilitating growth in visitors and connectivity to Saltaire and the wider area.**

Meeting Growth Needs

9. **Housing development in Shipley will deliver approximately 1,229 dwellings through a combination of sites within the urban area and land released from the Green Belt from sites under construction, with planning permission and new site allocations during the plan period, together with additional supply from a town centre regeneration area as set out in Table SP1.1**

10. **Table SP1.1 – Shipley Housing Delivery**

	Under Construction	Planning Permission	Site Allocations	Regen Area
Totals	316	61	602	250

11. **Deliver housing site allocations as shown on the Policies Map and the site proformas within section 5. Proposals for new homes within the settlement boundary on additional small sites outside of the Town Centre, including the redevelopment of previously developed land, will also be supported subject to meeting policies HO3 and DS3.**

12. **To help meet employment needs 1.24ha of employment land is allocated at Crag Road for B1 / B8 uses.**

13. **Approach to delivery:**

    a) **Market-led approach to delivery of development on housing site allocations – working with developers and registered providers to secure quality housing schemes.**

    b) **Market-led approach to employment site development and intensification of employment opportunities within the Employment Zone (EC2/18).**

c) **Regeneration focused growth within the Shipley Regeneration Area (RA11) – introducing a station linked growth strategy with new mixed-use development and creating a better-connected active travel hub at the station together with limited infill development for new homes, redevelopment of under-utilised land and changes of uses with the wider regeneration area.**

Local Services and Facilities

14. **Support a positive approach to Shipley Town Centre through strengthening its commercial offer and vitality as an important Town Centre and Primary Shopping Area as defined on the Policies Map, and by enhancing its diverse range of retail, service and leisure uses, range of independent businesses and growing evening economy sector.**

15. **Continue to support the retention of independent businesses and small -scale commercial premises within the Saltaire District Centre as defined on the Policies Map.**

16. **Existing open spaces, and green and blue infrastructure, will be protected and enhanced to support the delivery of the opportunities identified in the GBI Keighley / Bingley / Shipley Focus Area and play a key role in place shaping over the plan period. New developments will provide accessible multifunctional open space for existing and new communities within the city centre. These should help to create a network of green corridors to connect habitats and improve ecology both within the city centre and wider corridors.**

17. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Townscape and Landscape

18. **Improve connectivity and permeability within the Town Centre and through to surrounding neighbourhoods with public realm enhancements and links to the canal and riverside.**

19. **Retain local distinctiveness and townscape features through the sensitive use and reuse of industrial architecture and historic buildings.**

20. **Main and improve connectivity to the Saltaire WHS.**

21. **Maintain and enhance the landscape setting, landscape features including scenic woodland backdrop to Saltaire, fields and overall settlement pattern.**

Historic and Natural Environment

22. **Ensure the highest level of protection, management and enhancement of the Saltaire World Heritage Site and for development within the buffer zone conserve those elements which contribute towards its Outstanding Universal Value (OUV), including its setting and key views, in line with national policy and Policy NE1.**

23. **Continue to ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including three Conservation Areas and large number of Listed Buildings as well as non-designated heritage assets.**

24. **Support the retention and enhancement of a network of green and blue infrastructure including the River Aire and Leeds and Liverpool Canal; Shipley Glen to Baildon Moor to the North, along the Bradford Beck, South around Northcliffe Park and West towards Cottingley and Bingley.**

25. **Developments should maintain and improve air quality to protect human health, wellbeing and the environment, within the Clean Air Zone falling within the central and western sections of Shipley.**

26. **Where development is located within SPA/SAC Zone C (Recreational Pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development on accordance with the South Pennine Moors SPD and Policy NE3.**

<u>Local Infrastructure</u>

27. **Create a more direct pedestrian and cyclist link between the Town Centre and Shipley Station.**

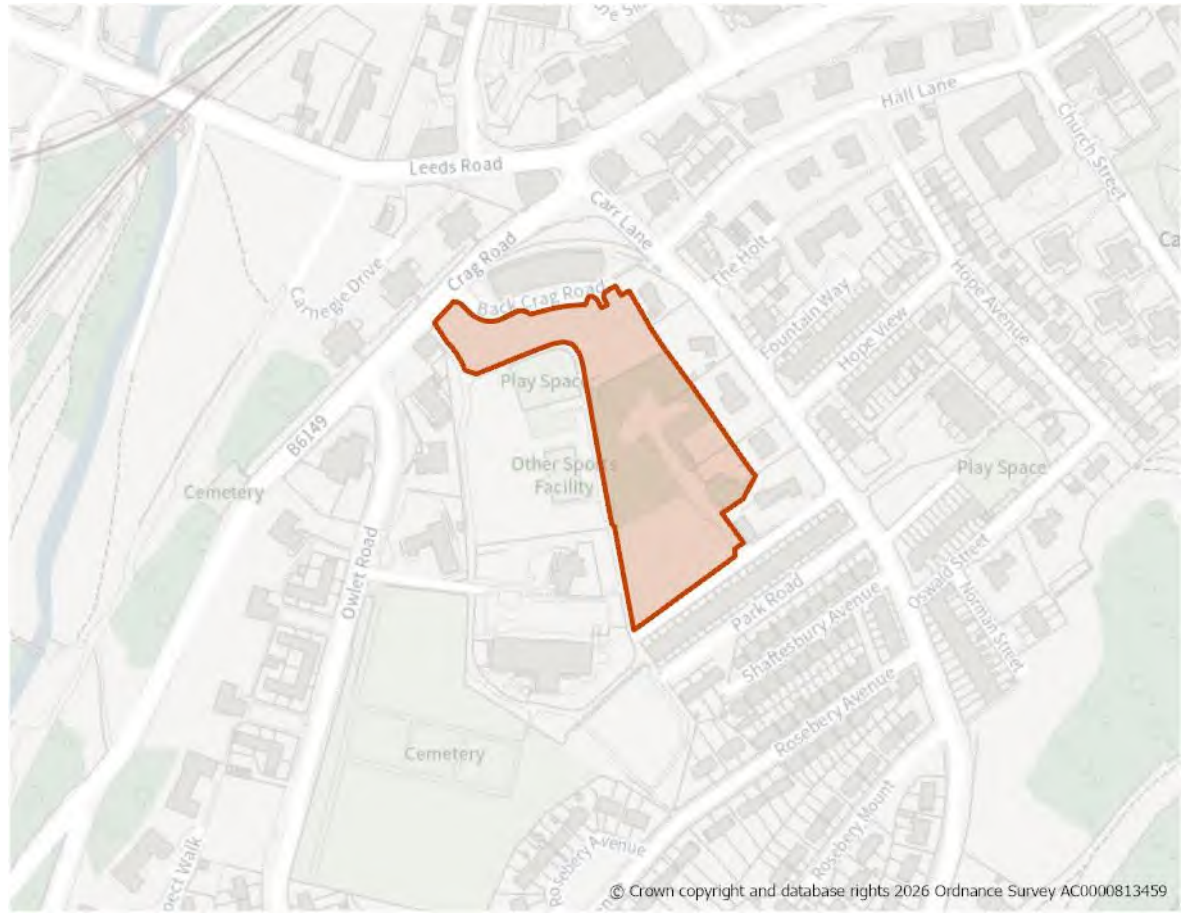
28. **Support implementation of the Bradford to Shipley Route Improvement Scheme (BSRIS).**

29. **The implementation of the West Yorkshire Transport Plan will secure a high-quality public transport network for the Regional City including Shipley, along with a comprehensive and attractive network for walking, wheeling and cycling, including secure cycle parking, to improve the environment for residents, businesses and visitors.**

30. **Proportionate contributions towards improvements in community infrastructure, including consideration of additional education, healthcare and recreation provision as a result of an increased residential population.**

31. **Where appropriate funding and delivery opportunities are available support investment in Shipley Pool & Gym facilities.**

H1011: Carr Lane, Windhill

Site Boundary


Site Size (ha) Gross	1.10
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	50
Site Type	Greenfield
Ward	Windhill & Wrose
Settlement	Shipley
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 50 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. The access points off Crag Road, via Back Crag Road and off Carr Lane via Back Park Road will require improvements to appropriate standards and to mitigate with traffic generated from the larger Shipley Exchange site.

Natural and Historic Environment

3. The site is in the World Heritage Buffer zone with potential impact on important views.
4. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that the site should be carefully informed in terms of development scale and materials by the local palette and all mature trees and green landscaping should be retained.
5. There is no impact on the outstanding universal value and no impact on the character and setting of the World Heritage site.
6. There are mature trees on site near Windhill Recreation ground.
7. Ecology survey - a walkover survey may be required.
8. Part of the site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
10. Part of the site is identified in the LNRS with the preferred measure B3_M01: Species-rich brownfield and other previously developed sites, encourage temporary (so-called ‘meanwhile-use’, in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares), and preferred measure B3_M02: Enhance (rather than replace) existing habitats on some areas of brownfield.

Environmental Protection

11. Site lies partly within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application
12. Site is within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.
13. The site was historically used as unspecified works, industrial works, vehicle testing station giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

14. Utilities – The site is within the buffer zone for a high voltage electricity transmission underground cable.

Landscape

15. The site is partly within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Open Space and Green / Blue Infrastructure

16. The northern part of the site is currently used as amenity greenspace, consideration should be given to retaining this open space or making alternative provision within the site, in line with policy NE2 and having regard to standards outlined in Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of amenity greenspace and parks.
17. Site is adjacent to Windhill Recreation ground.
18. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1030: Shipley Hospital, Kirkgate, Shipley

Site Boundary

Site Size (ha) Gross	0.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	PDL
Ward	Shipley
Settlement	Shipley
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. Site access from Kirkgate.
3. Within 800m buffer zone of Saltaire station.

Natural and Historic Environment

4. Tree Preservation Orders to tree and woodland on site (to western / southwestern / southern boundaries). Adjacent to TPO woodland (1 no. group to northeastern boundary).
5. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
8. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

9. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Environmental Protection

10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
11. The site was historically used as a hospital, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
12. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.

13. Site is within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1037: Old Mill House, Dockfield Road, Shipley

Site Boundary

Site Size (ha) Gross	0.41
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	75
Site Type	PDL
Ward	Shipley
Settlement	Shipley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 75 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The site design should have regard to the listed canal frontage and provide a buffer along the Southern edge. It should include elements to create and maintain habitat corridors and provide stepping stones to connect and extend existing blue and green places.
3. The layout, design and scale of dwellings should have regard to the proximity of the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out of the Conservation Area.

Site Access, Highways and Transport

4. A new site access required. This would lead to Dockfield Road.
5. A Public Right of Way (Footpath Shipley 2) runs along the southern site boundary. This should be retained as part of any future development.

Flooding, Water and Drainage

6. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
7. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision.
8. Any change in site layout where there are changes to current building footprints or road layouts, will require detailed surface water modelling to ascertain flow routes and low-lying areas.

Natural and Historic Environment

9. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
10. The site is immediately adajcent to the Leeds and Liverpool Canal Local Wildlife Site. The layout and design of any development include an appropriate buffer area along its southern boundary. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
11. Site is within a Conservation Area and within proximity to Grade II Canal Bridge No 208 (Leeds And Liverpool Canal). The layout, design and scale of dwellings should have regard to the proximity of the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out of the Conservation Area. As well as other designated and non-designated heritage assets that are in the vicinity of the site Dockfield Mills, Junction Mills.

12. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
13. The site is identified in the LNRS with the preferred measure Priority B2: Blue and green links rich in nature through, between and beyond towns and cities, and preferred measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

14. Site lies partly within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
15. The site was historically used as mills/textile mills, unspecified works, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
16. The site is adjacent to a consultation zone for a high-pressure gas pipeline. Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

Landscape

17. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Open Space and Green / Blue Infrastructure

18. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
19. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1044: West Victoria Street, Shipley

Site Boundary

Site Size (ha) Gross	0.30
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	45
Site Type	PDL
Ward	Shipley
Settlement	Shipley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 45 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 150 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. This site is on a critical approach to the Saltaire World Heritage Site and within an Important Gateway and also adjacent to the Leeds Liverpool Canal conservation Area.
3. Conversion of the buildings would be preferred to re-development of the site. However, if the site is to be comprehensively re developed the design of the resulting buildings should reflect the previous use and canalside character, opening up views within the world heritage site.

Site Access, Highways and Transport

4. A new access is required, this would lead to Ashley Lane. The road is narrow and will need improvement.
5. Victoria Street has cycle and pedestrian access however direct access for vehicles is unlikely to be acceptable.

Flooding, Water and Drainage

6. SFRA level 2 recommendations: It should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. Development should avoid the existing area of the Leeds and Liverpool Canal on site. Built development should not be situated within 8m of the canal to allow for maintenance access.
7. Surface water should be retained onsite. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated across the majority of the site.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site is within world heritage site buffer and within Leeds Liverpool Canal conservation Area. It is partly within 50m buffer of Listed building – Grade 11 Canal Warehouse, Wharfe Street whic lies to the East og the site.
11. The former Canal Company Warehouse is a non designated heritage asset.
12. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that the preferred approach is the sympathetic conversion of the Canal Company Warehouse. This would positively enhance the character and setting

of the building, Leeds Liverpool Conservation Area and wider setting of the World Heritage Site.

13. Loss of the Canal Company warehouse should only be considered as a last option. Any redevelopment of this site would need to be sympathetically informed by the context and heritage of the site and conservation area. The design, scale, massing and material usage of any new development would need to be informed by the neighbouring warehouses along the wharf and preserve or enhance the site and conservation area.
14. The site, excluding the water, is identified in the LNRS with the preferred measure B3_M01: Encourage temporary (so-called 'meanwhile-use', in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares); At the water's edge (bottom of U shape), preferred measure Q2_M01: Significantly enhance the quality of the habitats in existing Local Wildlife Sites, supported by ongoing monitoring and maintenance.

Landscape

15. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Environmental Protection

16. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
17. Site lies partly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
18. Site is within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.
19. The site was historically used as a stone yard, unspecified works, warehouses, wharves, textile mill (Ashley Mill), giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

20. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
21. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

22. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1047: Regent House, Dockfield Road, Shipley

Site Boundary

Site Size (ha) Gross	0.69
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	93
Site Type	PDL
Ward	Shipley
Settlement	Shipley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 93 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design should make improvements to existing footpath and cycle links within and through the site to existing networks.
3. The site is immediately adajcent to the Leeds and Liverpool Canal Local Wildlife Site. The layout and design of any development should include an appropriate buffer area along its southern boundary and should take account of the sites proximity to the adjacent wildlife site.
4. Development should provide appropriate and proportionate improvements to the canal towpath and the Junction Road footpath.
5. Development will be expected to safeguard and enhance the setting of the Leeds and Liverpool Conservation Area and Site of Ecological and Geographical Importance and key heritage assets including, grade 2 listed Junction Bridge and the unlisted mill buildings and provide a high-quality frontage to the canal.

Site Access, Highways and Transport

6. New site access required. This would lead to Dockfield Road.
7. A Public Right of Way (Footpath Shipley 2) runs along the southern site boundary. This should be retained as part of any future development.
8. Improvements to pedestrian and cycle links within and through the site to existing networks, including to the canal towpath, would help to connect the development to the surrounding area and encourage walking and cycling.

Flooding, Water and Drainage

9. Further modelling to understand the impacts of climate change on surface water flood risk to the site. A condition assessment of the bridge beneath Dockfield to the north-east of the site. Consultation with the relevant reservoir owners to understand the impact of development on reservoir risk designation. Any Flood Risk Assessment, (FRA), should be carried out in line with the latest versions of the National Planning Policy Framework; Flood Risk and Coastal Change Planning Practice Guidance; Environment Agency guidance; the City of Bradford Metropolitan District Council Local Plan and national and local Sustainable urban Drainage Systems policy and guidelines. Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

Natural and Historic Environment

10. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

11. The site is immediately adajcent to the Leeds and Liverpool Canal Local Wildlife Site. The layout and design of any development include an appropriate buffer area along its southern boundary. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
12. Site is within a Conservation Area and within proximity to Grade II Canal Bridge No 208, (Leeds And Liverpool Canal). The layout, design and scale of dwellings should have regard to the proximity of the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out of the Conservation Area. As well as other designated and non-designated heritage assets that are in the vicinity of the site Dockfield Mills, Junction Mills.
13. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
14. The site is identified in the LNRS with the preferred measure B3_M01: Encourage temporary (so-called 'meanwhile-use', in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).

Landscape

15. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Environmental Protection

16. Site within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
17. The site was historically used as a mills/textile mills, depot, unspecified works, warehouses, blacksmiths, gas works, envelope factory, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
18. The site is crossed on the northern boundary by a high-pressure gas pipeline. Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

Open Space and Green / Blue Infrastructure

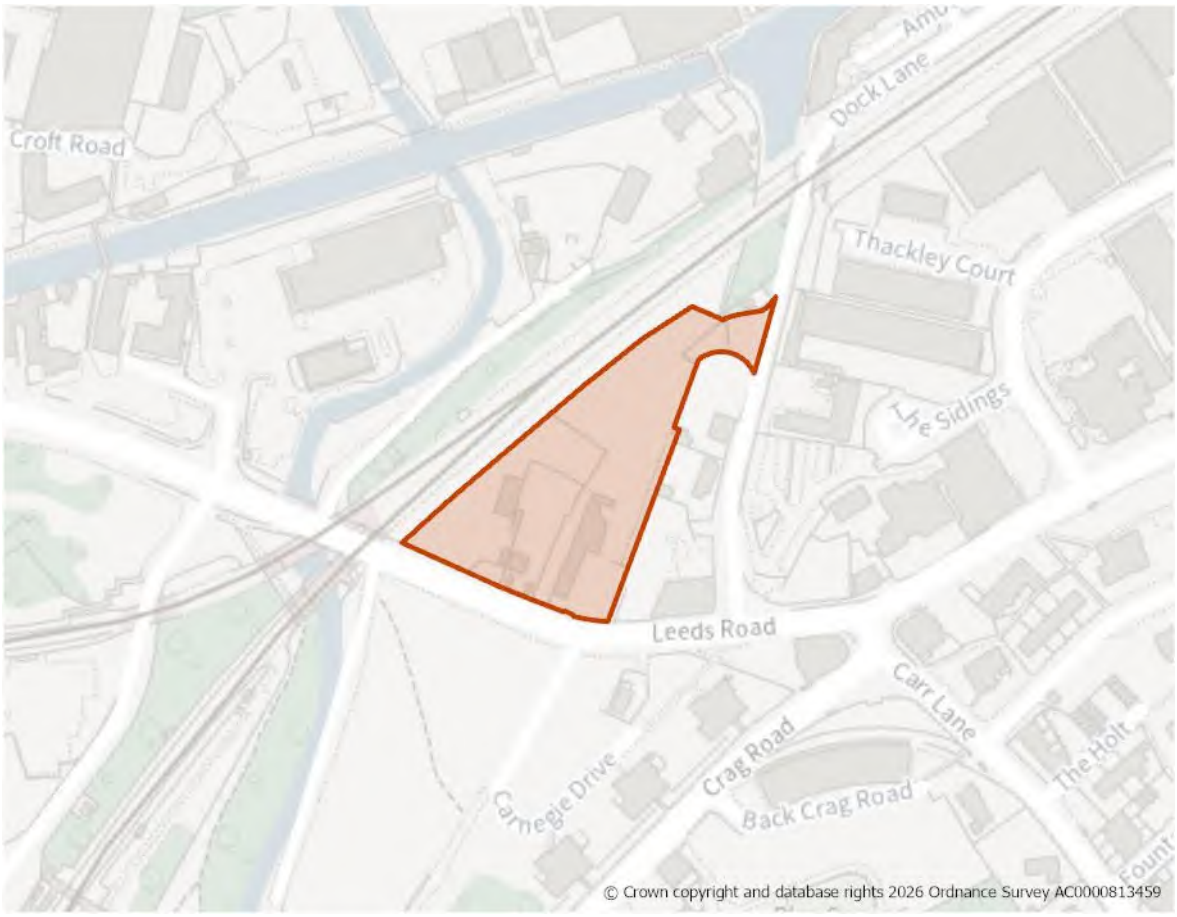
19. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
20. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within

the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

21. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1052: Land between Leeds Road and Dock Lane, Shipley

Site Boundary


Site Size (ha) Gross	0.71
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	48
Site Type	PDL
Ward	Windhill & Wrose
Settlement	Shipley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 48 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. The current existing access is to be used, leading to Dock Lane. There should be no new site access from Leeds Road. Close to Shipley station so pedestrian linkages will need to be incorporated.

Flooding, Water and Drainage

3. Nominal risk report recommendations - The site is not required to pass the exception test as it is not located within Flood Zone 3a. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the National Planning Policy Framework. Given the change in use and therefore vulnerability of the site, the Flood Risk Assessment, (FRA), must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 Flood Risk and Coastal Change – Planning Practice Guidance). Based on available information, there is no additional risk to the site from reservoir, canal or sewer flooding. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change.

Natural and Historic Environment

4. The site is within bat alert area and adjacent to an identified Wildlife Habitat Network, (Wetland). An ecology survey may be required at the planning application stage and early engagement with the Council's Biodiversity Officer is recommended.
5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is identified in the LNRS with the preferred measure B3_M01: Encourage temporary (so-called ‘meanwhile-use’, in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).
7. The majority of the site is within World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
8. Part of the site is within the Leeds Liverpool Canal Conservation Area.

Landscape

9. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape

sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Environmental Protection

10. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
11. Site partly contains a former landfill. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application due determining any potential impacts. Impacts should be addressed in line with Policy CR2.
12. Development will result in the loss of an operational waste management facility. Any proposal should meet the requirements set out in Policy WAS3.
13. The site was historically used as railway land, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
14. Site is within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sandstone resource.
15. The site is within the buffer zone for a high voltage electricity transmission overground cable.

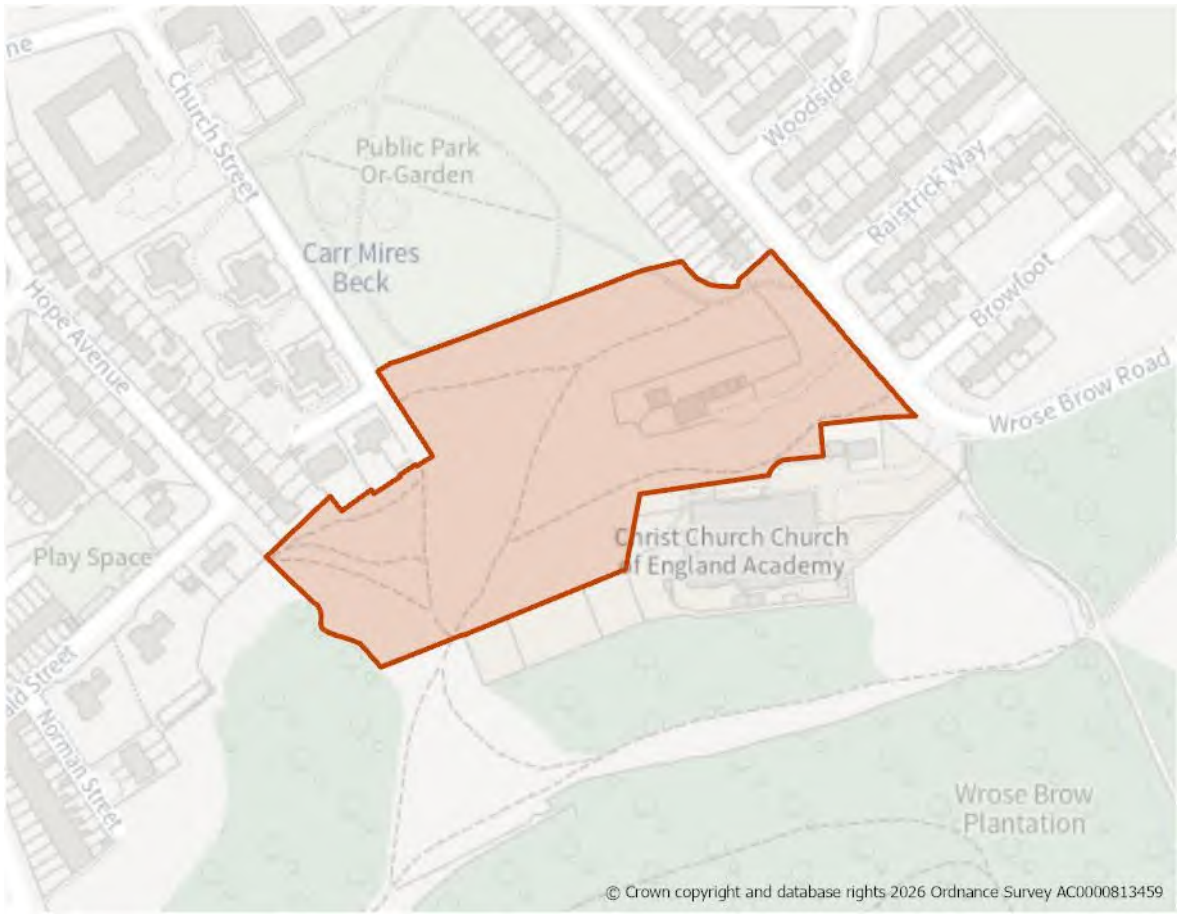
Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
17. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1055: Wrose Brow Road, Windhill

Site Boundary


Site Size (ha) Gross	1.99
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	90
Site Type	Greenfield
Ward	Windhill & Wrose
Settlement	Shipley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 90 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design and layout should be designed to not impact on the Character, setting or OUV of the World Heritage Site.

Site Access, Highways and Transport

3. A new access would join Church Street.
4. The site is adjacent to Public Right of Way (Shipley 10) at the north-eastern corner.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is within a grassland habitat network and a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The site is identified in the LNRS with the preferred measure G1_M03: Restore and enhance existing species-rich grasslands, and T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire to contribute to base target of 16.5 per cent and stretched target of 18.5 per cent by 2050 using 'right tree, right place' principles. Do independent ecological assessments to identify any conflicts with other habitat types and check the suitability of species, ensure compliance with regulatory control. Seek professional advice to help you do this (from the Forestry Commission, White Rose Forest, private sector woodland/forestry agents or independent ecologists who understand the importance of a broad range of habitats and species, including woodland).
8. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
9. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that provided that the development is designed so as not to impact on the character, setting or Outstanding Universal Value of the Saltaire World Heritage Site, then it would be considered acceptable. This may include a reduced capacity for the site, a specific site configuration to avoid development on the upper part of the site and/or the use of particular dwelling types to ensure that the scale of development reflects the sensitivities of the location. Consultation with the Council's Heritage team will be required at the planning application stage to ensure any negative impacts are effectively mitigated.

Environmental Protection

10. Site lies partly within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
11. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
12. The site was historically used as agricultural land, coal mining, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
13. Site is partially within a Mineral Safeguarding Area (MSA) for Coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
14. The northern boundary of the site is within the buffer zone for a high voltage electricity transmission overground cable.

Open Space and Green / Blue Infrastructure

15. The site is part of an area of amenity open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.

Other Constraints

16. Part of the site is classed as Grade 4 and 3b on the Agricultural Land Classification (ALC).

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1056: Browfoot/Wrose Brow Road, Windhill

Site Boundary

Site Size (ha) Gross	0.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	Greenfield
Ward	Windhill & Wrose
Settlement	Shipley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The site will have to be designed as not to impact on the character, setting or OUV of the World Heritage Site.
3. There is potential to include pedestrian link through the site linking the existing Public right of way to the north with greenspace to the south.

Site Access, Highways and Transport

4. A new access is needed, this would lead to Browfoot.

Natural and Historic Environment

5. The site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
6. An ecological survey/walkover survey will be required to establish the extent and significance of the impact and determine if mitigation is possible.
7. Site is adjacent to identified Wildlife Habitat Network (Grassland).
8. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that provided that the development is designed so as not to impact on the character, setting or Outstanding Universal Value of the Saltaire World Heritage Site, then it would be considered acceptable. This may include a reduced capacity for the site or the use of particular dwelling types to ensure that the scale of development reflects the sensitivities of the location. Consultation with the Council's Heritage team will be required at the planning application stage to ensure any negative impacts are effectively mitigated.
9. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the Special Protection Area/Special Area of Conservation (SPA/SAC) caused by such development in accordance with the South Pennine Moors Supplementary Planning Document (SPD) and Policy NE3.

Environmental Protection

10. Site lies is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
11. The site was historically used as brickworks, quarry, unspecified works giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
12. Site is within a Mineral Safeguarding Area (MSA) for Coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

13. Site is partly within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.
14. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.

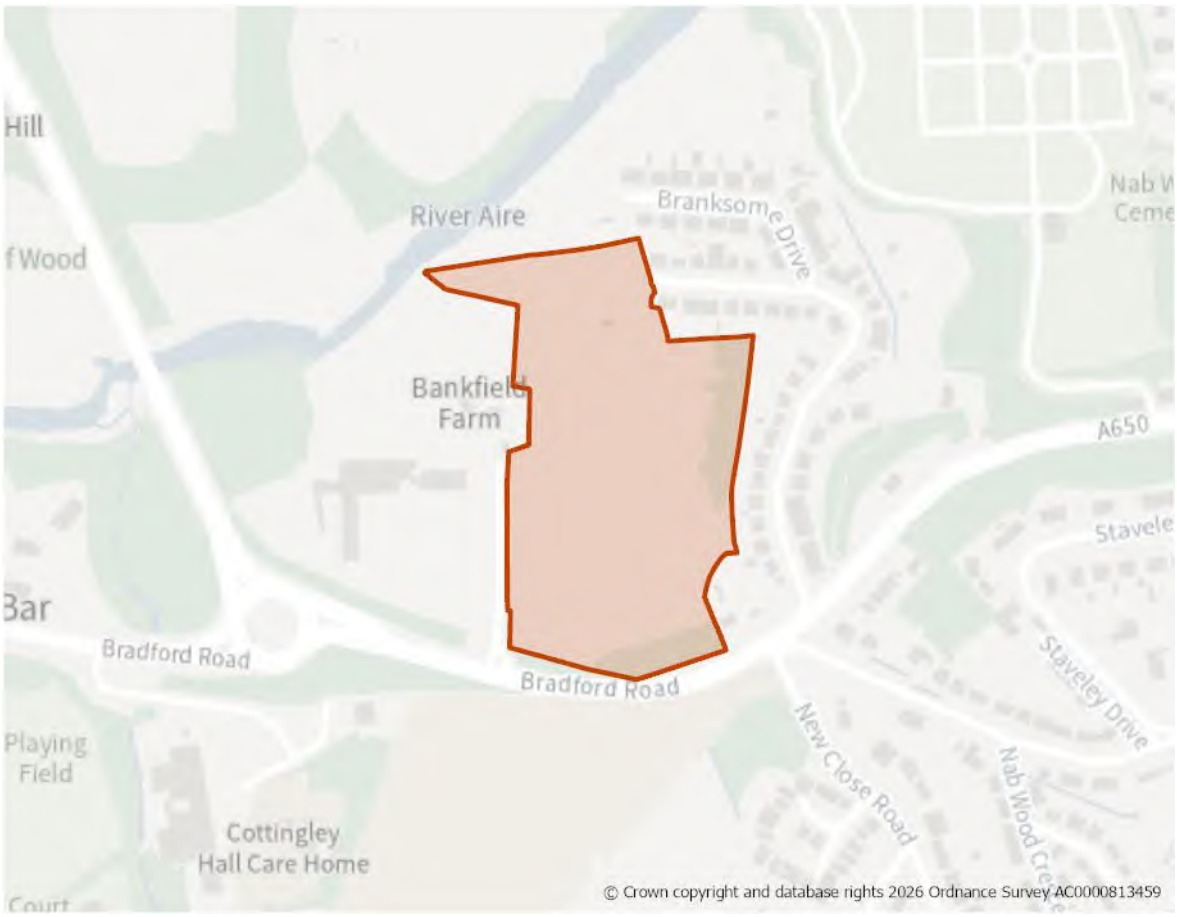
Open Space and Green / Blue Infrastructure

15. The site is part of an area of amenity open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.

Other Constraints

16. Part of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).
17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1059: Bingley Road, Nab Wood

Site Boundary


Site Size (ha) Gross	5.42
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	95
Site Type	Greenfield
Ward	Shipley
Settlement	Shipley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 95 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The site lies on the very edge of the Saltaire World Heritage Site Buffer Zone and any development proposals should carefully consider this context. Development should be sensitively integrated with the sloping topography, and should respect the remnant parkland setting of the Bankfield Hotel mansion. Mature trees on the southern boundary and perimeter drystone walls should be retained. The wooded character of the surrounding area should be considered in the design process using trees throughout the development to connect to wooded boundaries.

Site Access, Highways and Transport

3. Access to the site is available via the existing access on Bradford Road, which will need improvement.
4. A public right of way crosses the northern end of the site – Bingley 2 and meets with Bingley 1 at the River Aire corner.

Flooding, Water and Drainage

5. Level 2 Strategic Flood Risk Assessment (SFRA): This site is required to pass part b) of the exception test5, given it is proposed for more vulnerable uses and is located within Flood Zone 3a. It must be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the available information documented within this Level 2 SFRA, this site should be able to pass the exception test provided development is directed to the areas of the site within Flood Zone 1, including for climate change.
6. There should be no development within the existing area of functional floodplain present on site. Development should be directed away from the northwestern corner of the site modelled to be at fluvial flood risk. Consultation should be had with the reservoir owners that may be affected by the development of this site. Given the historic sewer flooding in the area, developers should contact Yorkshire Water directly to check specific details at the Flood Risk Assessment (FRA) stage.
7. Any FRA should be carried out in line with the latest versions of the National Planning Policy Framework; Flood Risk & Coastal Change - Planning Policy Guidance; Environment Agency online guidance; the City of Bradford District Metropolitan Council Local Plan and national and local Sustainable urban Drainage Systems, (SuDS) policy and guidelines.
8. Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

Natural and Historic Environment

9. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
10. Majority of the site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
11. Partially within identified Wildlife Habitat Network (Grassland) and adjacent to identified Wildlife Habitat Network (Wetland).
12. Contains TPO woodland (1 no. group to southeast adjacent to Bradford Road). Adjacent to TPO woodland (1 no. group to east - Bankfield Farm / Mercure Hotel and 1 no. group to southwest - west of Branksome Drive). A development would need to protect and incorporate existing trees/hedgerows within site and increase the tree cover.
13. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
14. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that development should be informed by its local context in terms of scale and material usage. Towards the north end of the site, mature trees are located at the north and east boundaries. These should be retained and strengthened. The Public Right of Way with its dry stone walling is aesthetically pleasing and adds to the rural character. This should be retained.
15. The site has the potential to contain deposits of archaeological interest. A predetermination mitigation strategy must be agreed with WYAAS prior to any development of the site.
16. The development of the Site will have no impact on any known heritage assets. There are no obtainable views of Saltaire World Heritage Site (WHS) and its Outstanding Universal Value will not be impacted upon. Subject to archaeological mitigation, the development of this site would be acceptable.
17. The majority of the site is identified in the LNRS with the preferred measure T2_M01: Buffer and connect existing woodlands by creating new riparian habitats that will also support many different species, such as high-quality wooded habitats, species-rich grasslands, wetlands and pools for great-crested newts and willow tits; (at the end of Branksome drive, spur to River) preferred measure W4_M02: Create new reedbeds, wet grasslands, floodplain meadows, open standing water and wet woodland around known areas of lowland raised bog. These will attract amphibians, invertebrates and birds; (strip of land down back of houses on Branksome Drive, first stretch off Bingley Road) preferred measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure; and preferred measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places. Use wetlands, such as ponds, and tree and hedgerow species to 'join the dots' through the urban fringe and into the wider countryside. Ensure new and enhanced wildlife corridors are strategic; carefully consider which species to target. Habitat corridors that work for both people and wildlife need to be wide enough to allow enough distance between people and wildlife.

Environmental Protection

18. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
19. Site is partially within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

20. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
21. The site lies partly within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

22. LSA report – potential mitigation – Site is an area of moderate landscape sensitivity. The site lies on the very edge of the Saltaire World Heritage Site Buffer Zone and any development proposals should carefully consider this context. Development should be sensitively integrated with the sloping topography, and should respect the remnant parkland setting of the Bankfield Hotel mansion. Mature trees on the southern boundary and perimeter drystone walls should be retained. The wooded character of the surrounding area should be considered in the design process using trees throughout the development to connect to wooded boundaries. Access to the River Aire should be considered, retained and strengthened.
23. Overall sensitivity rating – moderate.
24. The site is within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Other constraints

25. The majority of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

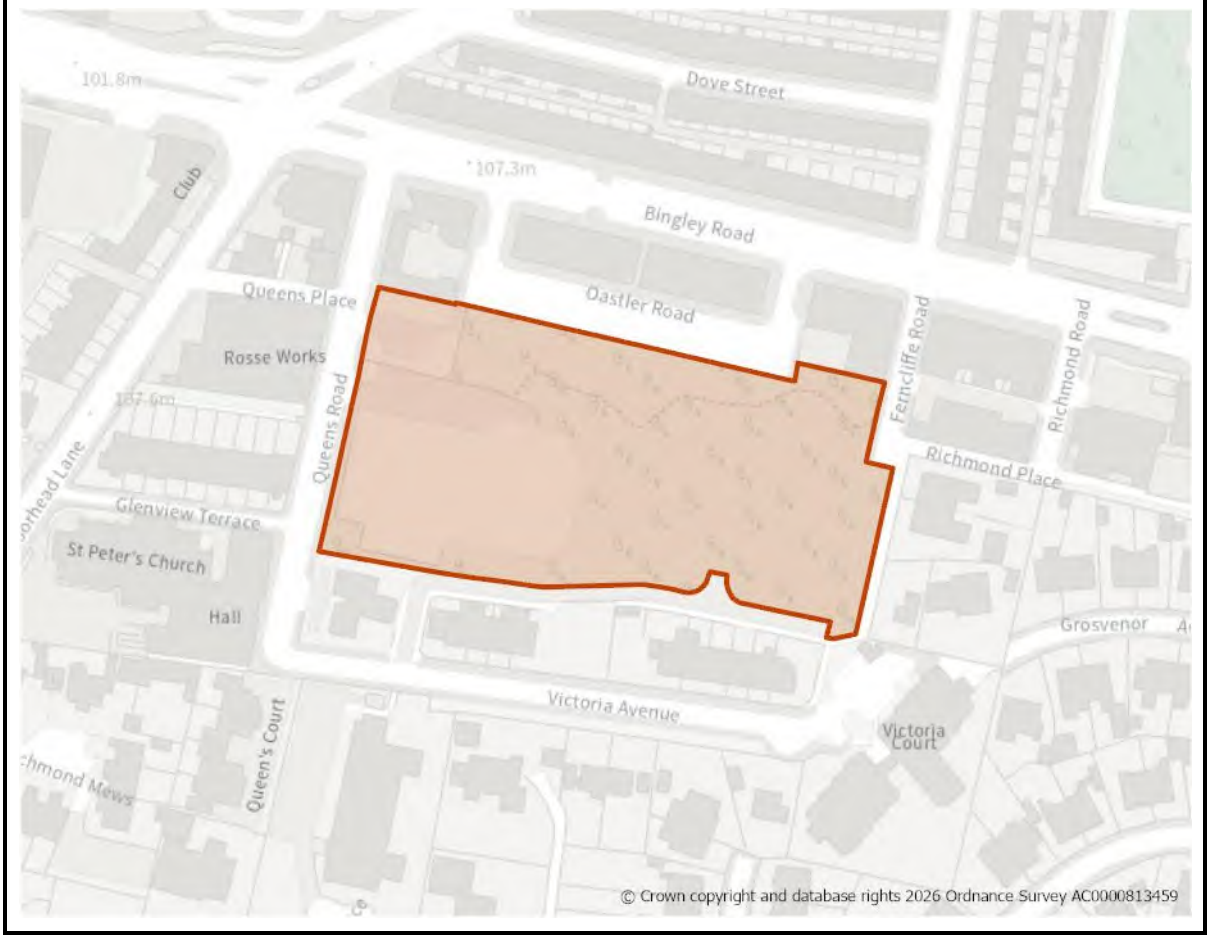
Green Belt (and Golden Rules)

26. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

27. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1061: Queens Road/Ferncliffe Road, Saltaire

Site Boundary


Site Size (ha) Gross	0.93
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	63
Site Type	Mixed
Ward	Shipley
Settlement	Shipley
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 63 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design, scale, materials, boundary treatment and landscaping need to be in keeping with sites proximity to the Saltaire World Heritage site.

Site Access, Highways and Transport

3. Access to the site is available from Queens Road and Victoria Avenue which may require improvement.

Flooding, Water and Drainage

4. SFRA Level 2 report - This site is not required to pass part b) of the exception test3 as it is located within Flood Zone 1, however it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on current information, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1.
5. Any Flood Risk Assessment must further consider the safe access and escape routes to the site.
6. Given the historic sewer flooding in the area, developers should contact Yorkshire Water directly to check specific details at the Flood Risk Assessment stage.
7. Any Flood Risk Assessment should be carried out in line with the latest versions of the National Planning Policy Framework; Flood Risk & Coastal Change-Planning Policy Guidance; Environment Agency guidance; the City of bradford Metropolitan District Council Local Plan and national and local Sustainable urban Drainage Systems policy and guidelines.
8. Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

Natural and Historic Environment

9. Contains TPO woodland (1 no. group to northwestern part of site).
10. Adjacent to priority habitat (Deciduous Woodland).
11. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
12. The site is identified in the LNRS with the preferred measure B3_M01: Encourage temporary (so-called ‘meanwhile-use’, in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).

13. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan and adjacent to the Saltaire Conservation Area.
14. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that the site lies at a slightly lower level than Queens Road, and this topography could be utilised to reduce the apparent height of new buildings. A bank of well-established trees along the northern boundary also provides an opportunity for screening. The retention of these trees will be important in minimising visual impacts on views into and out of the WHS, as well as on the setting of the Conservation Area and nearby listed buildings. Development should generally be limited to a low height (typically no more than 2–2.5 storeys) to avoid interrupting key views.
15. St Peter's Church on Moorhead Lane is a prominent landmark (and identified as a non-designated heritage asset), and its visual prominence within the area should be preserved. Any new development should remain clearly subservient to the church, with building heights kept below the ridge height of its main structure.
16. Careful consideration must be given to the scale and massing of buildings, as well as the choice of materials, to ensure that development responds appropriately to the established character and context of the surrounding area.
17. Development proposals should be informed by the local context, including existing tree-lined boundaries, which contribute positively to the character of the street scene. Retention of these features is encouraged. Any development should avoid appearing overly prominent, particularly given the site's role as part immediate setting of the WHS.
18. If development accords with the measures outlined above, it is likely that the site could accommodate development across much of its area while resulting in negligible harm to the setting of listed buildings. With carefully designed mitigation, any residual impact is likely to fall within the category of less than substantial harm (of an acceptable level).
19. Development may be acceptable with appropriate measures and mitigation to protect the setting of the nearby heritage assets.
20. Partly within 50m buffer of Listed Buildings (Grade II 49-61 & 65-97 Bingley Road; 61-63 Gordon Terrace).
21. Adjacent to site of archaeological potential (Class 1).

Landscape

22. The site is partly within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Environmental Protection

23. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
24. The site was historically used as a mineshaft, quarry , giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

25. Site lies partly within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
26. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
27. Site is within a Mineral Safeguarding Area (MSA) for Sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Other constraints

28. Barden aqueduct passess under the site so will need to consult with Yorkshire Water.

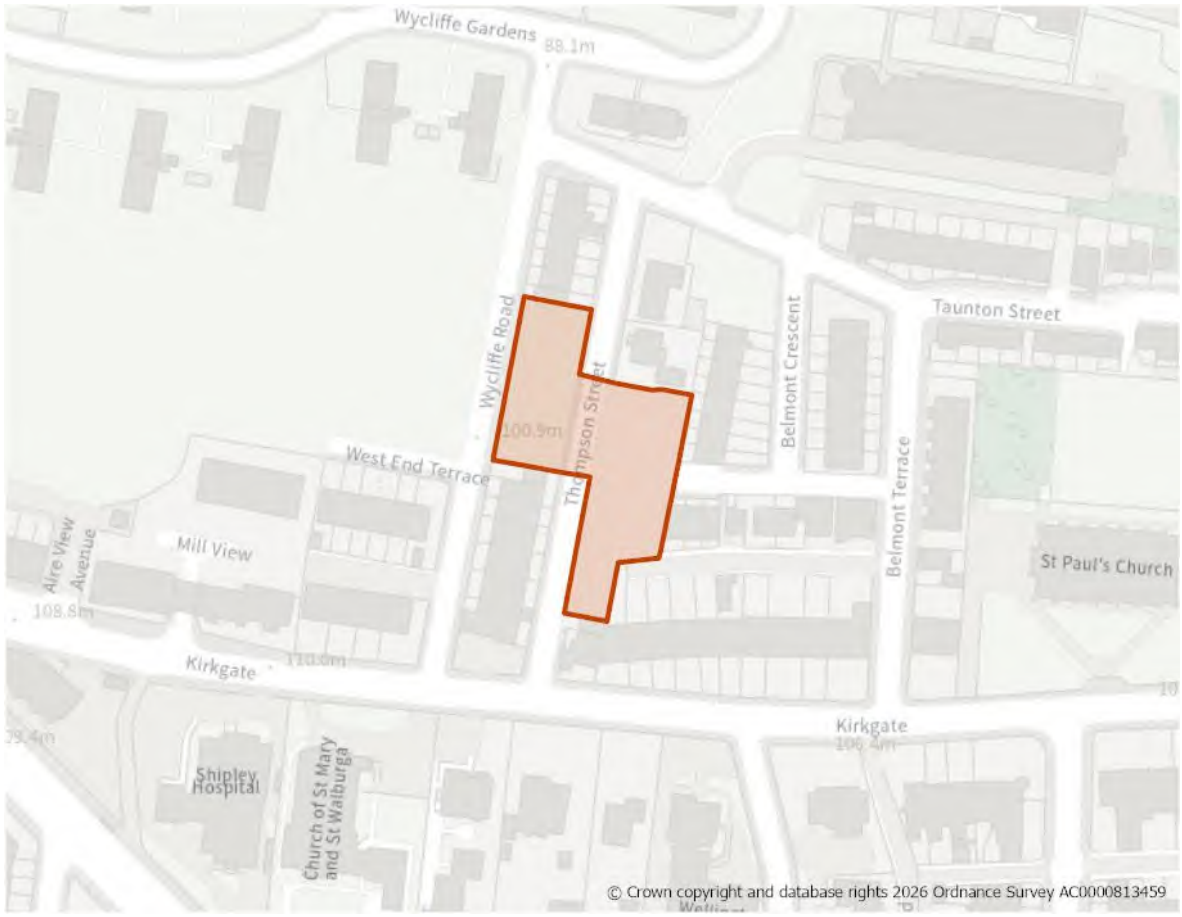
Open Space and Green / Blue Infrastructure

29. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
30. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

31. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1563: Wycliffe Road and Thompson Street, Shipley

Site Boundary


Site Size (ha) Gross	0.22
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	11
Site Type	Greenfield
Ward	Shipley
Settlement	Shipley
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 11 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. Sensitive design should be applied to the development layout to respect the setting of the World Heritage Site, e.g. by imitating the development pattern of Victorian terraces within the local context.
3. It is important to retain the existing mature trees on the site boundary to partially screen views from the existing residencies and to soften any new development edge. For development to blend easily with the surrounding urban fabric when viewed from the sensitive visual receptors associated with the World Heritage Site, it must be constructed of similar materials to the local vernacular: light sandstone or gritstone with slate roofs.

Site Access, Highways and Transport

4. Site access can be take from Wycliffe Road or Thompson Street.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. TPO Woodland and 15m buffer down western site boundary must be retained and protected. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone. Development should be informed by the local context and regard should be had to the WHS Management Plan.
8. The site lies with the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1.
9. In Heritage Impact Assessment (HIA) undertaken for rejected site H1057 states that this site would not directly impact on the World Heritage site.

Landscape

10. The site is partly within the Central Airedale Settled Floor Pasture Landscape Character area/type (G2). Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
11. It is important to retain the existing mature trees on the site boundary to partially screen views from the existing residencies and to soften any new development edge. For development to blend easily with the surrounding urban fabric when viewed from the sensitive visual receptors associated with the World Heritage Site, it must be constructed of similar materials to the local vernacular: light

sandstone or gritstone with slate roofs. Sensitive design should be applied to the development layout to respect the setting of the World Heritage Site, e.g. by imitating the development pattern of Victorian terraces within the local context.

Environmental Protection

12. Site within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application.
13. Site located within Sandstone Safeguarding Area. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sandstone resource.

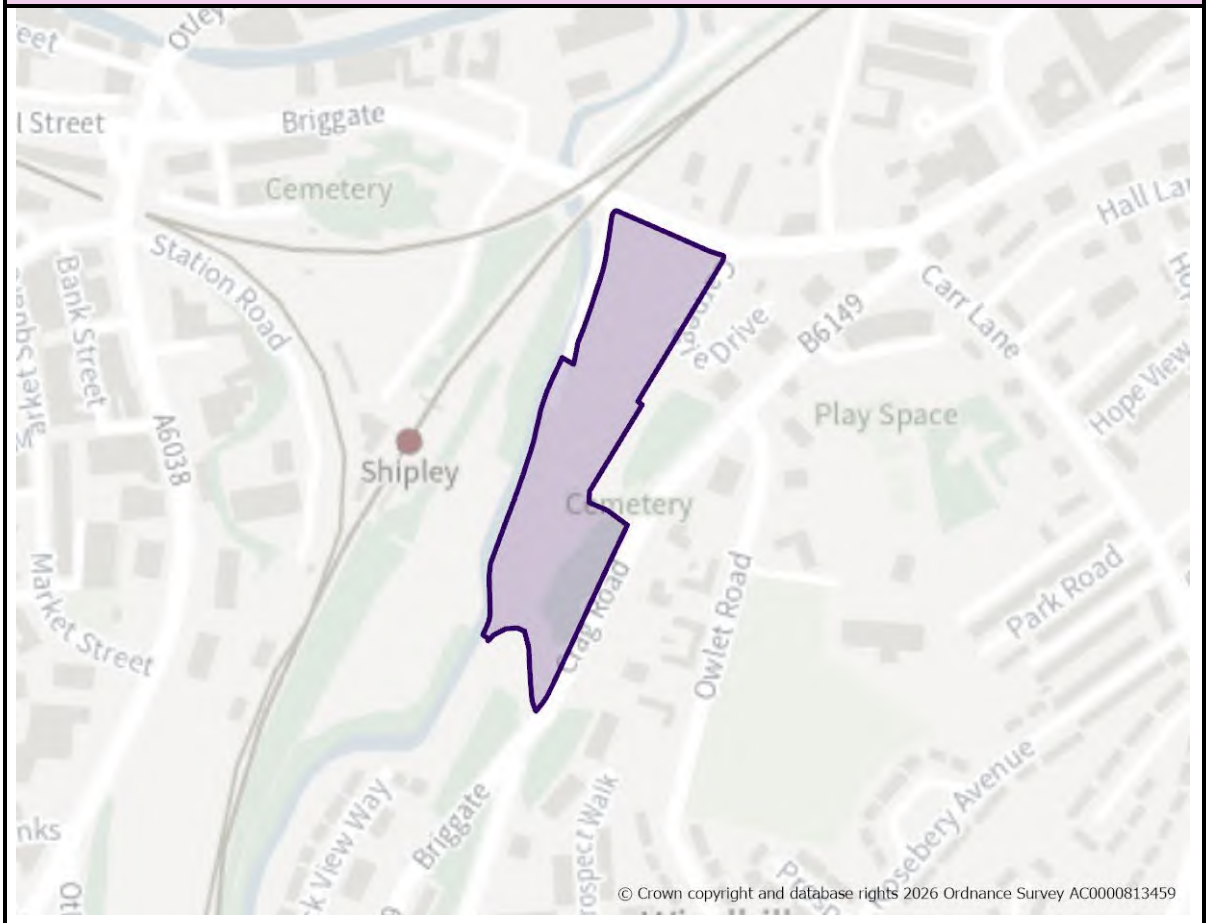
Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Shipley there is a need for increased provision of park and amenity greenspace.
15. The site lies within the GBI Focus Area: Keighley – Bingley – Shipley Corridor, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E159: Crag Road

Site Boundary


Site Size (ha) Gross	4.95
Net Developable Area (ha)	1.24
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Windhill and Wrose
Settlement	Shipley
Ownership	Mixed
Delivery Timescale	2035-2040

Site Specific Requirements

Flooding, Water and Drainage

1. Risk of surface water flooding.

Natural and Historic Environment

2. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
3. Site is partially within an identified Wildlife Habitat Network (Wetland, Woodland and Grassland) and within a bat alert area with two bat roosts on site. Ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
4. Part of the site is a TPO Woodland.
5. The site is identified in the LNRS with the preferred measure B3_M03: Enhance the boundaries of brownfield sites.
6. Site is within the World Heritage Site Buffer zone and on a key prominent gateway to the WHS.

Environmental Protection

7. This site is located within the Clean Air Zone and development must be in accordance with the requirements set out in Policy CR1.
8. Site is adjacent to a former landfill, which may pose contamination issues.
9. Within 200m of operational/permitted waste management site [NB two sites]
10. Site is within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.
11. Site is crossed by a high-pressure gas pipeline (owned/operated by National Gas or Northern Gas Networks). Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.
12. The site is adjacent to an electricity transmission line. Development should include a strategy for responding to the National Grid Overhead Cable Route present within the site which demonstrates how the National Grid Design Guide and Principles have been as part of the design and layout and how the impact of the assets has been reduced through good design.

Open Space and Green / Blue Infrastructure

13. The site lies within the Keighley- Bingley – Shipley Corridor Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within

the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

14. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
15. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Infrastructure Requirements

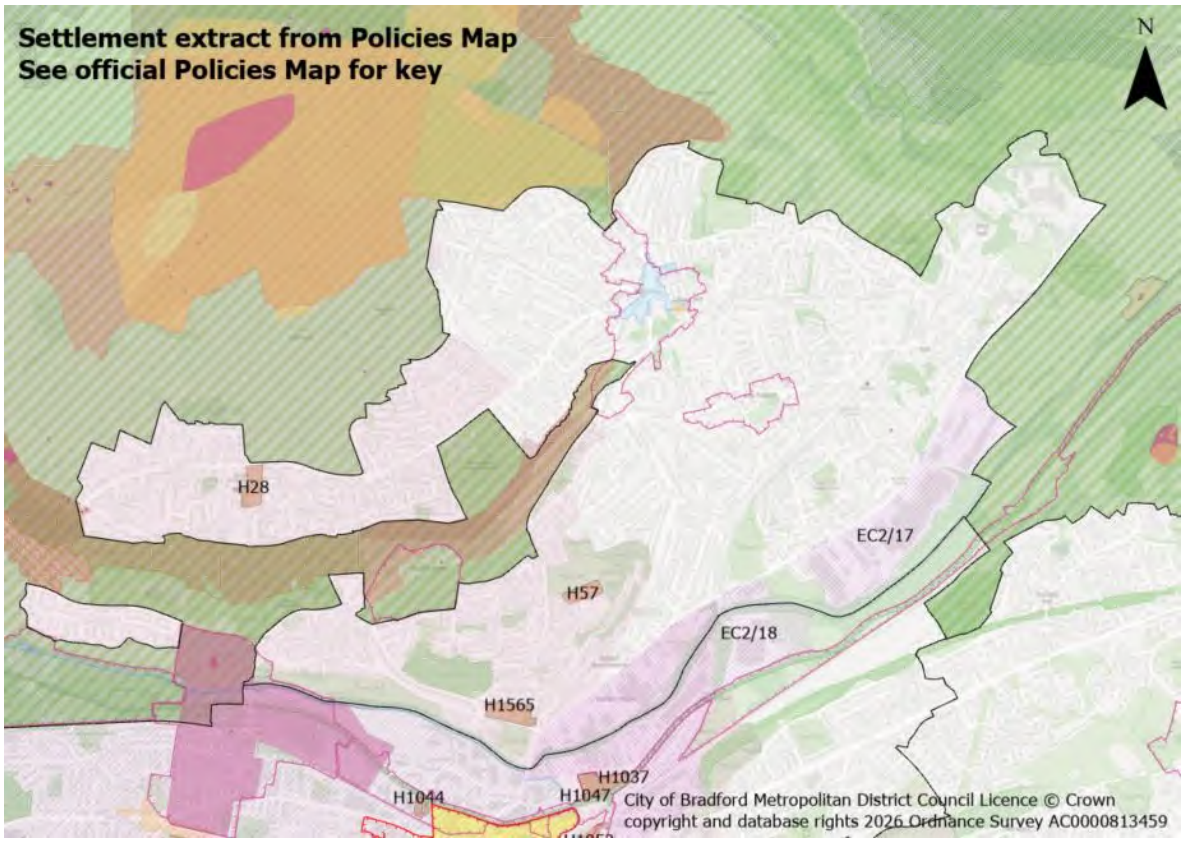
16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Section 5: Settlement Policies & Site Allocations for Airedale

- Policy BA1: Baildon
- Baildon (including Lower Baildon): Site Allocations
- Policy BI1: Bingley
- Bingley: Site Allocations
- Policy CO1: Cottingley
- Cottingley: Site Allocations
- Policy EM1: East Morton
- East Morton: Site Allocations
- Policy KY1: Keighley
- Keighley: Site Allocations
- Policy SI1: Silsden
- Silsden: Site Allocations
- Policy SE1: Steeton with Eastburn
- Steeton with Eastburn: Site Allocations

POLICY BA1 – BAILDON

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The town boundary is defined on the Policies Map and consists of Baildon and Lower Baildon, located between the River Aire to the south and the edge of Baildon Moor to the north.**
2. **The focus for sustainable development of this medium town reflects its function and character, balanced against heritage and environmental constraints.**
3. **The settlement features significant environmental and physical constraints which focuses growth within its linear settlement form and boundary.**

Meeting Growth Needs

4. **Housing development is concentrated within the settlement boundary during the plan period and will:**
   a) **Deliver approximately 190 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table BA1.1**

Table BA1.1

	Under Construction	Planning Permission	Site Allocations
Totals	105	6	79

b) Deliver housing site allocations as shown on the Policies Map and section 5:

- **H28: South of West Lane**
- **H57: Land north of Richard Whiteley Drive**
- **H1565: Green Lane / Southdown Road**

5. Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.

6. Employment uses will continue to be concentrated within the Lower Baildon area of the town to the south of Otley Road and identified in Policies EC2/17 (Otley Road) and EC2/18 (Otley Road/Thackley Old Road Employment Zone).

Local Services and Facilities

7. Support the range and quality of uses within the designated Baildon Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.

8. Protect and enhance designated open spaces in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study.

9. Maintain and enhance sport and recreation facilities with support for widened community access.

Landscape

10. Maintain and enhance Baildon's landscape setting reflecting its mix of landscape types and character areas (the Moorland Fringe, the Bingley and Baildon steep valley sides and the Central Airedale Settled Valley Floor), landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document

Historic and Natural Environment

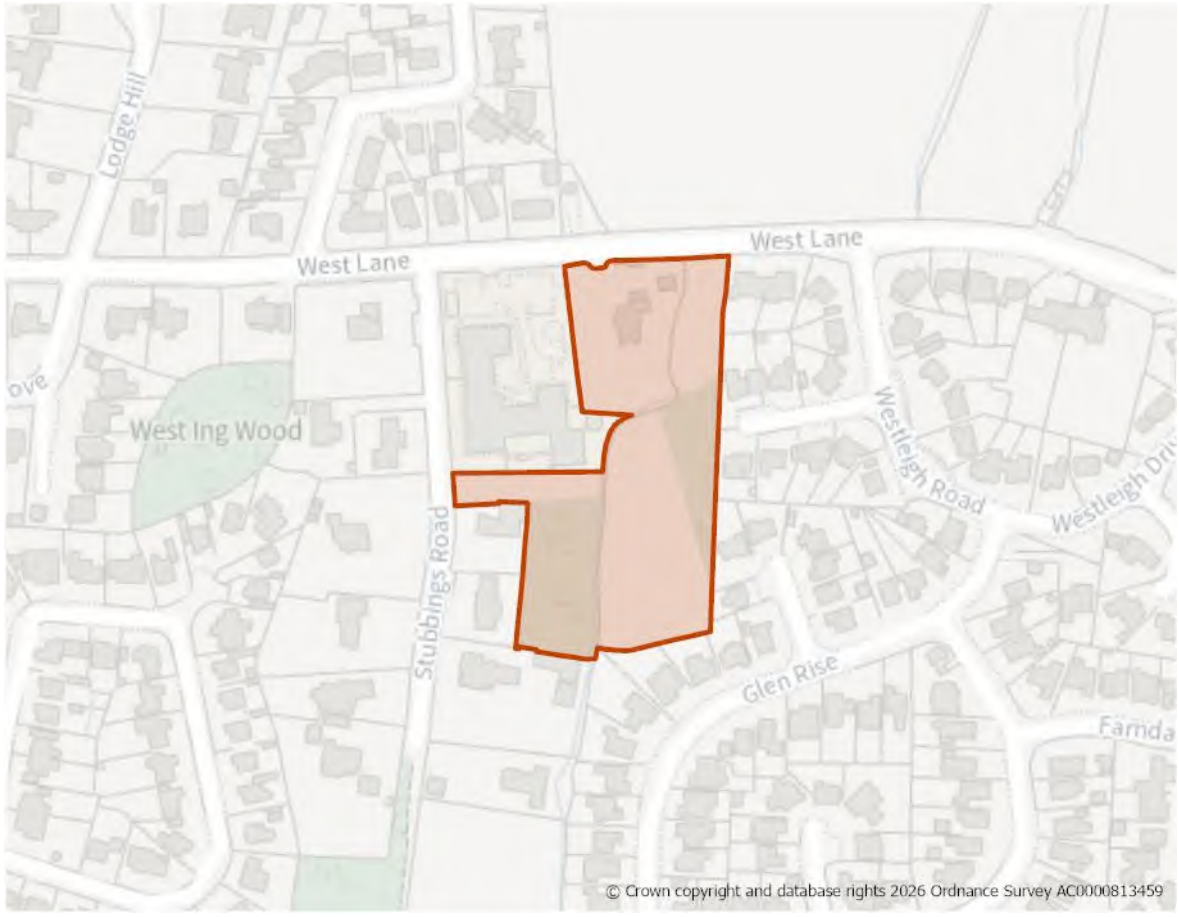
11. Protect and enhance the green and blue networks and corridors including the River Aire Corridor, Baildon Bank, Baildon Moor and urban fringe to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.

12. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor.**
13. **Protect and enhance the designated Local Wildlife Sites (Baildon Bank, Baildon Moor, Fairbank Wood, Shipley Glen, Tong Park with Hawksworth Spring Wood) and Local Geological Sites (Baildon Bank and Baildon Green Quarries, Baildon Moor, Shipley Glen) as well as habitat networks and priority habitats within and adjacent to the settlement.**
14. **Development proposals should also pay particular attention to avoiding impact on the Trench Meadows Site of Special Scientific Interest towards the south-western edge of the settlement and Bradford Pennine Gateway National Nature Reserve (NNR).**
15. **Where development is located within SPA/SAC Zone C (Recreational Pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**
16. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Baildon, Baildon Green, Saltaire and Station Road Conservation Areas and Listed Buildings, Scheduled Monuments as well as non-designated heritage assets.**
17. **Development in the western part of the settlement within the Saltaire World Heritage Site (WHS) Buffer Zone should comply with Policy HE1 and conserve those elements which contribute towards its Outstanding Universal Value (OUV), including its setting and key views.**

<u>Local Infrastructure</u>

18. **Support improvements and access to public transport and active travel, including enhanced links to Saltaire and Baildon railway stations and measures to reduce traffic congestion on routes from Lower Baildon to Baildon Local Centre, along Otley Road and the junction of Green Lane / Otley Road / Baildon Bridge.**
19. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2 as well as having regard to the Local Infrastructure Plan.**

H28: South of West Lane, Baildon

Site Boundary


Site Size (ha) Gross	1.02
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	11
Site Type	Greenfield
Ward	Baildon
Settlement	Baildon
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements
Planning Permission 1. Site benefits from planning permission for 11 dwellings with associated access and landscaping (23/01010/MAF) granted in December 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly it has been identified as a site allocation. 2. Development of this site should take place in line with the approved planning permission. Should this permission not be implemented within the required timescales and/or a further application comes forward on the site, it will be determined against the policies set out in this Plan.

H57: Land north of Richard Whiteley Drive, Baildon

Site Boundary

Site Size (ha) Gross	0.73
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	29
Site Type	Greenfield
Ward	Baildon
Settlement	Baildon
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 29 dwellings as part of a high quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

Site Access, Highways and Transport

2. A new site access is required and should be taken from Richard Whiteley Drive, where there are footpaths and streetlighting present.

3. A Public Right of Way (bridleway) runs along the track adjacent to the eastern boundary of the site. Consideration should be given to providing a pedestrian and cycle link to it as part of any future development layout. This should be well-designed and overlooked by surrounding dwellings.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is adjacent to an area of priority habitat (deciduous woodland) and within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
6. The site is identifed in the West Yorkshire Local Nature Recovery Strategy with the preferred measures B1_MO1: Plant and maintain new resilient mosaics of habitats in urban areas, B1_MO2: Significantly boost the biodiversity and resilience of existing urban wooded areas, and B2_MO1: Expand and enhance existing mapped priority habitats or create new wetlands on suitable anchor institution land
7. The site is adjacent to area of TPO woodland and contains several trees. It is also bounded to the north by a hedgerow. Development should be informed by an arboricultural assessment
8. The site is within the Saltaire World Heritage Site Buffer Zone, and within proximity to a designated heritage asset (Grade II Listed Building – Ferniehurst Farm). The Heritage Impact Assessment shows that there would be no impact on these identified designated heritage assets.

Environmental Protection

9. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application.

10. The site was historically used as a training ground / quarry, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

11. Site was allocated as a playing field within the Bradford Replacement Unitary Development Plan (RUDP), associated with its former use as a school.
12. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.
13. The site lies with the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1

Landscape

14. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

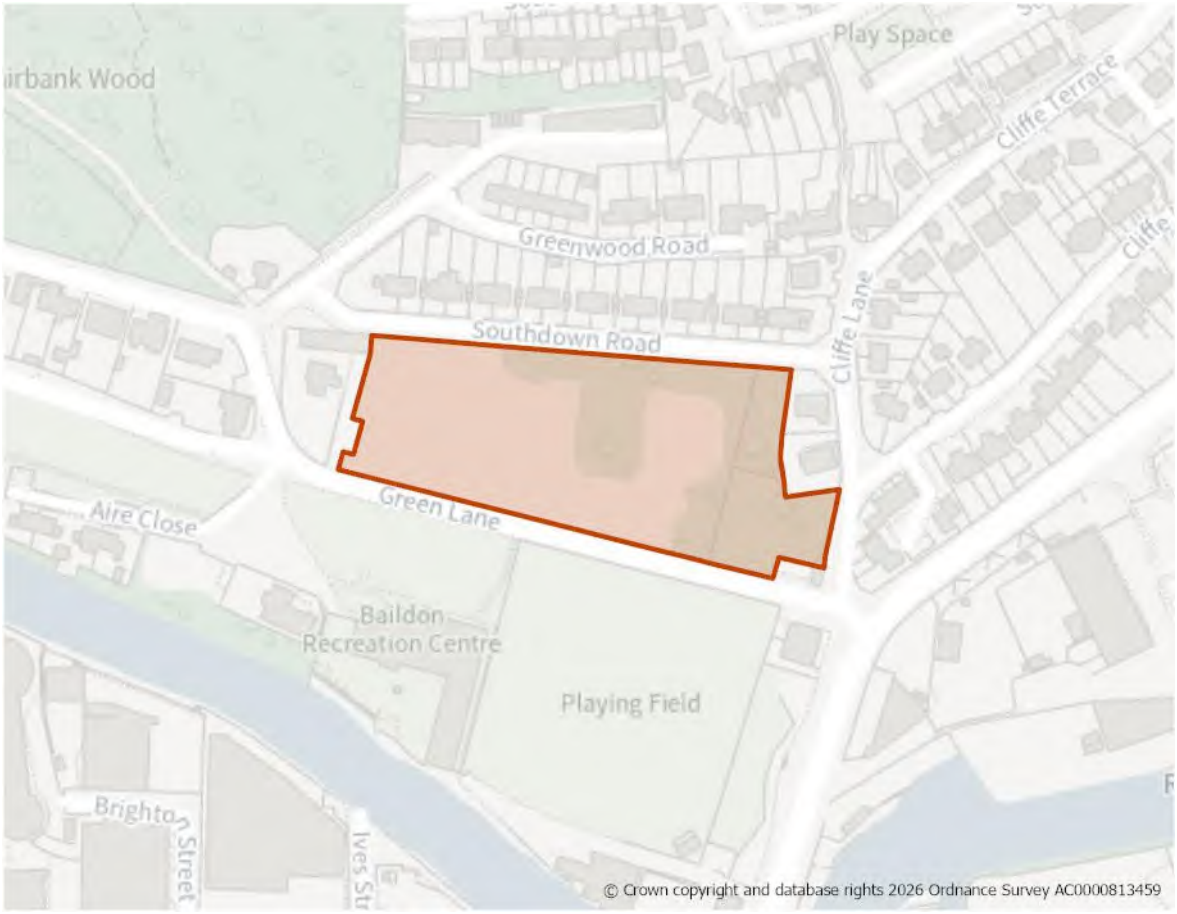
Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

16. A detailed planning application is currently pending on this site for 29 dwellings which may be determined before the Local Plan is adopted.

H1565: Green Lane/Southdown Road, Baildon

Site Boundary


Site Size (ha) Gross	1.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	39
Site Type	Greenfield
Ward	Baildon
Settlement	Baildon
Ownership	Mixed
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 39 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).

2. The design and layout of any future development should respond positively to the green and blue infrastructure networks within/adjacent to the site and the adjacent Wildlife Habitat Network, flood risk constraints and its location within the Saltaire World Heritage Site (WHS) buffer zone.

Site Access, Highways and Transport

3. A new site access is required and should be taken from Green Lane where footpaths and streetlighting are present.

4. Consideration should be given to the impact on the junction between Green Lane, Otley Road and Cliffe Lane.

Flooding, Water and Drainage

5. Part of the south eastern corner of the site is located within the function floodplain (Flood Zone 3b) as well as Flood Zones 2 and 3. No development should take place within the existing area of functional floodplain and directed away from areas modelled to be at risk of fluvial and surface water flooding. A Flood Risk Assessment should be provided as part of any planning application.

Natural and Historic Environment

6. The site lies within SPA/SAC Zone C (Recreational Pressure) - residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moores SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is located adjacent to an identified Wildife Habitat Network. Development proposals should respond positively to its presence, whilst existing mature trees along the Green Lane southern boundary of the site, should be retained.
9. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure W4_MO2: Create new reedbeds, wet grasslands,

floodplain meadows, open standing water and wet woodland around known areas of lowland raised bog

10. The site is located within the Saltaire World Heritage Site (WHS) Buffer Zone, whilst Green Lane is identified as an important gateway to the WHS. Development should be informed by the local context and tree line boundaries, which are aethetically pleasant part of the street scene to be retained. It should also not become an overtly prominent feature of the approach gateway. Regard should be had to the WHS Management Plan.

Environmental Protection

11. Site located within 150m buffer of former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application due, determining any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

13. The site lies with the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in with Policy ST6 and NE1.

Landscape

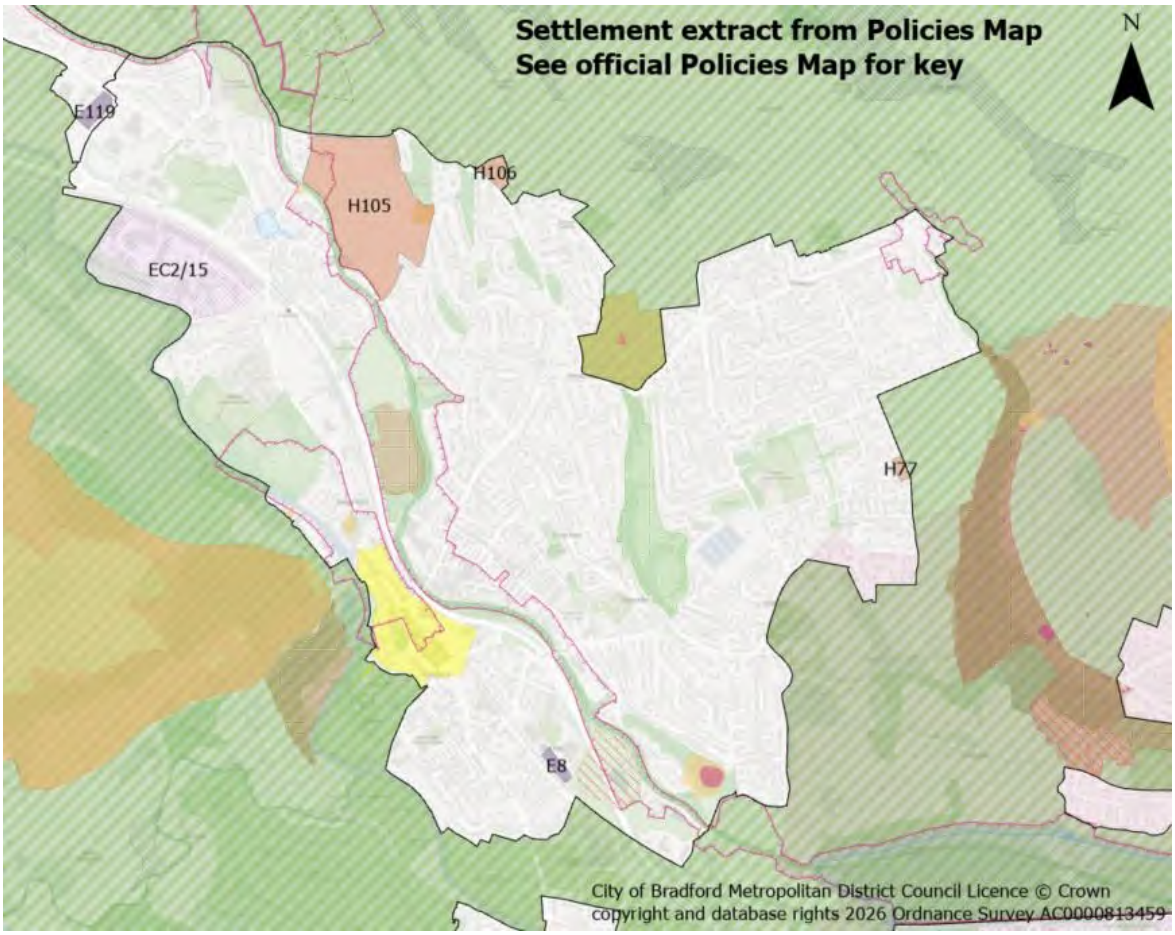
14. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan

POLICY BI1 – BINGLEY

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The town boundary is defined on the Policies Map and consists of built-up area of Bingley including the Eldwick, Gilstead and Crossflatts areas of the town.**
2. **The focus for sustainable development of this medium town reflects its sustainable location with good highway and public transport connections including a railway station and regular bus services to nearby communities, as well as the services and facilities it provides. This is balanced against the importance of its historic centre with designated heritage assets and wider environmental and physical constraints.**
3. **Development proposals should have regard to, and be consistent with, the made (adopted) Bingley Neighbourhood Development Plan.**

Meeting Growth Needs

4. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

a) **Deliver approximately 817 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table BI1.1.**

Table BI1.1 - Bingley

	Under Construction	Planning Permission	Site Allocations
Totals	332	37	448

b) **Deliver housing site allocations as shown on the policies map and the site proformas within section 5:**

- **H77: Laurel Bank, Sheriff Lane, Eldwick**
- **H105: Sty Lane, Crossflatts**
- **H106: Greenhill Barn, Lady Lane**
-

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant policies and made (adopted) Neighbourhood Development Plan policies.**

6. **Employment uses will continue to be concentrated within the town including the Castlefields Industrial Estate (identified under Policy EC2/15). The plan will deliver the employment allocation shown on the Policies Map and section 5:**

- **E8: John Escritt Road (0.5 hectares)**

<u>Local Services and Facilities</u>

7. **Support the range and quality of uses within the designated Bingley Town Centre (as shown on the Policies Map) as a key hub for the town and surrounding communities to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

8. **Support a diverse mix of retail, commercial, leisure and cultural uses and a strong independent business sector and improve visitor attractions together whilst ensuring a high-quality built environment, public realm, and distinctive character. Residential development will also be supported, where appropriate. Regard should be given to Policy BING3 of the made (adopted) Neighbourhood Development together its supporting documentation - the Bingley Town Centre and Local Centres Design Code and Neighbourhood Plan Masterplan**

9. **Protect and enhance designated Local Green Spaces, identified in Policy BING8 of the made (adopted) Neighbourhood Development Plan, and open spaces in compliance with Policy NE2. Proposals that address deficiencies in open space provision identified in the Open Space Study, will be supported.**

10. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

11. **Maintain and enhance Bingley's landscape setting reflecting its mix of landscape types and character areas (the moorland fringe, the Baildon and Bingley, and the Thwaites Brow steep valley sides and the Central Airedale settled valley floor), landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.**
12. **Development should have regard to potential impacts on the Distinctive Local Views and Vistas identified in Policy BING12 of the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

13. **Protect and enhance green and blue networks and corridors within and adjacent to the settlement including the River Aire Corridor, the Leeds Liverpool Canal corridor, Shipley Glen, Morton Beck and the corridors identified in Policy BING9 of the made (adopted) Neighbourhood Development Plan. The aim is to enhance biodiversity and recreation opportunities within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**
14. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor, as well as the green infrastructure principles set out in Policy BING9 of the made (adopted) Neighbourhood Development Plan.**
15. **Protect and enhance the designated Bingley South Bog SSSI, Bradford Pennine Gateway National Nature Reserve, Local Wildlife Sites (Bingley North Bog, Gilstead Moor Edge and Prince of Wales Park, Hollin Plantation, Leeds Liverpool Canal, Milnerfields Traditional Orchard, Milnerfields Woods, Shipley Glen, St. Ives Estate) and Local Geological Sites (Shipley Glen) as well as habitat networks and priority habitats within and adjacent to the settlement. Development proposals should also pay particular attention to avoiding impacts upon these designated assets.**
16. **The northern section of the settlement is located within SPA/SAC Zone B (2.5km) (supporting habitat functionally linked land, recreational pressure), whilst the southern section is within SPA/SAC Zone C (7km) (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such**

development in accordance with the South Pennine Moors SPD and Policy NE3.

17. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Bingley, Eldwick Beck, Leeds Liverpool Canal and Micklethwaite Conservation Areas and Listed Buildings as well as non-designated heritage assets identified in Policy BING10 of the made (adopted) Neighbourhood Development Plan.**
18. **Development on the eastern part of the settlement is within the Saltaire World Heritage Site (WHS) Buffer Zone and should comply with Policy HE1 and conserve those elements which contribute towards its Outstanding Universal Value (OUV), including its setting and key views.**

<u>Local Infrastructure</u>

19. **Support improvements and access to public transport and active travel, including enhanced links to Bingley Grammar School, Beckfoot Hazelbeck School and Bingley and Crossflatts railway stations. Consideration should be given to the walking and cycling improvements set out in Policy BING7 of the made (adopted) Neighbourhood Development Plan**
20. **Support proposals which strengthen the routes between Main Street, the Leeds and Liverpool Canal and Five Rise Locks, including improved signage, pedestrian routes and cycling connections**
21. **Consideration should be given to reducing traffic congestion on routes through the settlement, along Keighley Road and Main Street and the junctions connecting with the Aire Valley trunk road.**
22. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2.**

H77: Laurel Bank, Sheriff Lane, Eldwick

Site Boundary

Site Size (ha) Gross	0.33
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	3
Site Type	Greenfield
Ward	Bingley East
Settlement	Bingley
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 3 dwellings as part of a high quality built environment in line with Policies ST4 and DS1.
2. Sensitive design and layout is required having regard to the presence of existing dwellings within the wider site and the restricted site access as well as the TPO trees and TPO woodland to the north.
3. Design and layout should also reflect relevant policies within the "made" Bingley Neighourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from Lark Vale. No access should be taken from Sheriff Lane.
5. Sheriff Lane and the adjoinging Public Right of Way running along the southern boundary are identified in Policy BING7 of the "made" (adopted) Neighbourhood Development Plan as a walking and cycling route between Eldwick and Crossflatts/Micklethwaite that should enhanced.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation, (SPA/ SAC), Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site's northern boundary is immediately adjacent to a number of TPO trees and an area of TPO Woodland that are of a high amenity value. These trees should be retained and protected by ensuring that any construction takes place outside the root protection area. Careful consideration should be given to the siting of any dwellings in relation to these trees.

Environmental Protection

8. The site is located within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application to identify any potential risk and appropriate mitigation measures. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

10. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1). No landscape sensitivity assessment

was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H105: Sty Lane, Bingley

Site Boundary

Site Size (ha) Gross	16.57
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	420
Site Type	Greenfield
Ward	Bingley East
Settlement	Bingley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 420 dwellings as part of a high quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A high quality development should be provided based on the outline masterplan as approved (14/002893/MAO).
3. Design and layout should also reflect relevant policies within the "made" Bingley Neighourhood Development Plan.

Site Access, Highways and Transport

4. New/improved site access will be required from Micklethwaite Lane and Sty Lane.

Flooding, Water and Drainage

5. The site is located within Flood Zone 1, however areas of surface water flooding risk are located within and adjacent to the site. A Flood Risk Assessment will be required to determine the nature of any risk and to identify suitable mitigation measures. A drainage stategy will also be required.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation, (SPA/ SAC), Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site lies within a SSSI Impact Risk Zone. Based on the level of development proposed, there is a potential for it to impact upon a SSSI. Consultation will be required with Natural England to seek advice on how impacts might be avoided or mitigated.
9. The site is immediately adajcent to the Leeds and Liverpool Canal Local Wildlife Site. The layout and design of any development include an appropriate buffer area along its southern boundary. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation
10. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measures B4M02: Significantly boost biodiversity

wherever possible where there are existing habitats alongside transport infrastructure, Q2_M01: Significantly enhance the quality of the habitats in existing Local Wildlife Sites, T1_M01: Through natural processes and planting, create biodiverse, site-suitable, and adaptable woodland habitats to buffer and connect existing ancient woodlands and ancient/veteran trees, and T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

11. The sites contains and is adjacent to areas of TPO woodland as well as hedgerows that form part of long standing field boundaries. Such features should be retained and protected as part of the design and layout of any development. An arboricultural assessment will be required as part of any planning application.

12. The site contains and is within proximity to three designated heritage assets (Grade II Listed Buildings – Laythorpe Farm and Laythorpe Farm Barn, and Green Hill Gate), and is adjacent to and partially located within the Leeds Liverpool Canal Conservation Area.

13. The site contains two non-designated heritage assets, as identified in Policy BING10 of the "made" Bingley Neighbourhood Development Plan – Prehistoric carved cup and ring rock, and hedging, drystone wall boundaries and gateposts (both of which are listed as being within the Greenhill Fields). It is also adjacent to a further non-designated heritage asset – lime kilns adjacent to the Leeds Liverpool Canal at Micklethwaite Bridge.

Environmental Protection

14. The site shows evidence of potential instability with streams and field drains running through the northern/north western sections towards the canal. Ground conditions are also boggy in places, whilst consideration should be given to the canal bank, which is partially eroded in places. Engagement should take place with the Canal and River Trust.

15. The site is crossed from south east to north by a lower voltage electricity transmission underground cable. The eastern section is also crossed by a lower voltage electricity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within the site, which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

16. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.

17. The site lies within the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures

within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1

Landscape

18. The site is located partially within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1) and partially within the Central Airedale Settled Valley Floor Character area/type (G2).
19. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

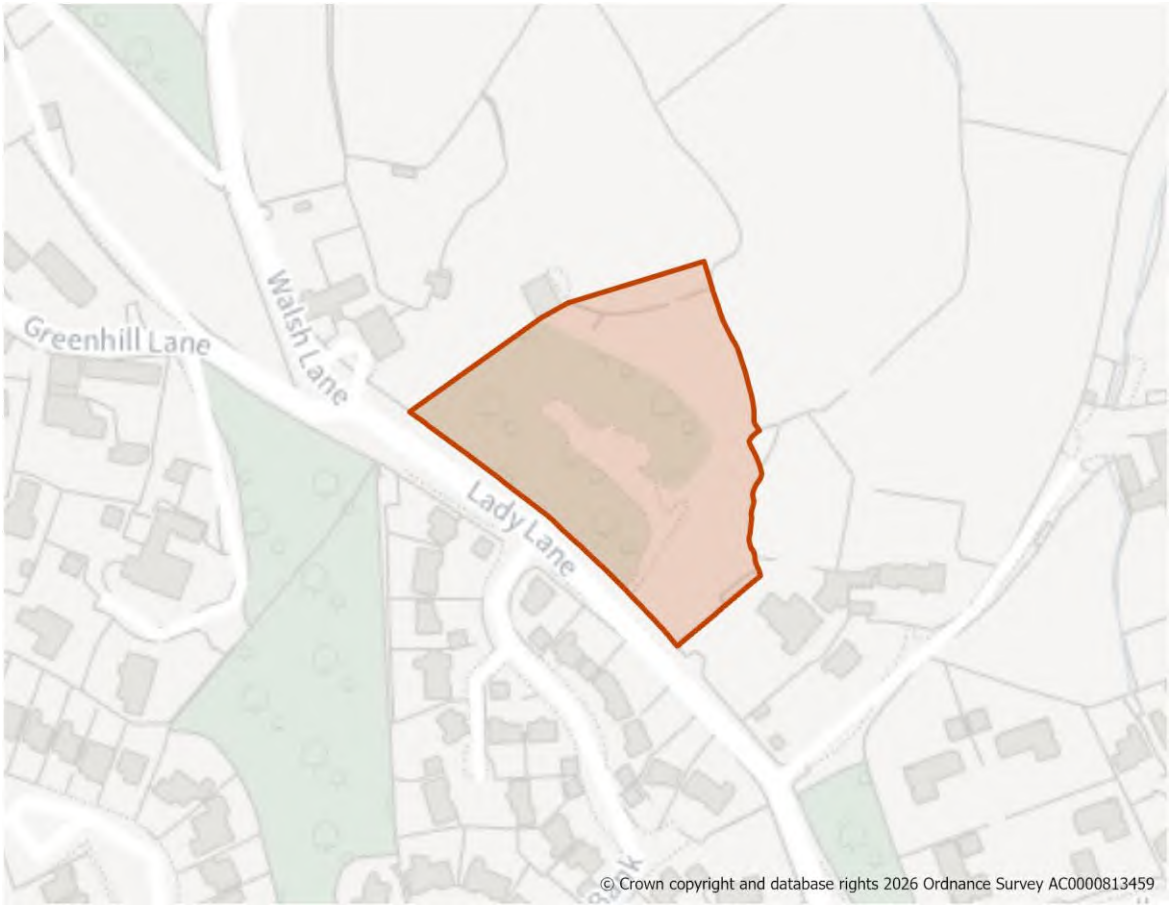
Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

21. Site benefits from a hybrid planning permission, granted in September 2016. This includes an outline planning permission for 420 to 440 dwellings. A Reserved Matters application is currently pending on this site for 420 dwellings which may be determined before the Local Plan is adopted.

H106: Greenhill Barn, Lady Lane, Bingley

Site Boundary


Site Size (ha) Gross	0.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	25
Site Type	Greenfield
Ward	Bingley East
Settlement	Bingley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 25 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Sensitive design and layout will require taking into consideration the site's elevated position, sloping topography and location on the edge of the settlement as well as its proximity to designated heritage assets.
3. Design and layout should also reflect relevant policies within the "made" Bingley Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from Lady Lane, which has footways and streetlighting present.
5. Lady Lane is identified in the "made" Bingley Neighbourhood Development Plan under Policy BING7 as a walking and cycling route between Eldwick and Crossflatts/Micklethwaite that should be enhanced.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation, (SPA/ SAC), Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is partially located in a broad corridor centred on Prince of Wales Park identified in Policy BING9 of the "made" (adopted) Neighbourhood Development Plan as an area where proposals for strategic nature recovery and biodiversity net gain will be supported.
8. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measures B4_M02: Significantly boost the biodiversity and resilience of existing urban wooded areas and G1_M03: Restore and enhance existing species-rich grasslands.
9. The site is a planted conifer woodland and is adjacent to an area of TPO woodland. These should be, where possible, retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part of any planning application.
10. The site is within close proximity of two designated heritage assets (Grade II Listed Buildings – Greenhill Grange and Greenhill Crag Farm). A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that its development would result in harm of an unacceptable level as there is

limited opportunity to effectively mitigate the resulting impact of development on the designated heritage asset(s).

11. However, the wider public and sustainability benefits provided by the sensitive development of the site are such that its allocation in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible.

Environmental Protection

12. The site is partly within a Mineral Safeguarding Area for Sandstone. However, due to the site area (below 1ha) a mineral resource assessment is not required in line with Policy MIN3.
13. The site is crossed from east to west by a low voltage electricity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within the site, which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid
14. The site is crossed from north to south by an underground water aqueduct. Engagement should take place with Yorkshire Water to determine whether development will have any impact.

Open Space and Green / Blue Infrastructure

15. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.

Landscape

16. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1).
17. The site has a low-moderate landscape sensitivity. Development should be sensitively designed to respond to the existing nature of the settlement boundary by limiting built form at the higher elevations of the site.

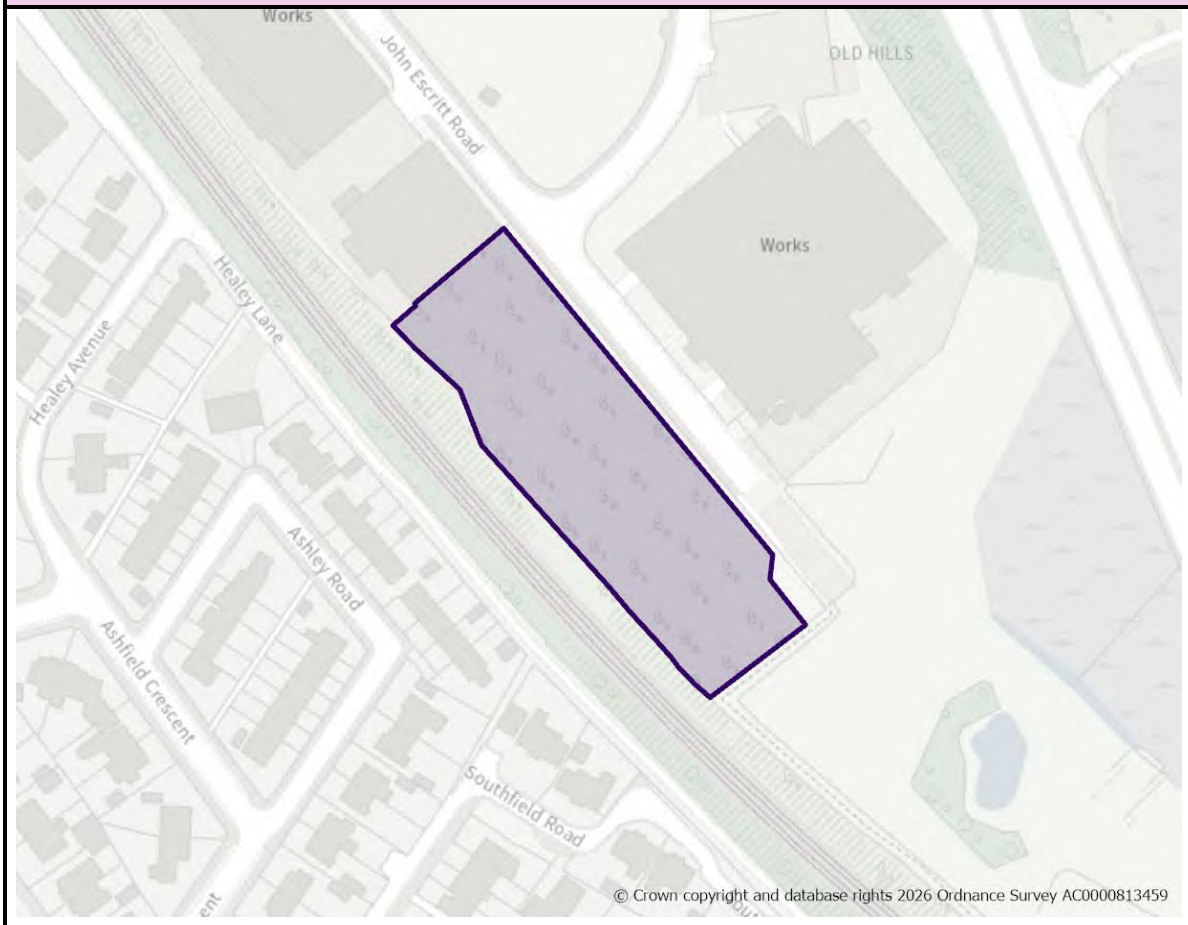
Green Belt (and Golden Rules)

18. The site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E8: John Escritt Road

Site Boundary


Site Size (ha) Gross	0.50
Net Developable Area (ha)	0.50
Proposed Land Use	Employment (E(g)(i), B2 and B8)
Site Type	Greenfield
Ward	Bingley East
Settlement	Bingley
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to John Escritt Road is required.

Natural and Historic Environment

2. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
3. Bingley South Bog SSSI immediately to the south together with hedgerow protection
4. Site is adjacent to an identified Wildlife Habitat Network (Grassland) and partially within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is identified in the LNRS with preferred measure T2_M05: Help more red squirrels to move back into West Yorkshire.

Environmental Protection

6. Site is within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.

Open Space and Green / Blue Infrastructure

7. The site lies within the Keighley- Bingley – Shipley Corridor Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
8. Site is partially within an area of high provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
9. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

10. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Other Constraints

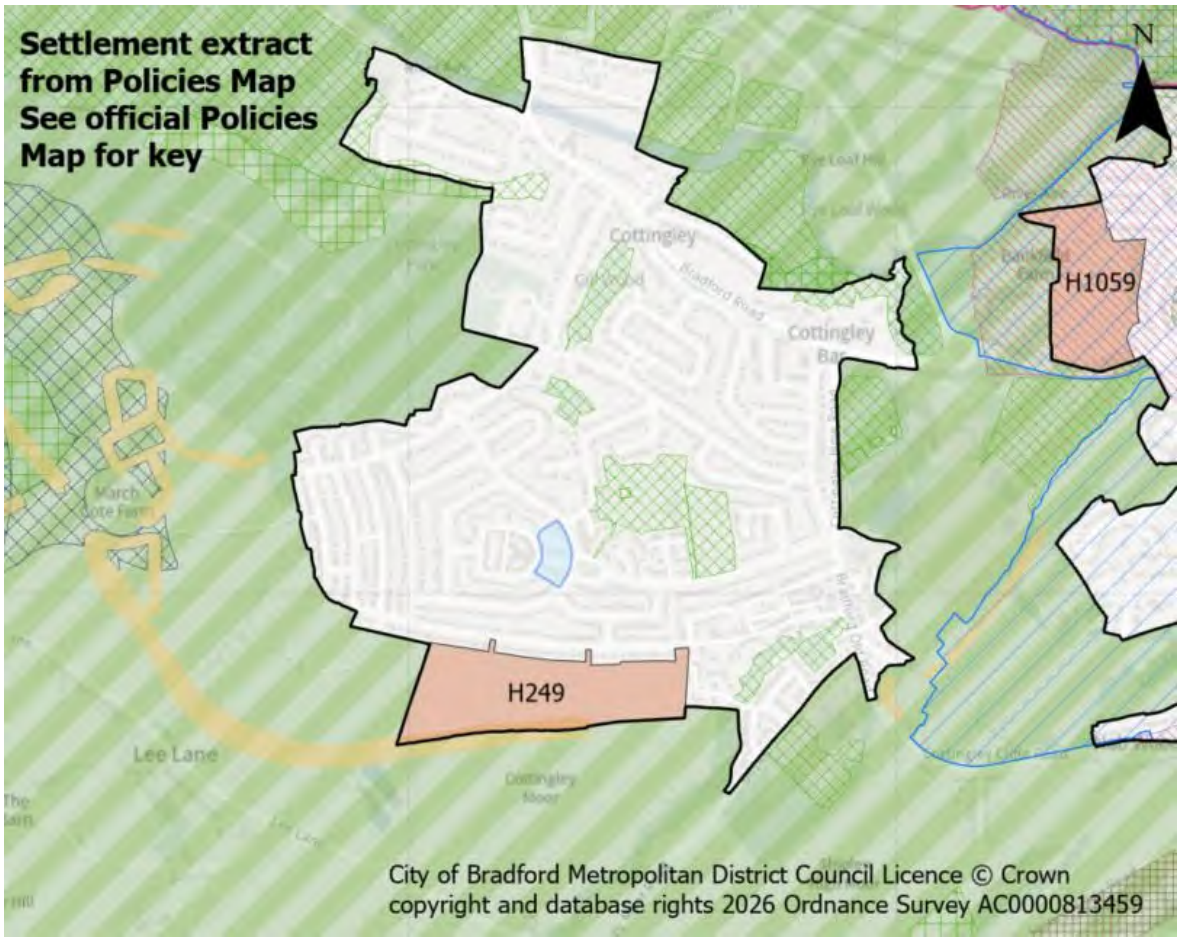
11. The eastern section of the site may require remediation due to previous works.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY CO1 – COTTINGLEY

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map and consists of the built-up area of Cottingley located between the River Aire to the north, the edge of Cottingley Moor to the south and Cottingley New Road/Bradford Old Road to the east.**
2. **The focus for sustainable development of this large village reflects the level of functions and services it provides, and its character. This is balanced against its wider environmental and physical constraints.**
3. **Development proposals should have regard to, and be consistent with, the made (adopted) Bingley Neighbourhood Development Plan, which covers the Cottingley area.**

Meeting Growth Needs

4. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

c) **Deliver approximately 170 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table CO1.1**

Table CO1.1 - Cottingley

	Under Construction	Planning Permission	Site Allocations
Totals	11	4	155

d) **Deliver housing site allocation as shown on the Policies Map and Section 5:**

- **H249: March Cote Lane**

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.**

Local Services and Facilities

6. **Support the range and quality of uses within the designated Cottingley Local Centre as a key hub for the community to meet their day-to-day shopping and leisure needs as well as the retention and enhancement of local services and facilities.**
7. **Protect and enhance designated Local Green Spaces, identified in Policy BING8 of the made (adopted) Neighbourhood Development Plan and open spaces in compliance with Policy NE2. Proposals which address deficiencies in open space provision as set out on the Open Spaces Study will be supported.**
8. **Maintain and enhance sport and recreation facilities with support for widened community access including opportunities to increase provision of Outdoor Sports Spaces, Parks and Play areas through new development.**

Landscape

9. **Maintain and enhance the landscape setting with its mix of landscape types and character areas (the Thornton, Queensbury and Wilsden Mixed Upland Pasture, the Cottingley Urban Edge Wooded Valleys and Slopes and the Central Airedale Settled Valley Floor), landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.**
10. **Development should have regard to potential impacts on the Distinctive Local Views and Vistas identified in Policy BING12 of the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

11. **Protect and enhance green and blue networks and corridors including River Aire Corridor, Cottingley Beck, Hazel Beck, other watercourses and**

settlement fringe as well as the corridors identified in Policy BING9 of the made (adopted) Neighbourhood Development Plan. The aim is to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.

12. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor, as well as the green infrastructure principles set out in Policy BING9 of the made (adopted) Neighbourhood Development Plan.**
13. **Protect and enhance the designated Local Wildlife Sites (Cottingley Woods – Black Hills, Hazel Beck, Rye Loaf Hill), Ancient Woodland as well as habitat networks and priority habitats within and adjacent to the settlement. Development proposals should also pay particular attention to avoiding impact on the Bingley South Bog Site of Special Scientific Interest, located in Bingley, on the northern side of the settlement.**
14. **Where development is located within SPA/SAC Zone C (Recreational Pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**
15. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including Listed Buildings as well as non-designated heritage assets as identified in Policy BING10 of the made (adopted) Neighbourhood Development Plan.**

<u>Local Infrastructure</u>

16. **Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan**

H249: Marchcote Lane, Cottingley

Site Boundary

Site Size (ha) Gross	8.46
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	155
Site Type	Greenfield
Ward	Bingley West
Settlement	Cottingley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. The site should provide at least 155 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seek to avoid areas that are at risk of surface water flooding.
3. Design and layout should also reflect relevant policies within the "made" Bingley Neighbourhood Development Plan.

Site Access, Highways and Transport

4. New access required. Potential access points from March Cote Lane (to the north) and Lysander Way (to the east). Consideration should be given to determine the most appropriate point of vehicular and pedestrian access as well as impacts on the wider highway network.
5. A Public Right of Way, Bingley 36, runs across the site from north to south. This should be retained and incorporated within the design and layout of any development.

Flooding, Water and Drainage

6. Northern edge of the site is partially within groundwater levels (between 0.5m and 5m below the ground surface). Potential surface water flooding and pooling has been identified at eastern edge of site.
7. The site is more than 1ha in size. A Flood Risk Assessment (FRA) and Drainage Assessment should be provided to identify any potential flood risk and appropriate measures for managing it.

Natural and Historic Environment

8. The site lies within the Special Protection Area / Special Area of Conservation, SPA/SAC Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site is identified in the West Yorkshire Local Nature Recovery Strategy with preferred measure T2_M05: Help more red squirrels to move back into West Yorkshire.
11. The site contains a site of archaeological potential (Class II). Archaeology assessment will be required.

12. Potential impact on setting of a Listed Building (Grade II) adjacent to the northeast corner of the site, partially within 50m buffer of Listed Buildings (Grade II- Manor Farm). Stock-A-Close Farmhouse & Barn, both Grade II Listed Buildings, are located 230 meters to the west of the site.
13. The site is within an area identified by the Saltaire World Heritage Site (WHS) Management Plan 2014 as important to its setting.
14. A Heritage Impact Assessment will be required at the planning application stage to assess potential impact on the WHS and its setting. Discussion with the Council's Landscape, Design and Conservation section is recommended.

Environmental Protection

15. Site is partially within sandstone and coal Minerals Safeguarding Areas (MSAs). A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone and coal mineral resources.
16. The eastern section of the site is crossed underground by an aqueduct (Nidd Aqueduct) from north to south close to the eastern boundary. Engagement should take place with Yorkshire Water.
17. The site is crossed from west to east by a lower voltage electricity transmission line (possibly 11kV) close to the northern boundary. Development should include a strategy, for responding to the Northern Powergrid equipment present within the site, which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout, and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

18. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
19. The site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

20. The site is located within the Thornton, Queensbury, and Wilsden Mixed Upland Pasture Landscape Character Area/type (E1).
21. A sensitive design and layout will be required, including consideration of topography, building heights and appropriate screening to mitigate any impacts on the landscape. If development were to occur, it should be restricted to the lower, northern extends of the site. Drystone walls should be retained where possible and existing tree belts should be maintained and enhanced to screen views from the PRoW network and nearby Listed Building, including Stock-A-Close farmhouse.
22. A landscape impact assessment will be required to access the impact of the development on the wider landscape.

Other Constraints

23. The site is located on sloping terrain on the edge of Cottingley Moor, on the southern side of the Aire Valley. The landform slopes uniformly south-west to north-east.

Green Belt (and Golden Rules)

24. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

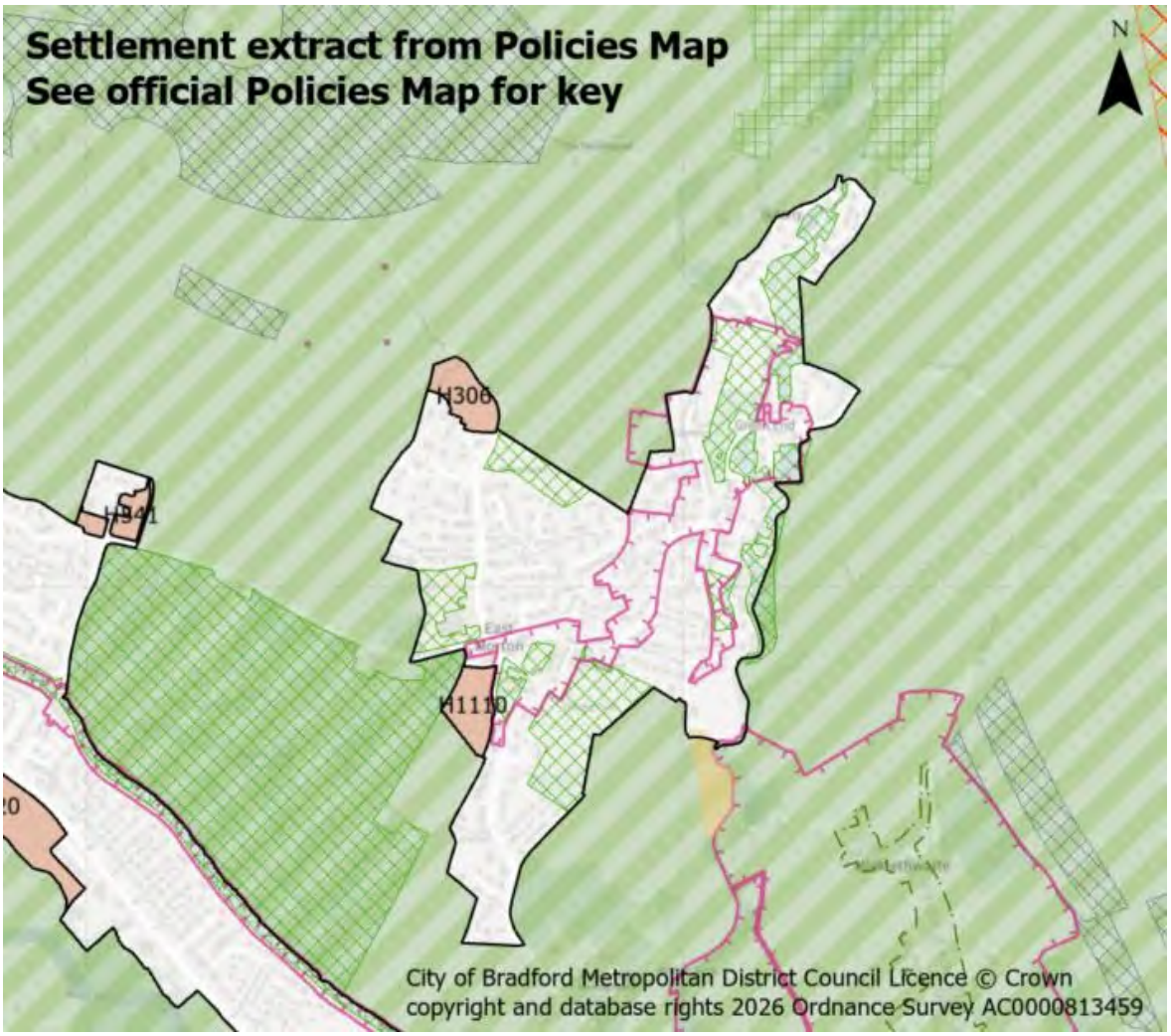
25. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

26. An outline planning application is currently pending on this site for 155 homes which may be determined before the Local Plan is adopted (19/03599/MAO).

POLICY EM1 – EAST MORTON

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map and consists of the existing built-up area of East Morton located on the slopes of the Aire Valley and straddling Morton Beck.**
2. **The focus for sustainable development of this Small Village reflects its function and character balanced against heritage and environmental constraints.**
3. **The settlement features significant environment constraints which focuses growth within its rural settlement form and boundary.**

Meeting Growth Needs

4. **Housing development includes development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

e) **Deliver approximately 38 dwellings through a combination of existing planning permissions and new site allocations through the plan period as set out in table EM1.1.**

Table EM1.1 - East Morton

	Under Construction	Planning Permission	Site Allocations
Totals	-	3	35

f) **Deliver housing site allocations as shown on the Policies Map and in section 5:**

- **H306 High Stead, Street Lane**
- **H1110 Carr Lane**

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.**

Local Services and Facilities

6. **Support the retention and improvement of any local services and facilities.**
7. **Protect and enhance designated and open spaces in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study.**
8. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

9. **Maintain and enhance East Morton's landscape setting with its varied landscape types and character areas (steep valley sides and moorland fringe), landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.**

Historic and Natural Environment

10. **Protect and enhance green and blue networks and corridors including the River Aire Corridor, Morton Beck and village fringe to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**
11. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor.**

12. **Protect and enhance designated Local Wildlife Sites (Leeds Liverpool Canal, Sunnydale) and habitat networks and priority habitats within and adjacent to the settlement.**

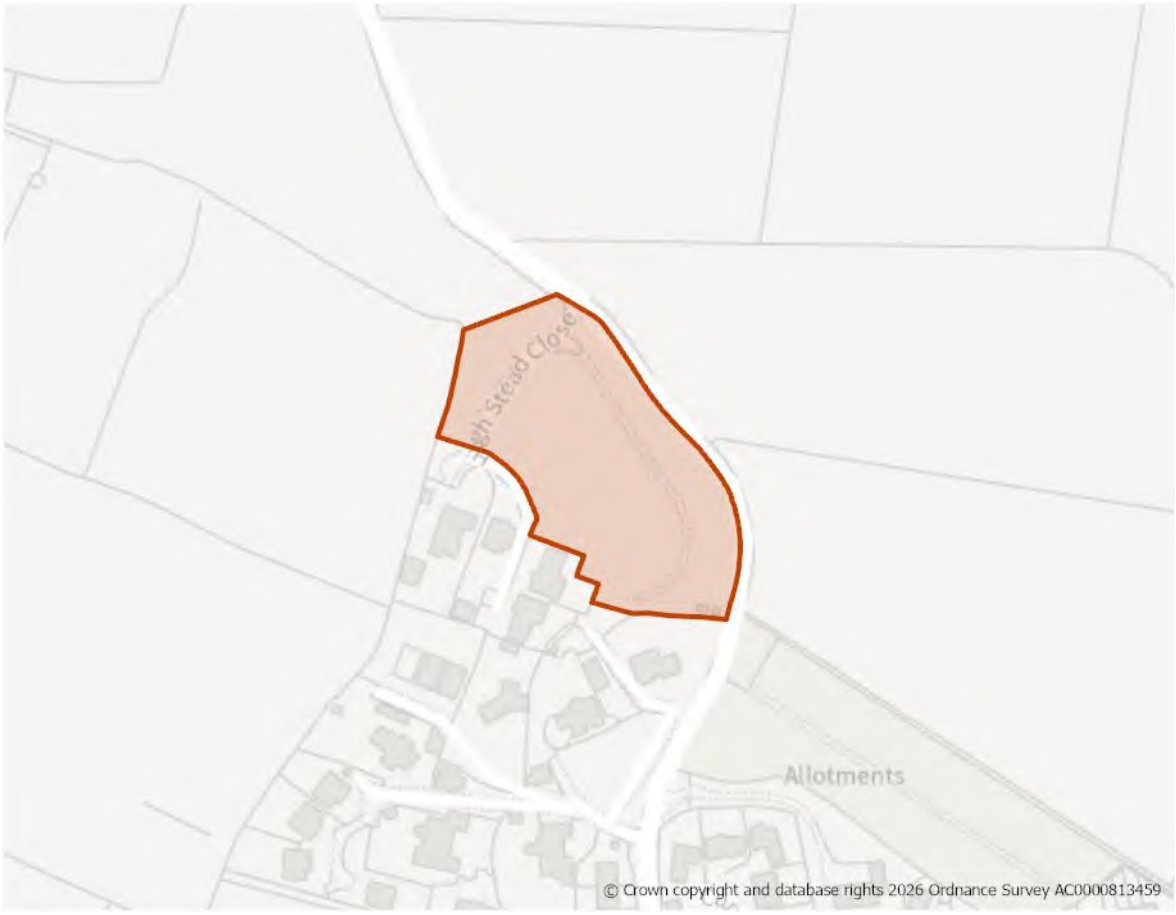
13. **East Morton is located within SPA/SAC Zone B (supporting habitat, recreational impacts) proposals will be required to consider whether the land proposed for development affects foraging habitat for qualifying species. Planning applications must be supported by such ecological evidence or survey work as is reasonably required to determine impacts, in accordance with the South Pennine Moors SPD and Policy NE3.**

14. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including East Morton and Micklethwaite Conservation Areas and Listed Buildings as well as non-designated heritage assets.**

<u>Local Infrastructure</u>

15. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, as well as having regard to the Local Infrastructure Plan.**

H306: High Stead, Street Lane, East Morton

Site Boundary


Site Size (ha) Gross	0.88
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	7
Site Type	Greenfield
Ward	Keighley East
Settlement	East Morton
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements
Design Principles

1. Development should provide at least 7 dwellings as part of a high quality built environment in line with Policies ST4 and DS1. This should include an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required, giving appropriate consideration to topography, building heights and appropriate screening to reflect the site's location on the northern edge of the settlement as well as to mitigate any impacts on the landscape.

Site Access, Highways and Transport

3. An existing site access is available from Street Lane, however no footways or streetlighting are present.
4. Consideration should be given to providing an appropriate pedestrian and cycle access to/from the site.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused, in accordance with the South Pennine Moors SPD and Policy NE3.
6. Site is within the vicinity of a designated heritage asset – a Scheduled Monument. The design and layout of any development should ensure that it takes into consideration this heritage asset and its setting.

Environmental Protection

7. Site located within 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application.
8. Site is partially located within the outer consultation zone for a high pressure gas pipeline. Design and layout of any development should ensure that appropriate clearances and guidance are taken into consideration. Consultation should take place with Northern Gas Networks, as appropriate.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
10. Site is located within a Green Infrastructure corridor related to the River Aire. The design and layout of any development should ensure that due consideration is given to Green Infrastructure connectivity and enhancement in line with Policies ST6 and NE1.

Landscape

11. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1).
12. The key sensitivity of this site is the general landscape character to the north, which the site does not form a part of, but development within the site would

influence slightly. Strengthening the existing vegetation on the site periphery and dedicated management of the young hedgerow would screen development from view and create a more natural settlement boundary over time.

Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. However, the level of development proposed is below the threshold for the Golden Rules to apply.

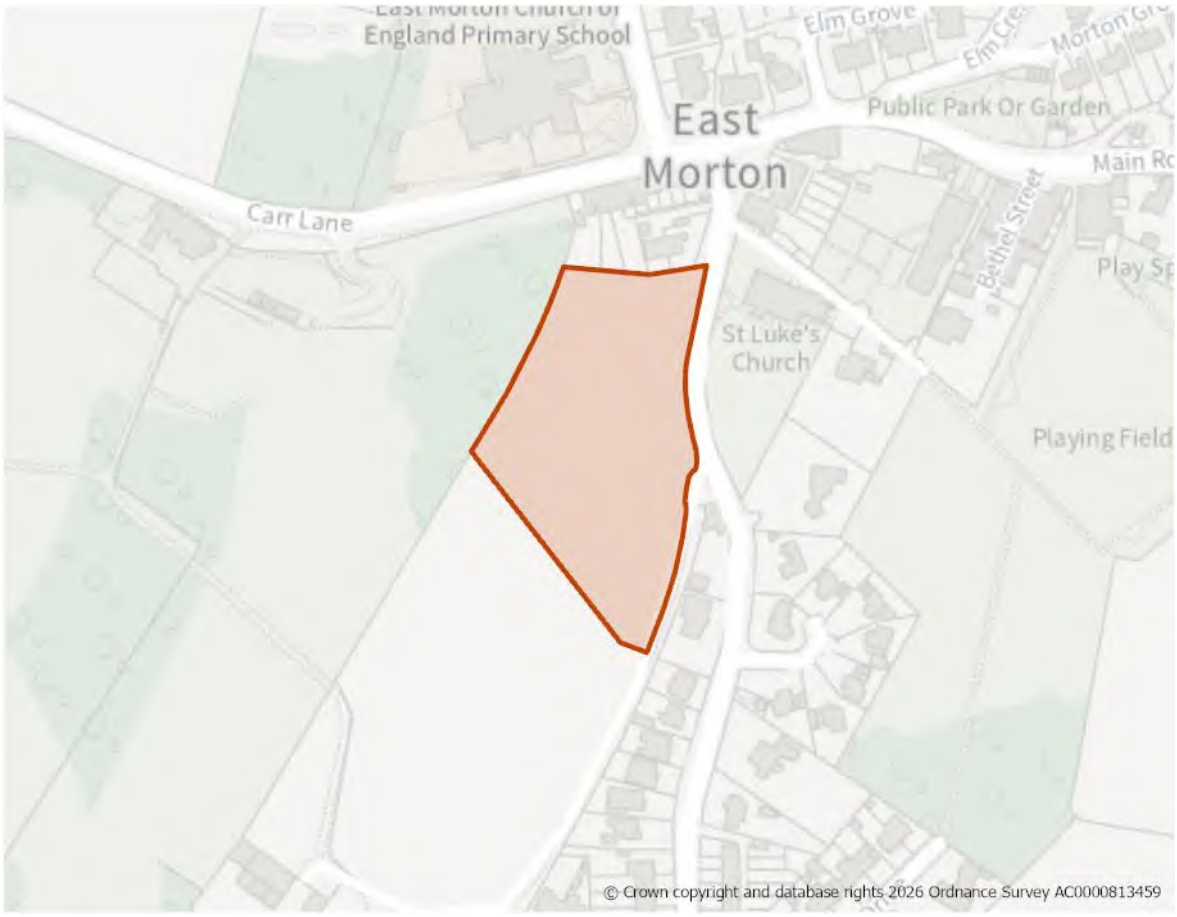
Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

15. A detailed planning application is currently pending on this site for 7 dwellings which may be determined before the Local Plan is adopted.

H1110: Morton Lane, East Morton

Site Boundary


Site Size (ha) Gross	0.88
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	28
Site Type	Greenfield
Ward	Keighley East
Settlement	East Morton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 28 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and overlooking the valley of the River Aire as well as its proximity to designated heritage assets. Appropriate screening should be provided along the southern boundary.

Site Access, Highways and Transport

3. A new site access is required and should taken from Morton Lane, where footways and streetlighting is present.

Natural and Historic Environment

4. The site lies within Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused in accordance with the South Pennine Moors SPD and Policy NE3.
5. Site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation
6. Site contains a large mature tree within its southern boundary and is adjacent to an area TPO woodland. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. Site is adjacent to East Morton Conservation Area and within proximity to East Morton Congregational Church (a Grade II Listed Building). The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets as well as the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out of the Conservation Area. Careful consideration of the landscape strategy will be needed.

Environmental Protection

8. The site's southern boundary is crossed from south east to west by a lower voltage electricity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within/adjacent to the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets

has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.
10. The site lies with the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1

Landscape

11. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1).
12. Site is part of an area of moderate landscape sensitivity. Woodland buffers in the south of the site would integrate development better in the landscape and screen views from the canal. There should be careful consideration of design and layout, including buffer zone and softening through planting to minimise harm to the setting of the East Morton and Leeds and Liverpool Canal conservation areas.

Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Keighley

Keighley is the second largest settlement within the Bradford District and the largest within the Airedale sub-area. The town and its setting is defined by the valleys of three watercourses – the River Aire, the River Worth and North Beck. Its northern boundary is formed by the edge of Riddlesden with southern limit being the Bracken Bank and Damems areas. To the west, the town advances uphill towards the suburb of Braithwaite and it extends eastwards towards the residential neighbourhoods of Long Lee and Thwaites Brow.

The Local Plan settlement hierarchy identifies Keighley as one of Bradford district's large towns. It will be a main local focus growth for housing, employment, shopping, leisure, education, health and cultural activities and facilities. The key aim is to transform its economic, environmental, physical and social conditions to support its long-term regeneration.

Keighley Town Centre is the main retail and service centre serving the wider area including the rural hinterlands and has a large employment base. It benefits from a good labour pool as well as its accessibility to surrounding areas including Bradford, Halifax, Wharfedale, Lancashire and North Yorkshire. The main employment areas are located along the A650 corridor and Dalton Lane, the town centre and along the valley of the River Worth as well as the A629 corridor running southwards from the town.

The Town has excellent transport connections with the A650 and A629 providing main road links to/from Bradford, Shipley and Bingley, as well as to settlements to the north of the District (Steeton with Eastburn and Silsden) and beyond into North Yorkshire and East Lancashire. The A629 also provides a key link along the Worth Valley towards Haworth as well as Denholme and Halifax. There are good public transport links with frequent train services on the electrified Airedale Line serving Skipton, Bingley, Shipley, Bradford and Leeds. There are less frequent services to Carlisle (via the Settle and Carlisle line) and Lancaster (via the Bentham line), as well as a daily return service to London Kings Cross (via Leeds).

Keighley Town Council acts as an administrative body for the parish area, who are in the process of preparing a Neighbourhood Development Plan for their area. This will form part of the Development Plan for the area, when it is made (adopted).

Keighley has an established strategic, long-term non-statutory Development Framework which sets an overarching vision and principles for the town's growth and regeneration. It also seeks to identify future opportunities for transformation and development and help to create conditions to support inward investment.

Part of the vision is based on supporting economic growth and expansion within the town's business sector including encouraging innovation across key sectors and attracting new businesses to the area. The other part involves the regeneration to the town centre as key hub for the community and wider area, including creating a more diverse range of mix uses, enhancing the public realm and built environment and making use of development opportunities. One element of creating a diverse mix of uses involves supporting new housing, particularly within the town centre. Specific interventions are proposed within each of the seven character zones identified within the framework.

The Keighley Regeneration Area (RA10) identified in the Local Plan generally follows the town centre area and parts of the River Worth Linear Park, the Victoria Park Residential Zone and the Worth Valley character zones.

The framework builds on a number of successful funding announcements for Keighley over recent years such as the Towns Fund vision and programme, Levelling Up Funding, and the Long Term Plan for Town. Since the publication of the Development Framework, further regeneration funding has been announced for Keighley including the Plan for Neighbourhoods Funding and Pride in Place funding.

Vision for Keighley

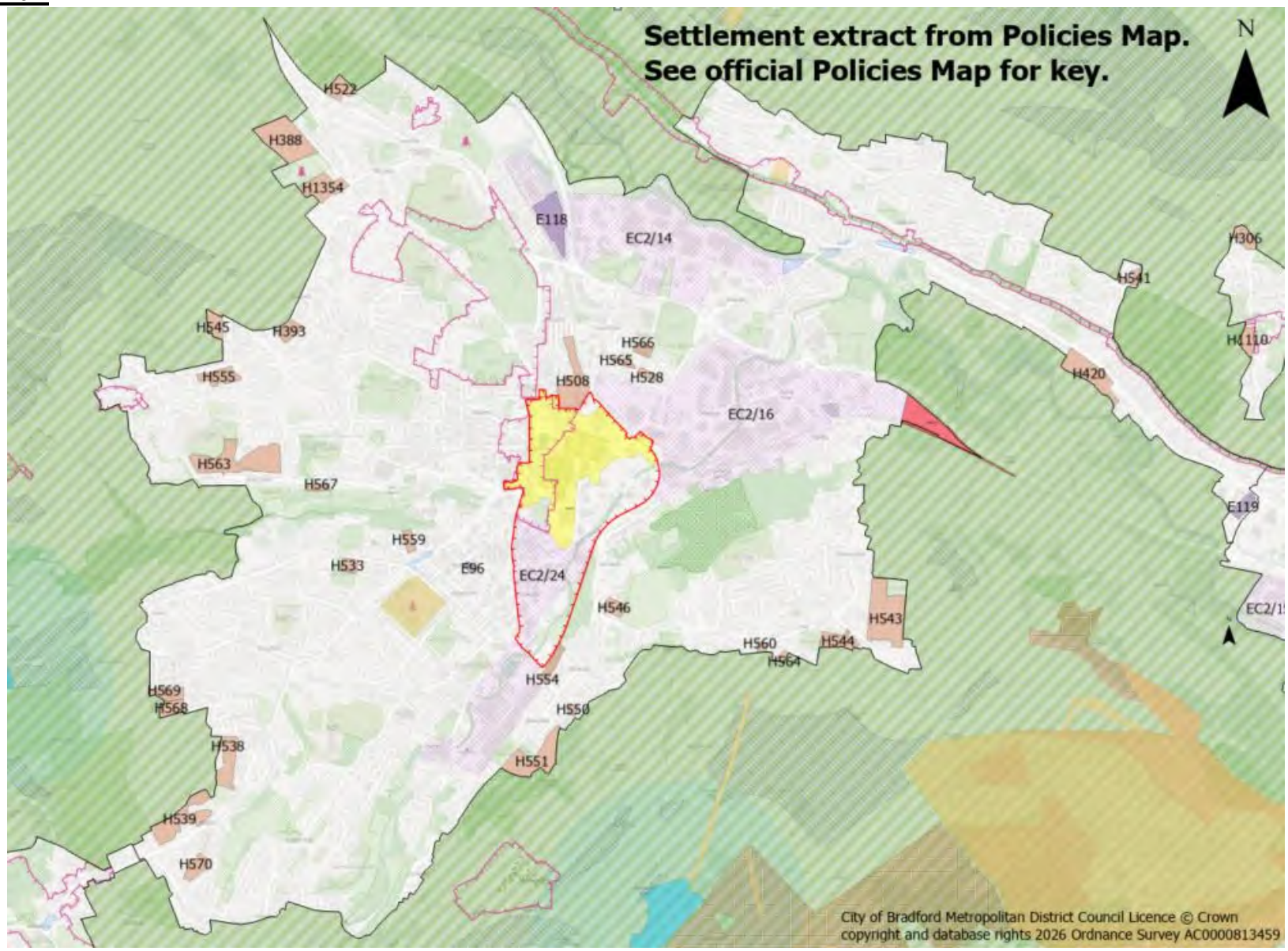
Keighley will continue to pride itself as a making town – celebrating the success of manufacturing and textiles and inspiring the people of Keighley to make, create and innovate. Innovation will be encouraged within key high-growth sectors including advanced manufacturing, engineering and technology, bringing together industry and research, attracting new businesses within the town and supporting the expansion of existing businesses.

The town centre will be regenerated to provide a mix of uses, combining a new health and leisure offer, and encouraging new food & beverage outlets as part of a market/food hall within a re-purposed Airedale Shopping Centre.

(Keighley Development Framework – June 2024)

POLICY KY1 Keighley

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The settlement boundary for Keighley is defined on the Policies Map and consists of the main built-up area of the town and area defined by the valleys of the River Aire, River Worth and North Beck. Its northern extent consists of the developed slopes of Riddlesden with its southern limit being the Bracken Bank and Damems areas. The western extent is defined by the Braithwaite and Blackhill suburbs with Long Lee and Thwaites Brow in the east.**
2. **Housing growth will be focused upon maximising opportunities for delivery of new housing via prioritising the development of previously development land within the settlement boundary, including within Keighley Town Centre regeneration area, followed by greenfield sites within the settlement and a limited number releases from the Green Belt.**
3. **Deliver a thriving, sustainable and diverse town centre, with excellent public transport connectivity while supporting businesses to grow and delivering new high-quality housing as making the most of its strategic location as an attractive gateway to Bronte Country.**
4. **Broaden the diversity, tenure and quality of housing within Keighley with opportunities to attract new residents benefiting from its transport connectivity, an enhanced town centre and high-quality environment.**
5. **A range of housing types, sizes and tenures will be encouraged in Keighley to provide a mix of dwellings to meet the need of the existing and future residents. This could include mid to-high density apartment buildings and mid to-lower density townhouse terraces, together with the conversion of existing buildings including residential uses within the upper level of commercial buildings.**
6. **Continue to support local businesses and key economic sectors including advanced manufacturing, engineering and technology, alongside attracting new businesses. The focus on new and expanded employment development will be within the Hard Ings/Beechcliffe, Eastwood/Worth Village and Worth Valley Employment Zones (identified under Policies EC2/14, EC2/16 and EC2/24).**

Meeting Growth Needs

7. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

    a) **Housing development in Keighley will deliver approximately 2,245 dwellings through a combination of sites under construction, planning permissions, new site allocations and a regeneration area allowance (RAA) during the plan period as set out in Table KY.1.1**

Table KY1.1 – Keighley Housing Delivery

	Under Construction	Planning Permission	Allocations	Regeneration Area
Totals	295	116	1,334	500

b) Deliver the site allocations as shown on the Policies Map and within the site proformas in section 5:

- **H388: Hollins Lane (North), Utley**
- **H393: Shann Lane**
- **H420: Bradford Road, Riddlesden**
- **H508: Aire Valley Business Centre, Lawkholme Lane**
- **H522: Land north of Skipton Road, Utley**
- **H528: Marlborough Street**
- **H533: Holmewood Residential, Fell Lane, Exley Head**
- **H538: Keighley Road, Exley Head**
- **H539: Keighley Road, Bogthorn**
- **H541: Carr Bank, Riddlesden**
- **H543: Moss Carr Road, Long Lee**
- **H544: Moss Carr Road, Long Lee**
- **H545: Black Hill Lane, Braithwaite**
- **H546: Parkwood Rise**
- **H550: Hainworth Road**
- **H551: Hainworth Wood Road**
- **H554: Woodhouse Road**
- **H555: Whinfield Drive, Braithwaite**
- **H559: Former Branshaw School, Nashville Street**
- **H560: Long Lee Lane, Long Lee**
- **H563: North Dean Road/Broster Avenue, Guard House**
- **H564: The Bungalow, Harden Road, Long Lee**
- **H565: Grange Street**
- **H566: Parson Street**
- **H567: Land south of North Dean Road, Guard House**
- **H568: New Wheathead Farm, Occupation Lane**
- **H569: Higher Wheathead Farm, Exley Head**
- **H570: Former Bronte School Playing Fields**
- **H1354: Hollins Lane (South), Utley**

8. **To help meet employment needs 2.6ha of employment land is allocated for B2, B8 Eg(i) and Eg (iii) uses. The following site allocations as shown on the Policies Map and within the site proformas in section 5 will be delivered:**
   - **E96: Allotment Gardens, Kensington Street**
   - **E118: Beechcliffe**
   - **E119: Bradford**
9. **Approach to delivery:**
   A. **Market-led approach to delivery of development on housing site allocations – working with developers and registered providers to secure quality housing schemes.**
   B. **Market-led approach to employment site development and intensification of employment opportunities within the Employment Zone.**
   C. **Regeneration focused growth within the Keighley Town Centre Regeneration Area (RA10) – centred on creating a more diverse range of mix uses, enhancing the public realm and built environment and making use of development opportunities. This includes introduced housing into the area.**

<u>Local Services and Facilities</u>

10. **Support a positive approach towards the vitality and viability of the designated Keighley Town Centre (and Primary Shopping Area) as defined on the Policies Map as a key hub for retail, employment, cultural, leisure and tourism development as well as service provision within the District, including surrounding communities.**
11. **Support the regeneration of the town centre to strengthen and diversify the mix of uses present to improve its offer, increase footfall and usage and increase activity during the day time and the evening. This includes the introduction of a mix of housing types and sizes to meet the needs of existing and future residents.**
12. **Support the vitality and viability of the Fell Lane/Oakworth Road and Riddlesden Local Centres as important hubs for the community to meet its day-to-day shopping and service needs.**
13. **Protect and enhance existing open spaces within the town and its neighbourhoods in compliance with Policy NE2. Proposals that address deficiencies in open space provision identified within the Open Space Study, will be supported.**
14. **New developments will provide accessible multifunctional open space for existing and new communities within the area. These should help to create a network of green corridors to connect habitats and improve ecology both within the urban area and wider corridors.**
15. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Townscape and Landscape

16. **Improve connectivity and permeability between the town centre and surrounding neighbourhoods with public realm enhancements and green/blue Infrastructure corridors including the valleys of the River Aire, River Worth and North Beck that connect the urban area with the surrounding countryside.**
17. **Retain local distinctiveness and townscape features through the sensitive use and reuse of industrial architecture and historic buildings.**
18. **Maintain and enhance Keighley's landscape setting with its mix of landscape types and character areas (the Moorland Fringes, the Steep Valley Sides, Upland Wooded River Valleys, Settled Valley Floor and Moorland Plateau), landscape features, fields and overall settlement pattern. Reference should be made the Landscape Character Assessment Supplementary Planning Document.**

Historic and Natural Environment

19. **Protect and enhance green and blue infrastructure networks within and adjacent to the settlement including the valleys of the River Aire and River Worth as well as North Beck, the Leeds and Liverpool Canal corridor as well as key open spaces, areas of woodland and open land on the upper slopes of the valleys. The aim is to enhance biodiversity and recreation opportunities within and adjacent to the settlement as well as incorporating sufficient green space and connections within new development, particularly where there is low provision and high need.**
20. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley opportunity area and the Keighley – Shipley – Bingley Corridor.**
21. **Protected and enhance the designated nature sites within and adjacent to the settlement include the Park Wood Local Nature Reserve and twelve Local Wildlife Sites (Beechcliffe Ings, Beechcliffe Ox-Bow, Elam Wood, Hainworth Wood, Hawkcliffe Wood, Holme House Wood and Grasslands, How Beck Wood, Leeds Liverpool Canal, Owlhill Wood, Park Wood, Stockbridge Nature Reserve, Whins Wood) as well as habitat networks and priority habitats.**
22. **The northern section of settlement is located within SPA/SAC Zone B (2.5km) supporting habitat functionally linked land, recreational pressure), whilst the central and southern sections are within SPA/SAC Zone C (7km) (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy EN3.**
23. **Continue to ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including its five Conservation Areas (Braithwaite; Devonshire Park and Cliffe Castle; Keighley Town Centre; Leeds Liverpool Canal) and large number of Listed Buildings, including three Grade I Listed Buildings (West**

Riddlesden Hall, East Riddlesden Hall, and a Barn circa 80 Metres to North-east of East Riddlesden Hall), five Grade II* buildings, seven Scheduled Monuments surrounding the settlement; two Grade II Registered Parsk and Gardens (Lund Park and Whinburn), as well as non-designated heritage assets.

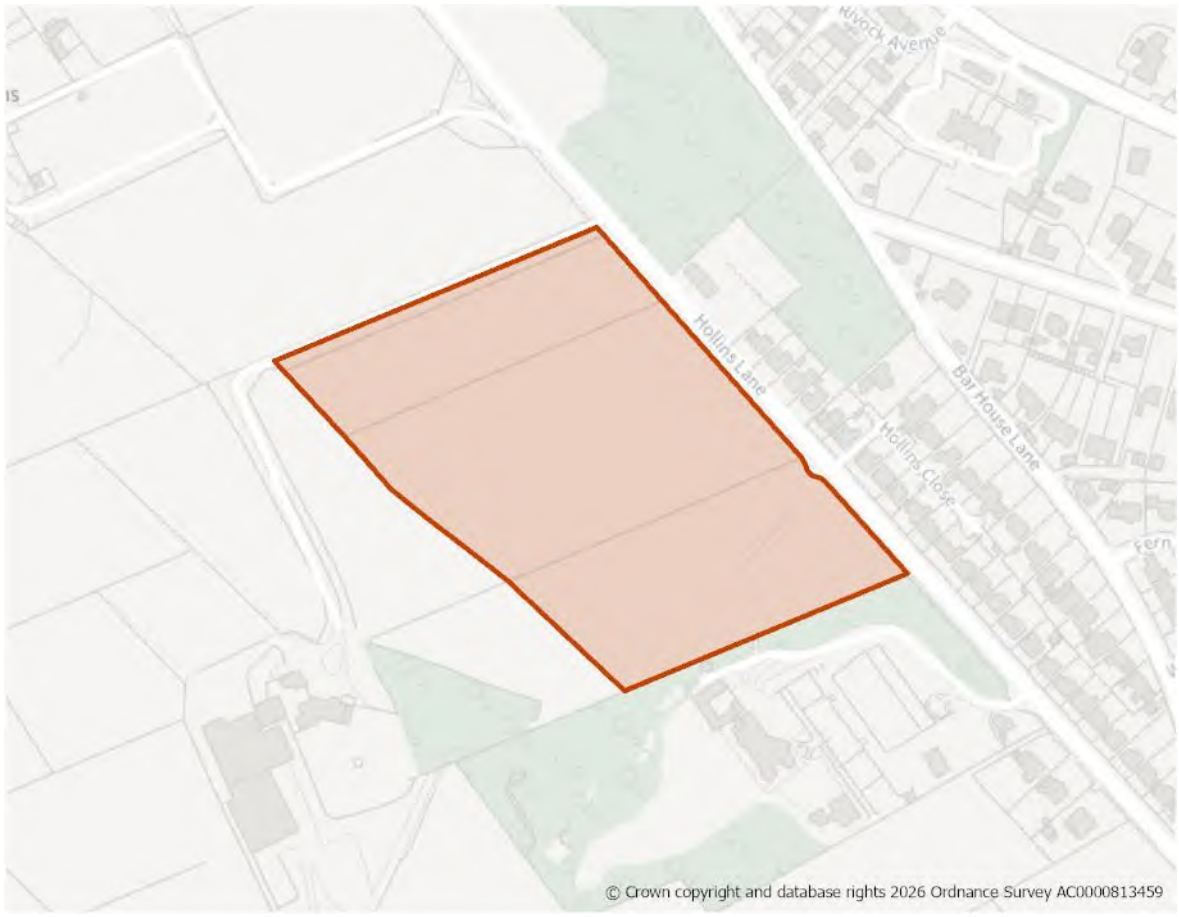
Local Infrastructure

24. **Proposals that created improved and enhanced connectivity between key nodes within Keighley, in particular through cycling and walking, will be supported. This includes links between the railway station, bus station and town centre.**
25. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2.**

Evidence

Keighley Development Framework (2024)
Landscape Character Assessment SPD (2026)
Landscape Sensitivity Study (2026)
Local Infrastructure Plan (LIP)
Retail and Leisure Study (2026)
Settlement Study (2026)
South Pennine Moors SPD (2022)
Sports Assessment (2026)
Transport Assessment (2026)

H388: Hollins Lane (north), Utley

Site Boundary


Site Size (ha) Gross	4.06
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	107
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 107 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement as well as its proximity to the historic listed property Whinburn Hall. This should include appropriate landscaping and retention of existing mature trees on the site's boundary.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Hollins Lane, where footways and streetlighting are present on the south eastern boundary of the site. Appropriate highway works will be required to achieve this access.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1. There is a risk of surface water flooding in the centre of the southern section. A flood risk assessment should be provided as part of any planning application and should include a drainage strategy which includes the ponded area in the site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. The site is located adjacent to Whinburn and its gardens, a Grade II Listed Building and Registered Park/Garden. A Heritage Impact Assessment (HIA) has been carried out, it considers that the impact of development on the setting of the listed structures at Whinburn is likely to increase in close proximity and also with the rising topography of the site.
6. The HIA indicates that development of the southern section of the site is likely to be unacceptable due to impact on the listed structures. It is unlikely that the impact of a large residential development in close proximity to the heritage assets could be successfully mitigated to an acceptable degree.
7. It is suggested that development is likely only to be acceptable within the northern section of the site and on the provision of a landscaped buffer to protect the setting of Whinburn and its gardens, with the southern seciton being left undeveloped. This is likely to have a more limited impact which may be acceptable in terms of the level of harm to the setting and significance of the heritage assets.
8. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible
9. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational

pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

10. Part of the site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measures T2_M04 - Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

11. The site contains areas of TPO woodland and mature trees along the eastern and southern boundaries. These should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part any planning application.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11

13. The site lies within the Keighley – Bingley - Shipley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

14. The site is located within the Hollins Bank Steep Valley Sides Landscape Character area/type (D3).

15. The site is assessed as having a moderate-high landscape senstivity. To mitigate impacts is considered that historic drystone walls and gateways should be retained and, where necessary, repaired and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, prioritising native trees and those along Hollins Lane. This should be designed to provide connectivity to the woodland. If possible, some sight lines to the steeper slopes should be retained. Development should respect the historic and valued adjacent Registered Park and Garden and a buffer from this asset should be considered.

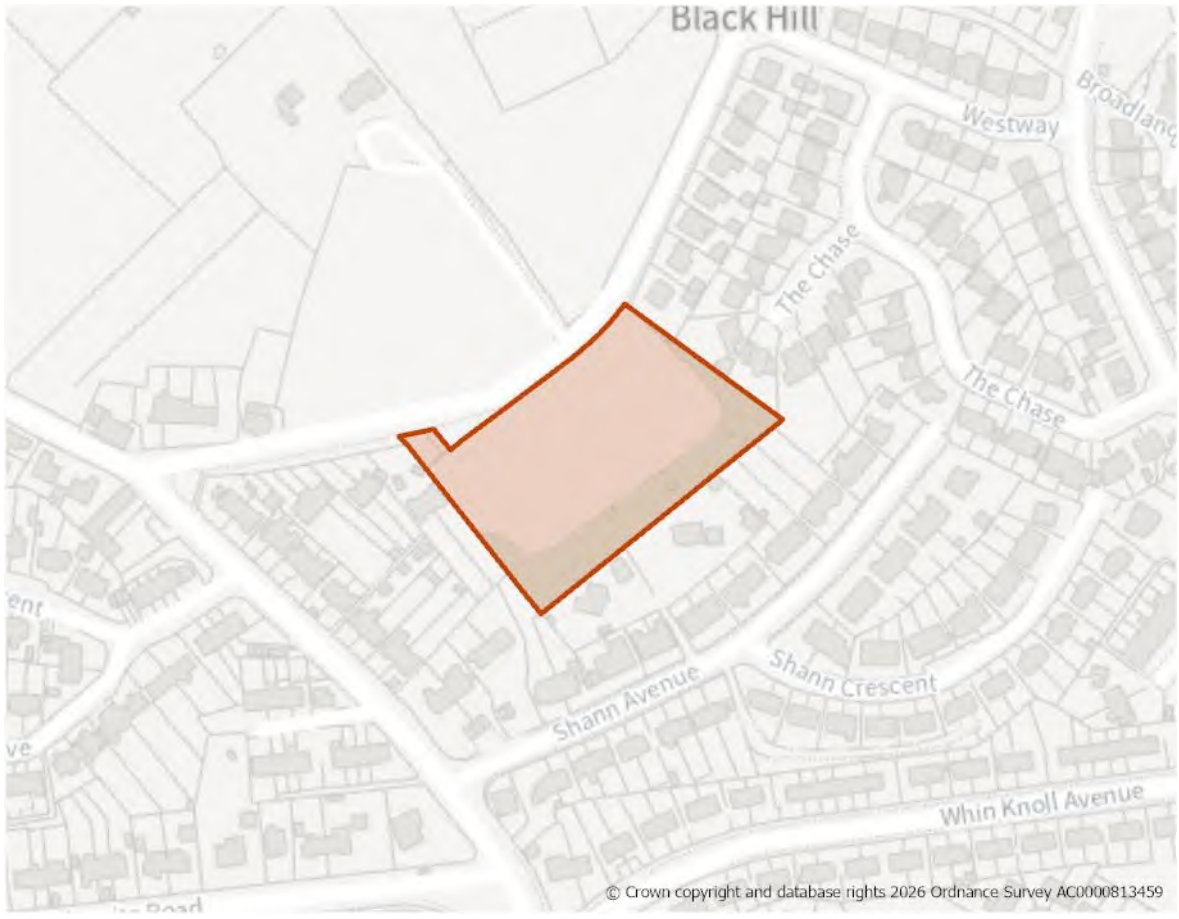
Green Belt (and Golden Rules)

16. The Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H393: Shann Lane, Keighley

Site Boundary


Site Size (ha) Gross	0.83
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	26
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 26 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as the amenity of adjoining residential properties.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Shann Lane, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1. There is a risk of surface water flooding (ponding) in the centre of the site. A flood risk assessment should be provided as part of any planning and should include a drainage strategy which includes the ponded area in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measures B2_M01 – Expand and enhance existing mapped priority habitats or create new wetlands on suitable anchor institution land and B2_M04 - Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.
7. The site contains a belt of mature trees running along the southern, eastern and north eastern boundaries. These should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part any planning application.

Environmental Protection

8. The site was historically used as a reservoir. Consideration should be given to potential impacts from this former use and addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11

10. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and partly within an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

11. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H420: Bradford Road, Riddlesden

Site Boundary

Site Size (ha) Gross	2.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	73
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 73 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and its position over looking the valley of the River Aire. This should include appropriate landscaping and seek to avoid areas that are at risk of fluvial flooding. Consideration should also be given to the amenity of adjoining residential properties.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Bradford Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access. Consideration should be given to the difference in levels between Skipton Road and the site, as well as the junction between Bradford Road and Swine Lane.

Flooding, Water and Drainage

4. Part of the site, within the southern boundary is located in Flood Zone 3b (functional flood plain) whilst the majority of the southern section is within Flood Zone 2. No development should take place within the area of functional flood plain with it being left as open greenspace.
5. Any devleopment within Flood Zone 2 should be accompanied by emergency plans, Property Flood Resilience measures, whilst flood alerts should remain in place.
6. The site is predominately at very low risk of surface water flooding, although there are areas within its southern and northern corners.
7. A flood risk assessment should be provided as part of any planning application to determine potential flood risk. It should also consider the safe access and escape routes to the site.

Natural and Historic Environment

8. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone B (Supporting Habitat/Functionally Linked Land; recreational impacts) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required as well as mitigate any recreational pressure on the SPA/SAC, in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is partially within an identified wildlife habitat network (grassland) and adjacent to a priority habitat at its south east corner (decidious woodland). It is

also within a bat alert area. An ecological survey will be required as part of any planning application.

10. The south eastern corner of the site is within proximity of the Airedale Heiffer (a Grade II Listed Building). The layout, design and scale of dwellings should have regard to the proximity of this designated heritage asset and its setting.

Environmental Protection

11. The site is partly within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addresed in line with Policy CR2.
12. Site is partially within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource in line with Policy MIN3.
13. The site is crossed from north to south by a lower voltage electricity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11
15. The site lies within the Keighley – Bingley - Shipley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

16. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

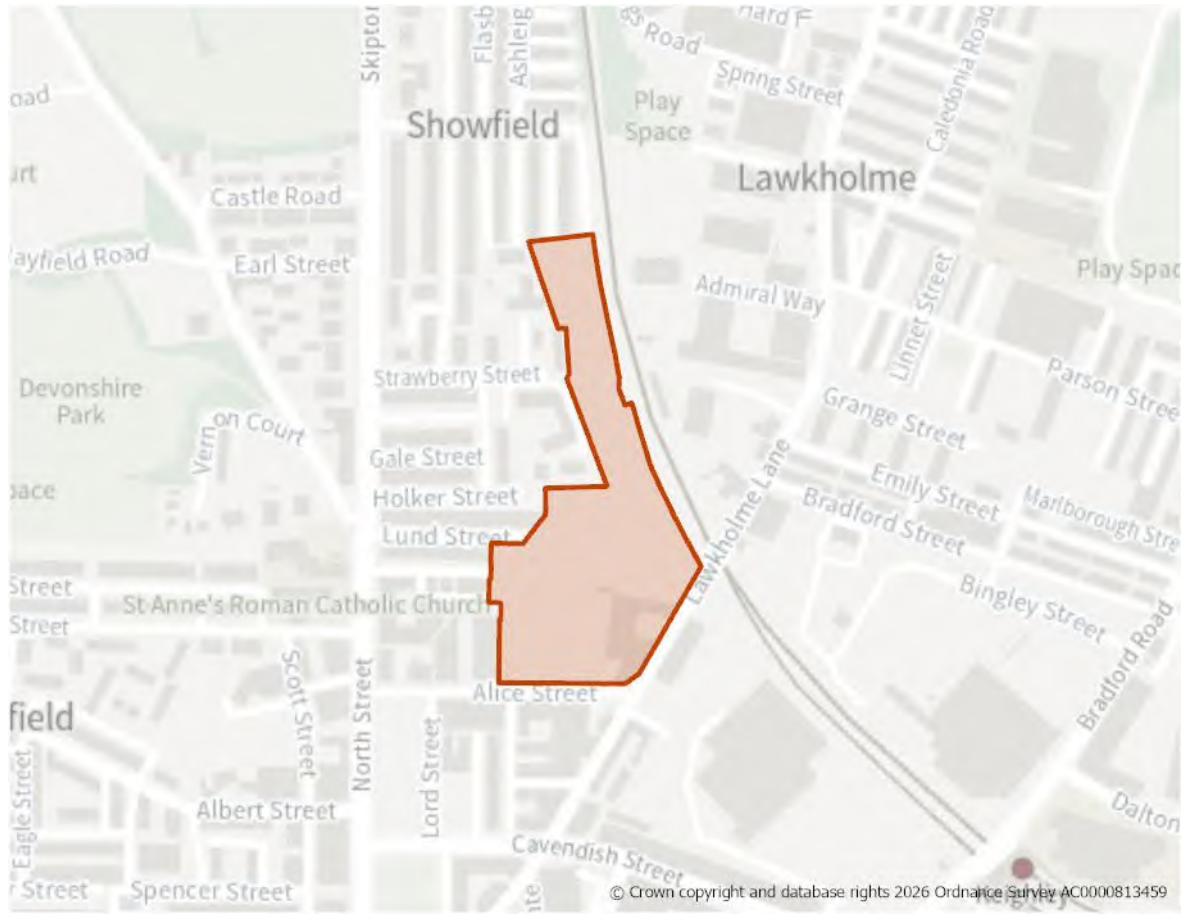
Green Belt (and Golden Rules)

17. The site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H508: Aire Valley Business Centre, Lawkholme Lane

Site Boundary


Site Size (ha) Gross	2.85
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	160
Site Type	Previously Developed Land
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 160 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to the Keighley Town Centre Conservation Area, Drill Hall and Keighley Town Centre. This should include appropriate landscaping and open space. Further consideration should be given to mitigating the impacts of the adjacent railway line.

Site Access, Highways and Transport

3. An existing access is available from Lawkholme Lane, where there are footways and streetlighting present. Appropriate highway works will be required to improve this access.
4. Consideration should be given to the provision of an additional access to/from Alice Street.

Flooding, Water and Drainage

5. The site contains areas at risk of surface water flooding (high, medium and low risk) within the northern and southern sections of the site. A flood risk assessment will be required as part of any planning application.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is partly within a bat alert area. An ecological survey will be required as part of any future planning application.
8. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T2_M04 - Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.
9. Site is adjacent to the Keighley Town Centre Conservation Area and within proximity to the Drill Hall (a Grade II Listed Building). The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets and their setting as well as the character of the surrounding area.

Environmental Protection

10. The site was formerly occupied by a textiles and footwear manufacturer and has a longer history as an engineering works, giving rise to potential for land contamination. A Land Contamination Assessment – Phase 1 Report will be

required as part of any planning application. Impacts should be addressed in line with Policy CR2.

11. The site is adjacent to the Leeds/Bradford to Skipton railway line, giving rise to potential impacts from noise. The design and layout of any development should include appropriate measures to reduce these impacts in line with Policy CR2.

12. The site is within a Mineral Safeguarding Area (MSA) for sand and gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sand and gravel resource in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11

14. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and is partly within an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

15. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H522: Land north of Skipton Road, Utley

Site Boundary

Site Size (ha) Gross	1.08
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	34
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 34 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location adjoining the outer edge of the settlement as well as its proximity to the rugby club. This should include appropriate landscaping.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Skipton Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access. Consideration should be given to the difference in levels between Skipton Road and the site.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1 and at low risk of fluvial flooding. It is also predominately at very low risk of surface water. However, there is a element of surface water flooding (medium risk) within the southern section of the site. A flood risk assessment should be provided to show that any development would be safe, and contain a drainage strategy which includes the surface waste flow paths in the site design.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site contains TPO trees along all boundaries and a TPO woodland within the northern boundary. These should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part of any planning application.

Environmental Protection

7. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11.
9. The site lies within the Keighley – Bingley - Shipley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and partly within

an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

10. The site is located within the Upper Airedale Settled Valley Floor Landscape Character area/type (G1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Other Constraints

11. The site is located adjacent to Keighley Rugby Union Football Club. Consideration should be given to potential impacts from noise and floodlighting.

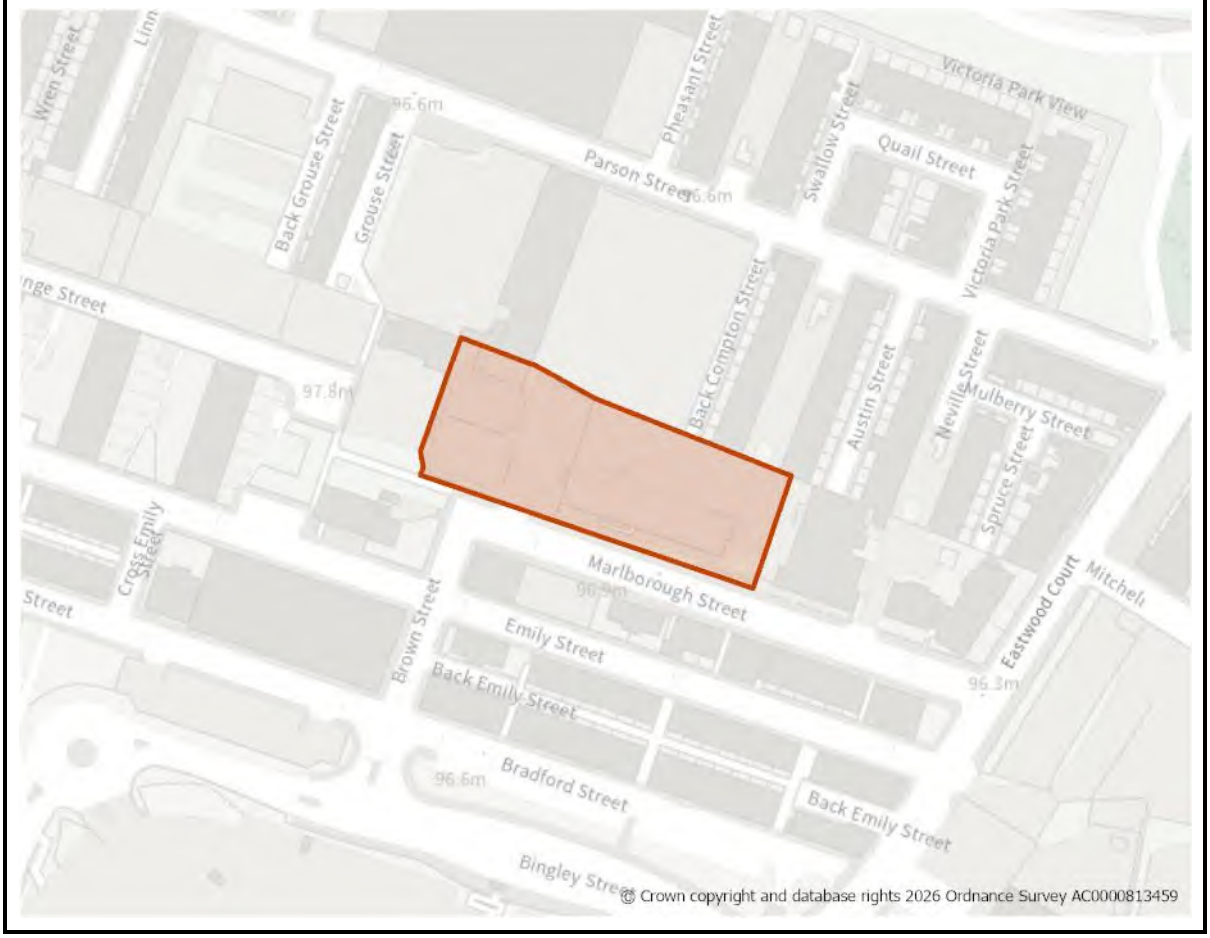
Green Belt (and Golden Rules)

12. The site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H528: Marlborough Street, Keighley

Site Boundary


Site Size (ha) Gross	0.32
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	24
Site Type	PDL
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 24 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to surrounding industrial and commercial uses. This should include appropriate landscaping.

Site Access, Highways and Transport

3. An existing access is available from Marlborough Street, where there are footways and streetlighting present. Appropriate highway works, including realignment of the existing kerbs, will be required to achieve this access.

Natural and Historic Environment

4. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

5. The site is adjacent to employment and commercial uses, giving rise to potential impacts from noise and traffic movement. Relevant assessments should be provided to determine the nature and extent of any impacts together with appropriate mitigation measure as part of any planning application.
6. The design and layout of development should not compromise the operation of existing employment uses and ensure that the amenity of future occupiers is protected.

Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11
8. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

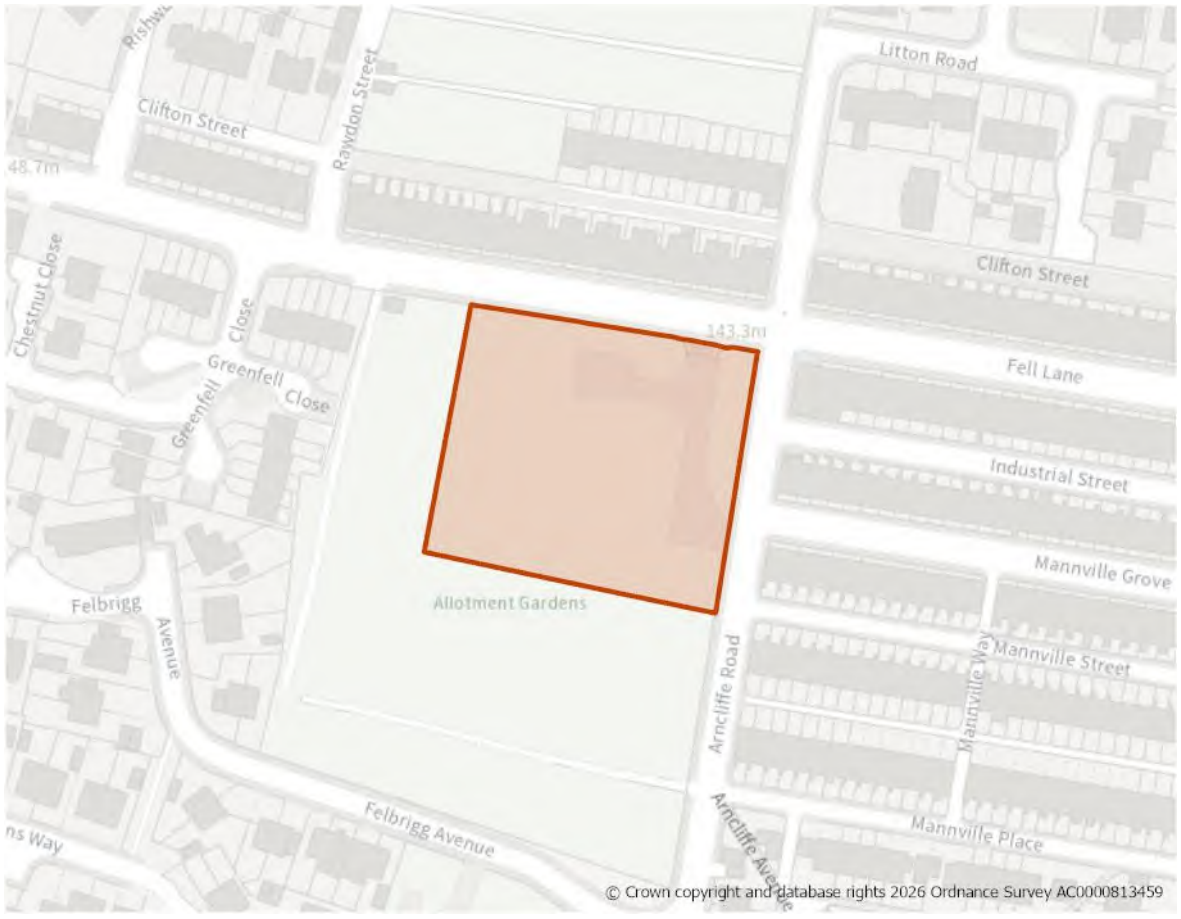
Landscape

9. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H533: Holmewood Residential, Fell Lane, Exley Head, Keighley

Site Boundary


Site Size (ha) Gross	0.53
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	PDL
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 43 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement, its proximity to the adjacent allotment gardens and the amenity of adjoining residential properties. This should include appropriate landscaping and open space.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Oakworth Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.

Flooding, Water and Drainage

4. The site is located within Flood Zone 1 and is at low risk of fluvial flooding. It is also predominately at very low risk of surface water flooding. However, there is evidence of ponding in the centre of the site, with a small flow path on Fell Lane, to the north. A flood risk assessment will be required to determine the risk of flooding in relation to development layout plans. It is suggested that surface water should be retained on site and that the use of infiltration SuDS should be investigated for suitability across the majority of the site.
5. Additionally, groundwater conditions must be investigated further through the flood risk assessment to ascertain groundwater levels and conditions.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

8. Site is located within the 250m Buffer of former landfill site. Any potential impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11

10. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and partly within an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

11. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

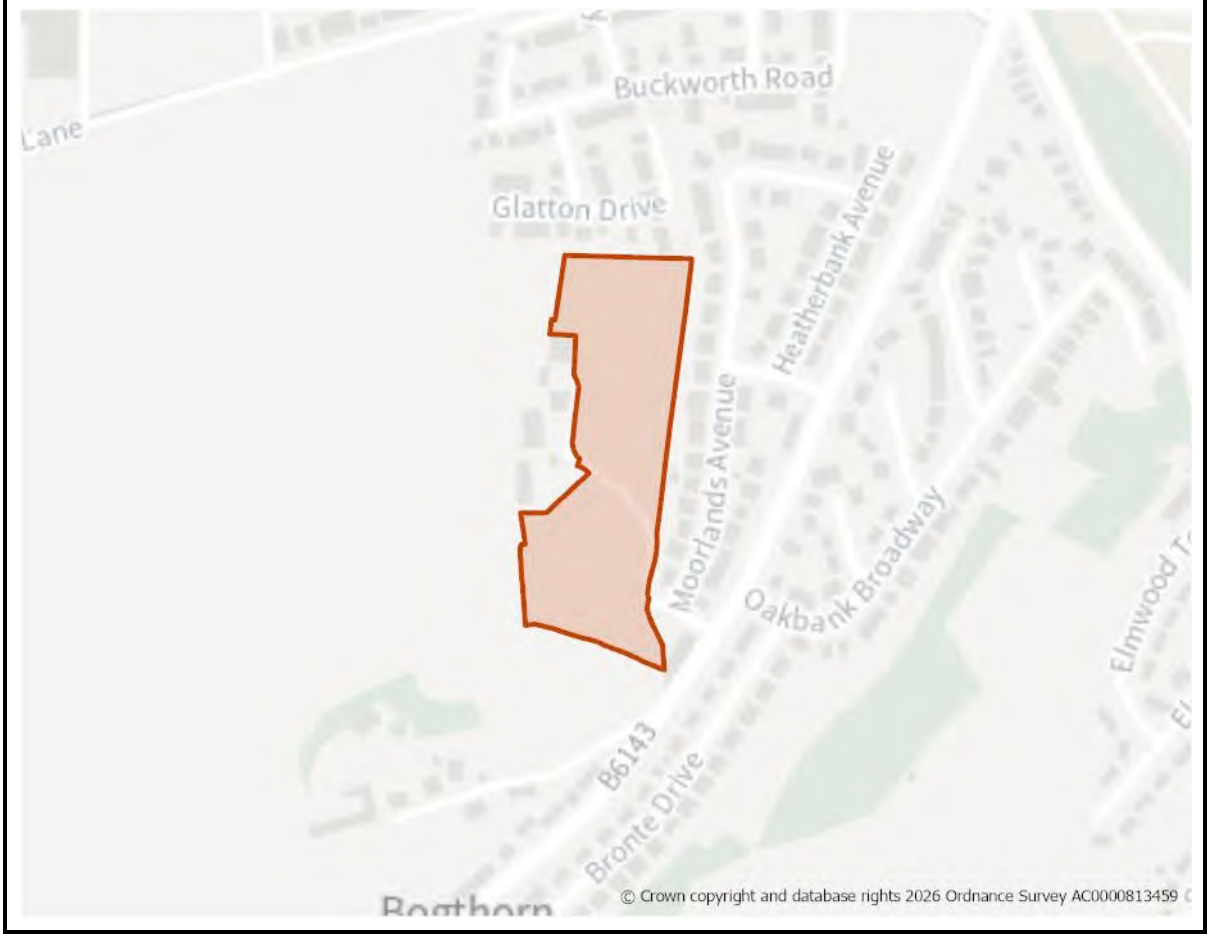
Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

13. The site benefits from planning permission for a 78-bedroom care home (Use Class C2) with associated car parking, landscape and ancillary accommodation (25/03558/MAF) granted in September 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.

H538: Keighley Road, Exley Head, Keighley

Site Boundary


Site Size (ha) Gross	1.93
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	61
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 61 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and the amenity of adjoining residential properties to the north, east and west.

Site Access, Highways and Transport

3. An existing access is available via Brown Spings Lane via Moorlands Avenue, where there are footways and streetlighting present. Highway works will be required to upgrade and widen this access to provide a suitable route into the site.
4. A Public Right of Way (PRoW) runs within the eastern boundary of the site, linking Brown Springs Lane with Oakworth Road and Occupation Lane. The design and layout of any development should retain this footpath.

Flooding, Water and Drainage

5. The site is located in Flood Zone 1 and at low risk of fluvial flooding, It is also predominately at very low risk of surface water flooding, althought there is an area of ponding (medium risk) within a topgraphic low point in the central section.
6. A flood risk assessment will be required and should demonstrate that development can be designed to be safe. It should also contain a drainage strategy which includes the ponded area and flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

8. Site is within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource in line with Policy MIN3.
9. Site is partly within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
11. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

12. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1).
13. The site has a low-moderate landscape sensitivity. To address this, new development, if sited appropriately into the slope and integrated with vegetation, could help to soften and better integrate the existing abrupt urban edges to the site. Dry stone walls should be retained and integrated into the design of new development.

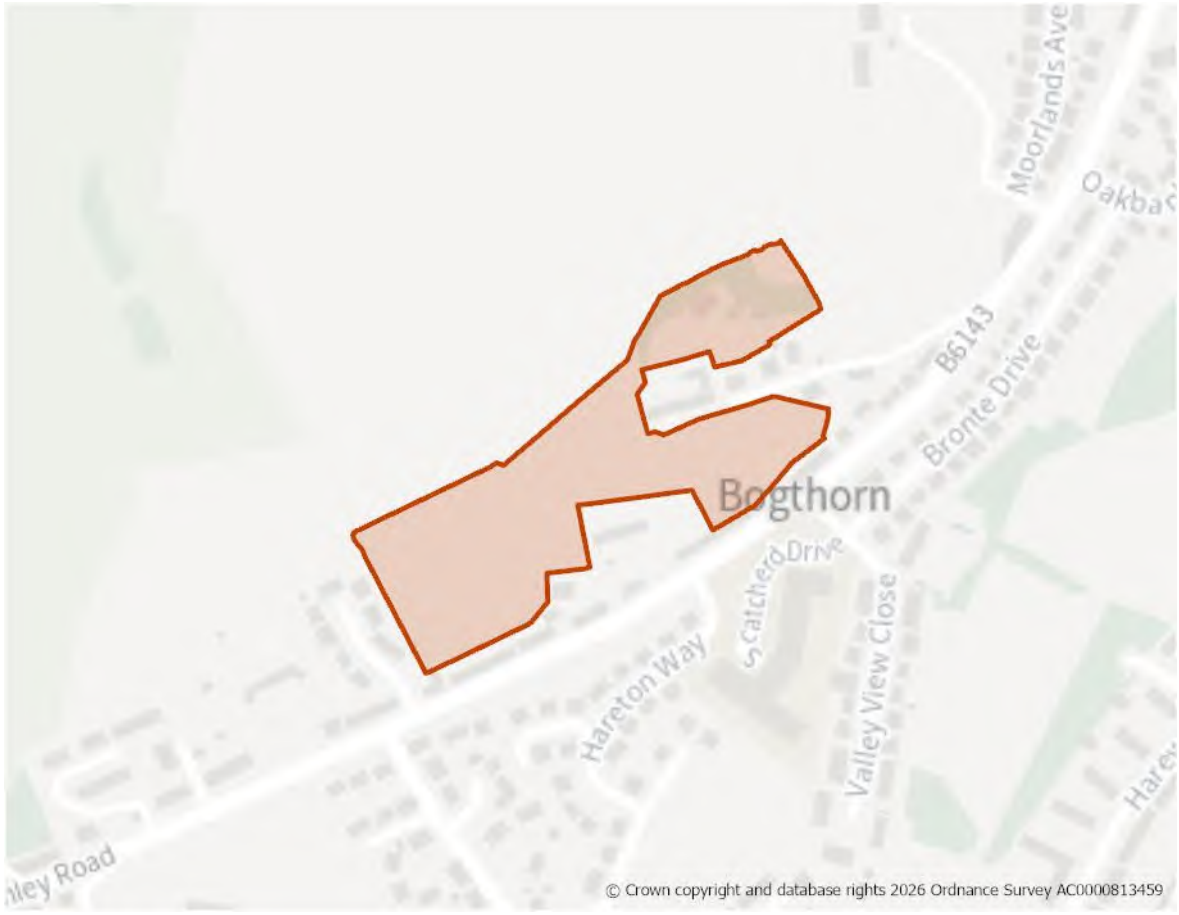
Other Constraints

14. The site is located adjacent to a former quarry (Bogthorn Quarry), which is listed as a village green.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H539: Keighley Road, Bogthorn, Keighley

Site Boundary


Site Size (ha) Gross	3.03
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	79
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 79 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement adjoining the countryside as well as its varying topography and the amenity of adjoining residential properties. This should include appropriate landscaping and open space

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Oakworth Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1 and at low risk of fluvial flooding, It is also predominately at very low risk of surface water flooding, althought there is an area of ponding (medium risk) within the north east section.
5. A flood risk assessment will be required and should demonstrate that development can be designed to be safe. It should also contain a drainage strategy which includes the ponded area in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

7. The northern eastern section of the site contains a former landfill site, whilst the remainder is within the 150m and 250m buffers. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
8. Site is partially within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

10. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

11. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1)
12. The site has a low-moderate landscape sensitivity. To address this, new development, if sited appropriately into the slope and integrated with vegetation, could help to soften and better integrate the existing abrupt urban edges to the site. Dry stone walls should be retained and integrated into the design of new development.

Other Constraints

13. The north eastern section of the site includes part of former quarry (Bogthorn Quarry).

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H541: Carr Bank, Riddlesden

Site Boundary

Site Size (ha) Gross	0.51
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	18
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 18 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement, the amenity of adjoining residential properties and the proximity to the children's home.

Site Access, Highways and Transport

3. An existing access is available via Carr Bank, where there are footways and streetlighting present.
4. A Public Right of Way (PRoW) runs along the south western boundary of the site.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone B (Supporting Habitat/Functionally Linked Land; recreational impacts). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC, in accordance with the South Pennine Moors SPD and Policy NE3.

Open Space and Green / Blue Infrastructure

6. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
7. The site lies within the Keighley – Bingley - Shipley Corridor , as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

8. The site is located within the Bingley and Baildon Steep Valley Sides Landscape Character area/type (D1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

10. A detailed planning application is currently pending on the site for 18 dwellings which may be determined before the Local Plan is adopted.

H543: Moss Carr Road, Long Lee

Site Boundary

Site Size (ha) Gross	4.94
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	103
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 103 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement adjacent to the countryside, the proximity of the cricket club and the amenity of adjoining residential properties . This should include appropriate landscaping and screening.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Moss Carr Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to impacts on the junction of Moss Carr Road, Thwaites Brow Road, Carlton Road and Long Lee Lane.
5. Consideration should be given to the provision of a pedestrian/cycle links to/from the adjoining footpath and road networks.

Flooding, Water and Drainage

6. The site is located within Flood Zone 1 and is at low risk of fluvial flooding. However, it is at low risk of surface water flooding in the central section. A drainage assessment should be provided as part of any planning application to assess the risk and determine potential mitigation measures. Consideration should be given the use of SuDS.

Natural and Historic Environment

7. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. Parts of the site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T2_M04 - Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

9. Site is partially within a Development High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
10. Site is partially within a Mineral Safeguarding Area (MSA) for sandstone and coal. A mineral resource assessment will be required as part of any planning

application to determine the extent and availability of any sandstone and coal resource in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

12. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

13. The site is located within the Thwaites Brow Steep Valley Sides Landscape Character area/type (D2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Other Constraints

14. The site is located adjacent to Long Lee Cricket Club. The design and layout of any development should not compromise the use of the cricket ground. Consideration should be given to potential impact of ball strike on any future development. A ball-strike assessment should be provided as part of any planning application to determine potential risk and mitigation measures.

Infrastructure Requirements

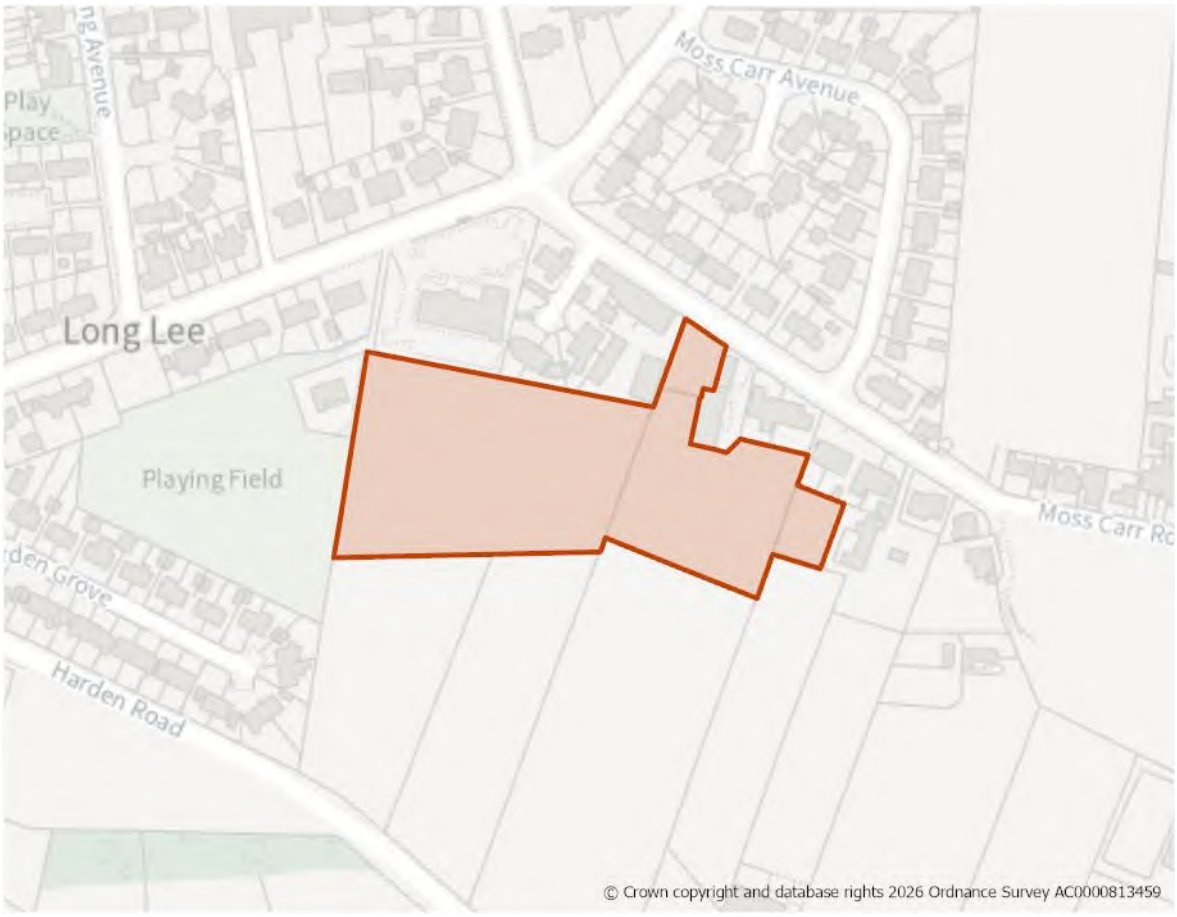
15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

16. Site benefits from outline planning permission for residential development of land for up to 103 dwellings requesting consideration of access (19/04151/MAO) granted in July 2023. Accordingly, it remains identified as a site allocation.

17. A Reserved Matters application requesting consideration of layout, scale, appearance and landscaping for 103 dwellings (pursuant to outline approval 19/04151/MAO) (25/04668/MAR) is pending decision. This may be determined before the Local Plan is adopted.

H544: Moss Carr Road, Long Lee

Site Boundary


Site Size (ha) Gross	1.25
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	40
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 40 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and the amenity of adjoining residential properties as well as adajcent community centre, GP surgery and sports pitch.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Moss Carr Road, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to the site's proximity to the junction of Moss Carr Road, Thwaites Brow Road and Long Lee Lane.

Flooding, Water and Drainage

5. The site is located in Flood Zone 1 and is at low risk of fluvial flooding and predominately at very low risk of surface water flooding. However, there is some risk (low and medium risk) of surface water flooding affecting the north west corner.
6. A Flood Risk Assessment will be required in order to assess the potential from a culverted watercourse and options for addressing it. Should a culvert be identified, no development should take place on top, and 8 metres either side of it, whilst opportunities for including it as part of site design should be explored as a blue/green corridor.
7. Run-off from the site to adjacent land should be considered as part of a detailed drainage strategy and flood risk assessment. The drainage strategy should also ensure there is no increase in surface water flood risk elsewhere as a result of development. Consideration should be given to retaining the surface water flor path on site, whilst the suitability of using infiltration SuDS across the majoirty of the site should be investigated for suitability across the majority of the site.

Natural and Historic Environment

8. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure G1_M03 - Restore and enhance species rich grassland.

Environmental Protection

10. Site is partially within a Mineral Safeguarding Area (MSA) for sandstone and coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone and coal resource in line with Policy MIN3.
11. Site is partly within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11
13. Part of the site (western area) lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

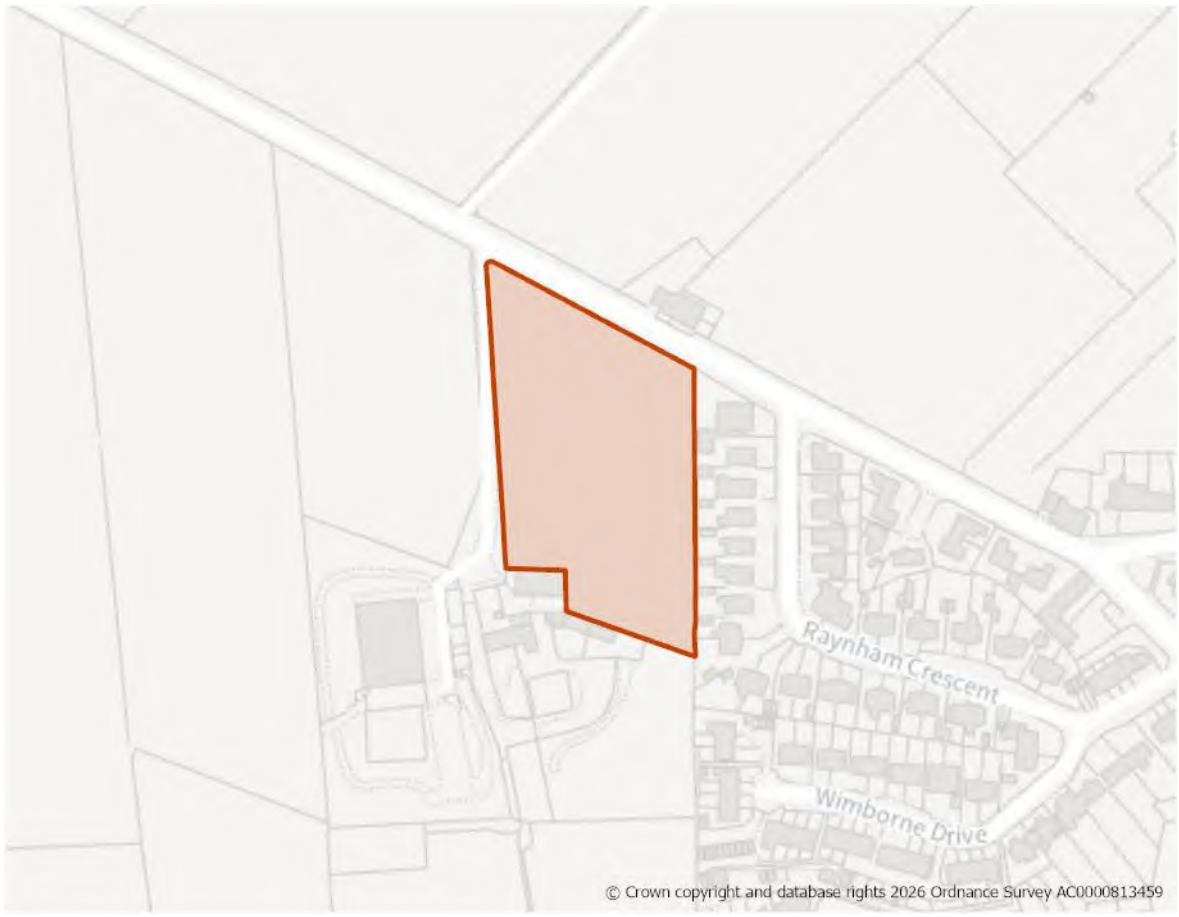
Landscape

14. The site is located within the Cullingworth and Haworth Moorland Fringe Landscape Character area/type (B2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H545: Black Hill Lane, Braithwaite, Keighley

Site Boundary


Site Size (ha) Gross	0.92
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	29
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 29 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement boundary as well as its proximity to agricultural uses and the amenity of adjoining residential properties. This should include appropriate landscaping and screening.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Black Hill Lane, which lacks footways and streetlighting. Appropriate highway works including the provision of footways and streetlighting will be required to achieve this access.
4. Black Hill Lane will require infrastructure improvement. Off site highway works may also be required along the route to the town centre.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

6. The site lies within the 250m buffer of former landfill site which is now used as a cemetery. Any potential impacts should be addressed in line with Policy CR2.
7. The site is within a Mineral Safeguarding Area (MSA) for sandstone. As the site is under 1ha in size, a mineral resource assessment will not be required as part of any planning application to determine the extent and availability of any sandstone resource in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

10. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1)
11. The site has a low-moderate landscape sensitivity. To address this, development should be oriented to reduce the appearance of an abrupt urban edge. Native

trees should be included to integrate development and dry stone walls should be retained, to reflect the moorland fringe character. Planting trees along the western boundary of the site would extend the tree line created by the avenue approaching Prospect House extending from Black Hill Lane, creating a stronger boundary feature on the settlement edge.

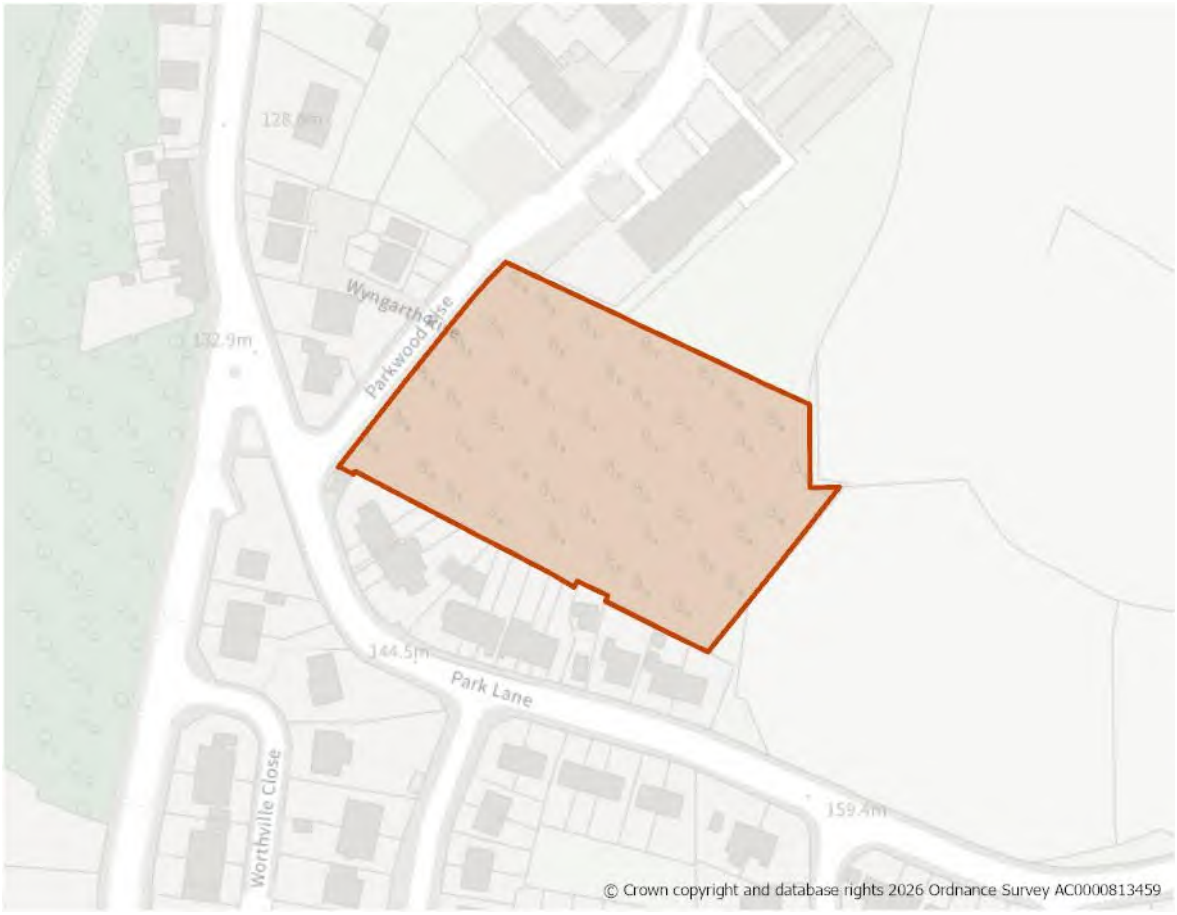
Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H546: Parkwood Rise, Keighley

Site Boundary


Site Size (ha) Gross	0.73
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 23 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its sloping topography and the amenity of adjacent residential properties. This should include the provision of appropriate landscaping and screening.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Parkwood Rise, where there are footways and streetlighting present. Appropriate highway works will be required to achieve this access.

Natural and Historic Environment

4. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
6. The site contains several mature trees along its boundaries. The design and layout of any development should retain these trees in line with Policy NE6.
7. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T4_M04 - Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

8. The site was historically used as an allotment, giving rise to potential risk of contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
10. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance

the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

11. The site is located within the Thwaites Brow Steep Valley Sides Landscape Character area/type (D2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

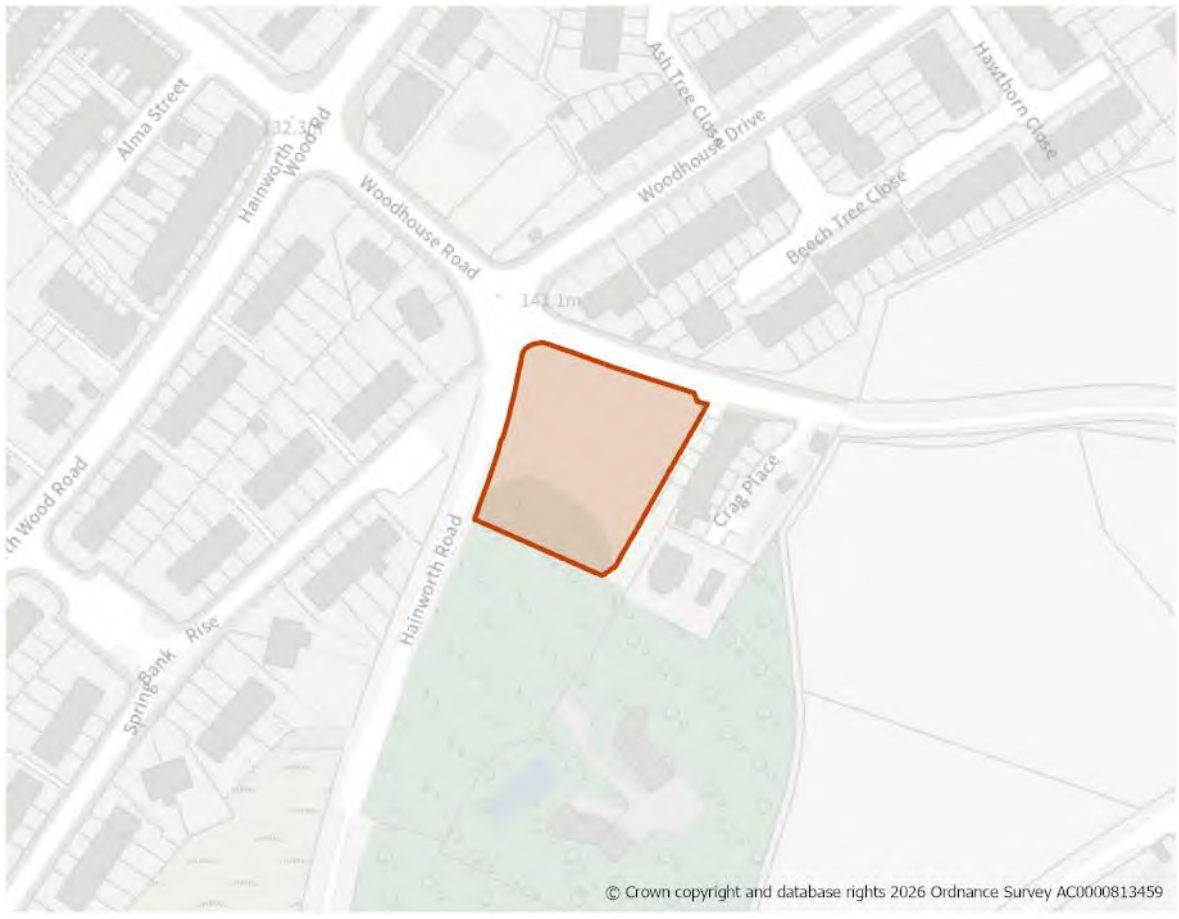
Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

13. Site benefits from outline planning permission for residential development of land with all matters reserved (23/00039/MAO) granted in June 2026. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.

H550: Hainworth Road, Keighley

Site Boundary


Site Size (ha) Gross	0.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	8
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 8 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement and should include appropriate landscaping and having regard to the adjacent areas of TPO woodland.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Woodhouse Road, where there are footways and streetlighting present. Appropriate highway works will be required to achieve this access.

Natural and Historic Environment

4. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is identified as being a priority habitat (deciduous woodland) and is within a bat alert area. An ecological survey will be required as part of any planning applicaton to determine any impacts.
6. The site contains, and is adjacent to, an area of TPO woodland. This feature should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part any planning application.
7. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B4_M02 - Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

10. The site is located within the Thwaites Brow Steep Valley Sides Landscape Character area/type (D2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

12. A Permission in Principle application is currently pending on this site for up to 9 dwellings which may be determined before the Local Plan is adopted.

H551: Hainworth Wood Road, Keighley

Site Boundary

Site Size (ha) Gross	3.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	73
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 73 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to protected woodland, and designated Local Wildlife Site.

Site Access, Highways and Transport

3. A new site access is required. This should be taken from Hainworth Wood Road, where there are footways and streetlighting presence. Appropriate highway works will be required to achieve this access. A crossing of Ginger Bread Clough will be required.
4. An alternative access exists from Hainworth Road (to the north east), However, this consists of a track and would need to be made up to an adoptable standard if used to serve the site.
5. A Public Right of Way (PRoW) runs adjacent to the north eastern boundary linking to Hainworth Road. Consideration should be given to providing a pedestrian and cycle link to it as part any future development layout. This should be well-designed and overlooked by surrounding dwellings

Flooding, Water and Drainage

6. A watercourse (Gingerbread Clough) runs across the site from south east to north west.
7. The site is located with Flood Zone 1 and is at low risk of fluvial and surface water flooding; however, a flood risk assessment is required to determined potential fluvial risk from Gingerbread Clough.
8. The flood risk assessment should include for a drainage strategy which includes the existing channel in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

9. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
10. Site is adjacent an area of priority habitat (Deciduous Woodland), part of which, adjacent to the southern boundary, is also classed as an area of Ancient Woodland. The design and layout of any development should ensure that the appropriate buffers are maintained.

11. The site contains and is adajcent to a Local Wildlife Site (LWS) (Hainworth Wood) and is within a bat alert area. An ecological survey should be provided as part of any planning applications. The design and layout of any development should ensure that it avoids the designated LWS.

12. The site contains and is adjacent to an area TPO woodland along and within the eastern and southern sections. Such features should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part any planning application.

13. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T2_M04 - Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

14. Site is partly within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

15. Open space should be provided in line with Policy NE2, having regards to the standards set out In Appendix 11.

16. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and partly within an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

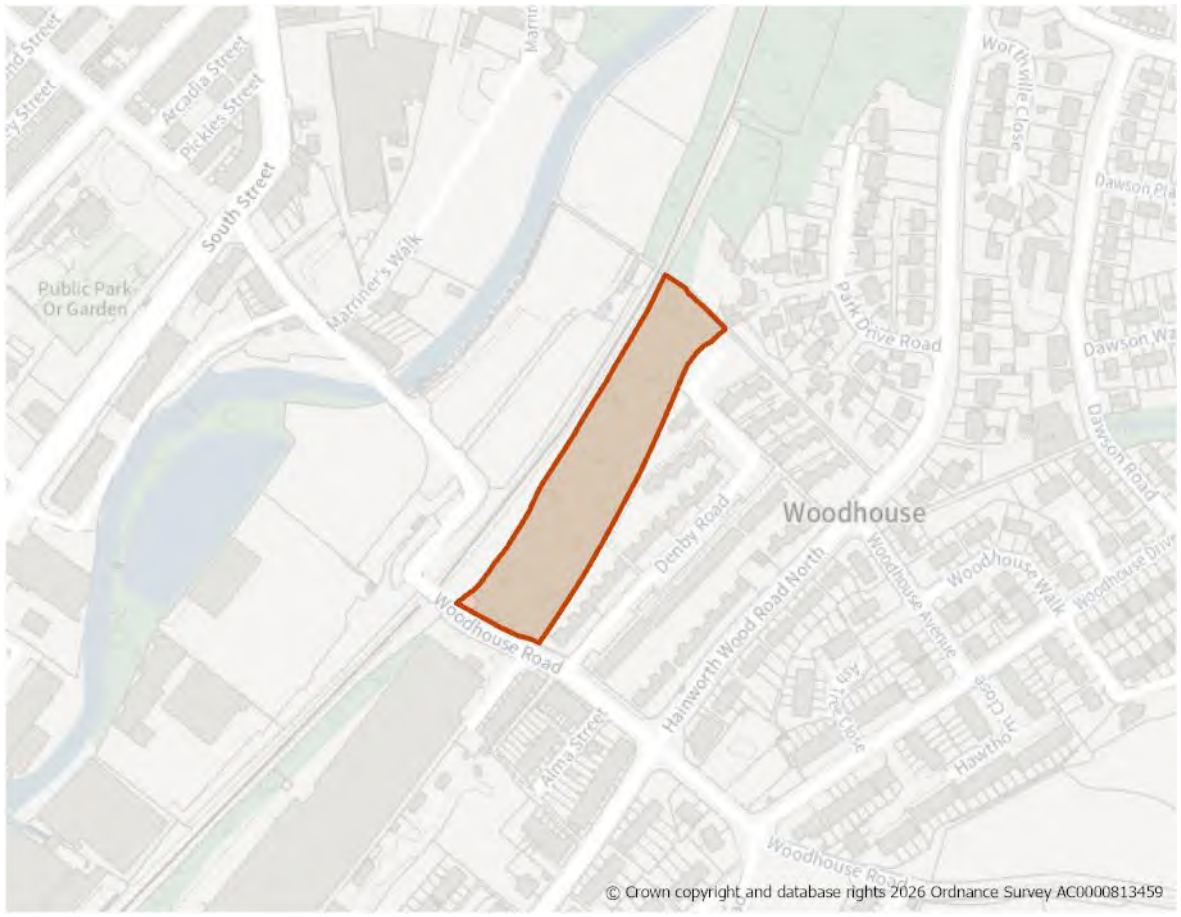
17. The site is located within the Thwaites Brow Steep Valley Sides Landscape Character area/type (D2).

18. In relation to addressing landscape impacts, development should be avoided at the highest elevations to the south to retain some sense of the characteristic steep valley side landform and provide a buffer between the development and the ancient woodland. Natural Flood Management and SuDS should be incorporated, particularly close to Gingerbread Clough to enhance the wetland habitats and improve drainage across the site. Integrating the development with tree belts would soften the distant views towards the site and provide an element of connectivity with the adjoining woodland.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H554: Woodhouse Road, Keighley

Site Boundary


Site Size (ha) Gross	0.80
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	25
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 25 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to commerical/industrial uses and the Keighley and Worth Valley Railway. This should include appropriate landscaping, open space and links to the adjacent Public Rights of Way network.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Denby Road, where there are footways and streetlighting present. Appropriate highway works will be required to achieve this access.
4. A Public Right of Way (PRoW) runs along the northern boundary of the site. Consideration should be given to providing a link to it as part any future development layout. This should be well-designed and overlooked by surrounding dwellings.

Flooding, Water and Drainage

5. Site contains areas at risk of surface water flooding. This should be assessed and impacts addressed in with Policy CR4.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site contains a number of mature trees along the eastern and western boundaries. The design and layout of any development should retain these trees in line with Policy NE6.
9. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure G3_M03 - Restore and enhance existing species-rich grassland.

Environmental Protection

10. Site is partly within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impact should be addressed in line with Policy CR2.

11. The site is adajcent to the Keighley and Worth Valley Railway line and within close proximity to several commerical/industrial uses. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

13. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and partly within an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

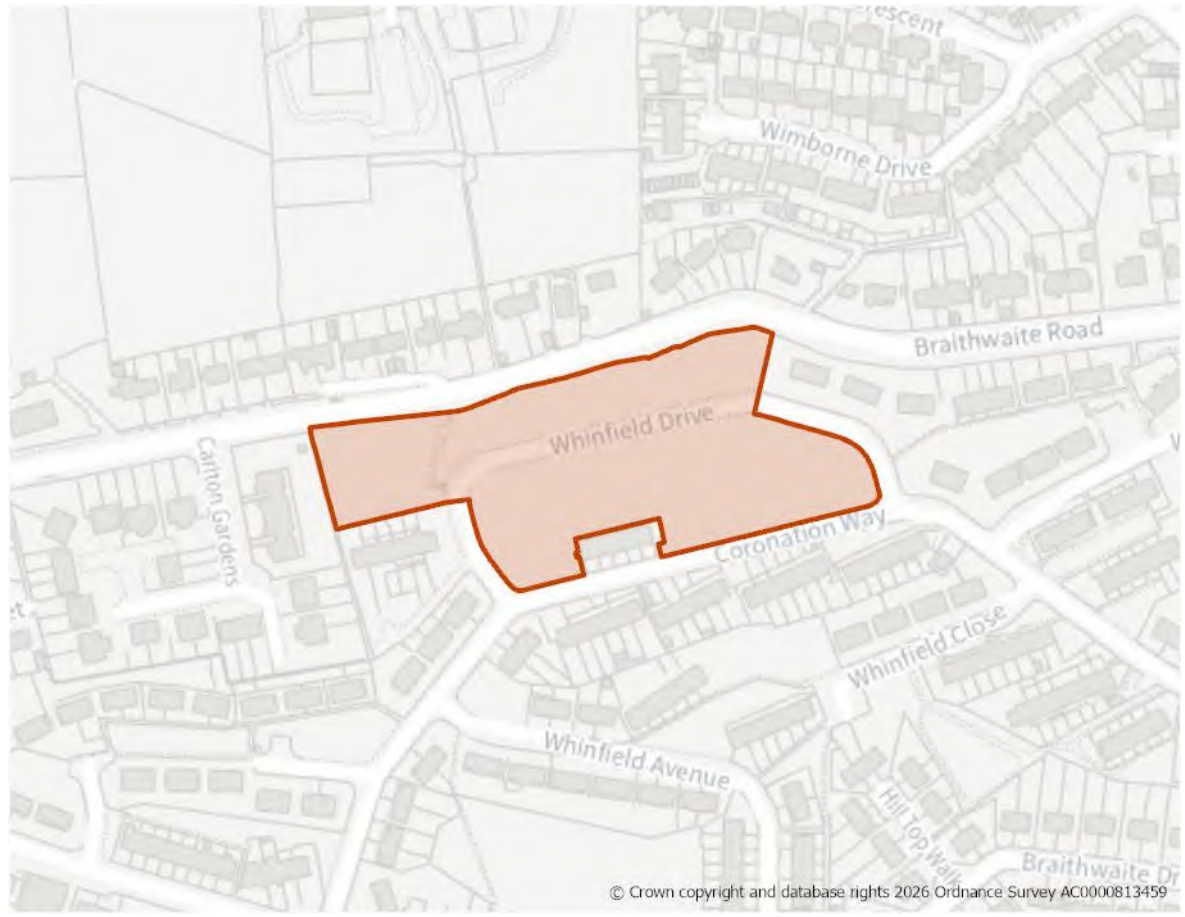
Landscape

14. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H555: Whinfield Drive, Braithwaite, Keighley

Site Boundary


Site Size (ha) Gross	1.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	39
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 39 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement. This should include appropriate landscaping, open space, retaining existing mature trees and maintaining the existing Public Right of Way.

Site Access, Highways and Transport

3. An existing access is available via Whinfield Drive, where there are footways and streetlighting present.
4. A Public Right of Way (PRoW) runs across the western section of the site linking Whinfield Drive with Braithwaite Road. The design and layout of any development should retain this footpath.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site includes a number of mature trees within the northern boundary. The design and layout of any development should retain these trees in line with Policy NE6.
7. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B3_M01 - Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

8. The north west section of site is within 250m buffer of former landfill, any potential impacts should be addressed in line with Policy CR2.
9. Site lies within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

11. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.
12. Part of the south eastern section of the site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

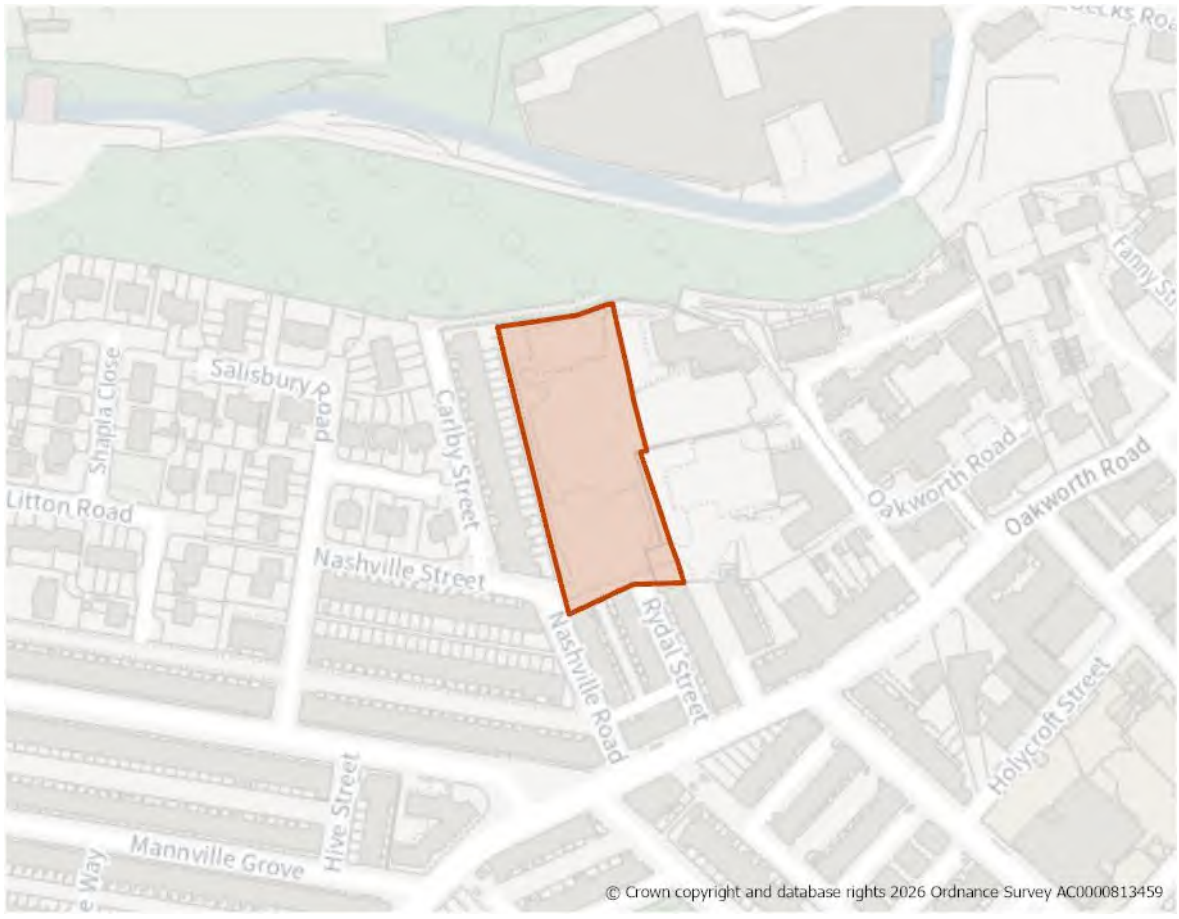
Landscape

13. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H559: Former Branshaw School, Nashville Road, Keighley

Site Boundary


Site Size (ha) Gross	0.51
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	PDL
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 23 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to the woodland to the north and the amenity of adjoining residential properties. This should include appropriate landscaping and provision of green space.

Site Access, Highways and Transport

3. An existing access is available from Nashville Road/Nashville Street, where there are footways and streetlighting present. This should be widened. Alternative access points from Rydal Street and Oxford Street may be possible but require further investigation.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1; however there is a risk of surface water flooding within and adjacent to the western boundary and the northern section of the site. An assessment will be required to determine the extent of any risk and appropriate mitigations measures.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is adjacent to an identified Wildlife Habitat Network (Woodland) and within a bat alert area. An ecological survey should be provided as part of any planning application.
7. The site is adjacent to an area of TPO woodland. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricultural assessment should be provided as part of any planning application.
8. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B3_M01 - Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

9. Site is partly within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

11. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

12. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H560: Long Lee Lane, Long Lee

Site Boundary

Site Size (ha) Gross	0.24
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	8
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 8 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include an appropriate mix of dwellings in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement, adajcent to the countryside. This should include appropriate landscaping and screening.

Site Access, Highways and Transport

3. A new site access will be required and should be taken from Long Lee Lane, where footpaths and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to the impact on the junction of Long Lee Lane and Harden Road, immediately adjacent to the site.

Flooding, Water and Drainage

5. The site is located in Flood Zone 1; however, a flood risk assessment will be required to assess and investigate the potential presence of a culverted watercourse, and groundwater levels and conditions. Should a watercourse be present, the design and layout should ensure that no development takes place on top of it and within 8 metres either side. Opportunities to open up the culvert should be explored as part of site design as a blue/green corridor.
6. Site has a potential risk surface water flooding affecting the central and western sections. Consideration could be given retaining surface water on the site and leaving the topographic low spot free from development, whilst the use of infiltration SuDS should be investigated.

Natural and Historic Environment

7. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

8. Site is partly within the 250m buffer of former landfill site. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
10. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify

opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landcape

11. The site is located within the Thwaites Brow Steep Valley Sides Landscape Character area/type (D2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

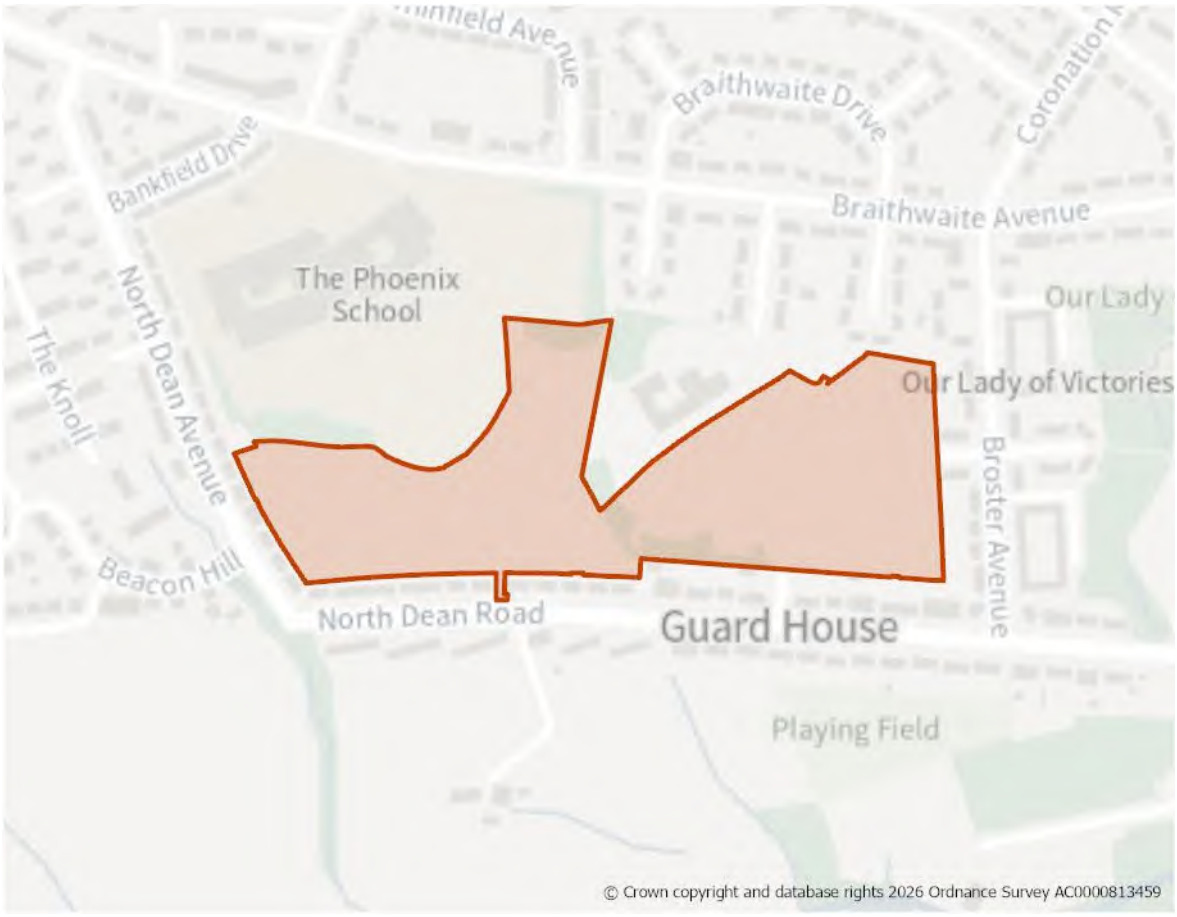
Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. However, the level of development proposed is below the threshold for the Golden Rules to apply.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H563: North Dean Road/Broster Avenue, Guard House, Keighley

Site Boundary


Site Size (ha) Gross	4.79
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	126
Site Type	PDL
Ward	Keighley West
Settlement	Keighley
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 126 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement and amenity of adjoining residential properties as well as its proximity to the open space and education uses adjoining the north western boundary. This should include appropriate landscaping and screening.

Site Access, Highways and Transport

3. An existing access leads to the site via School Road from Broster Avenue, where there are footways and streetlighting present. Alternative or additional vehicluar and pedestrian/cycle access points from North Dean Road could be investigated.

Flooding, Water and Drainage

4. The site is located in Flood Zone 1 and is not at risk fluvial flooding and at very low risk of surface water flooding; however, a Flood Risk Assessment will be required to confirm that any development could be designed to be safe. Additionally, longer term safe access and escape routes should be considered further. The flood risk assessment should include a drainage strategy which includes the ponded area in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B3_M02 - Enhance (rather than replace) existing habitats on some areas of brownfield.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. The site is adjacent to (south of) of areas of open space, classed as natural and semi-natural green space (Land north of North Dean Road) and outdoor sports

facilities (Merlin Top Primary Academy). Design and layout of any development should consider maintain and enhance links to these areas of open space

10. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

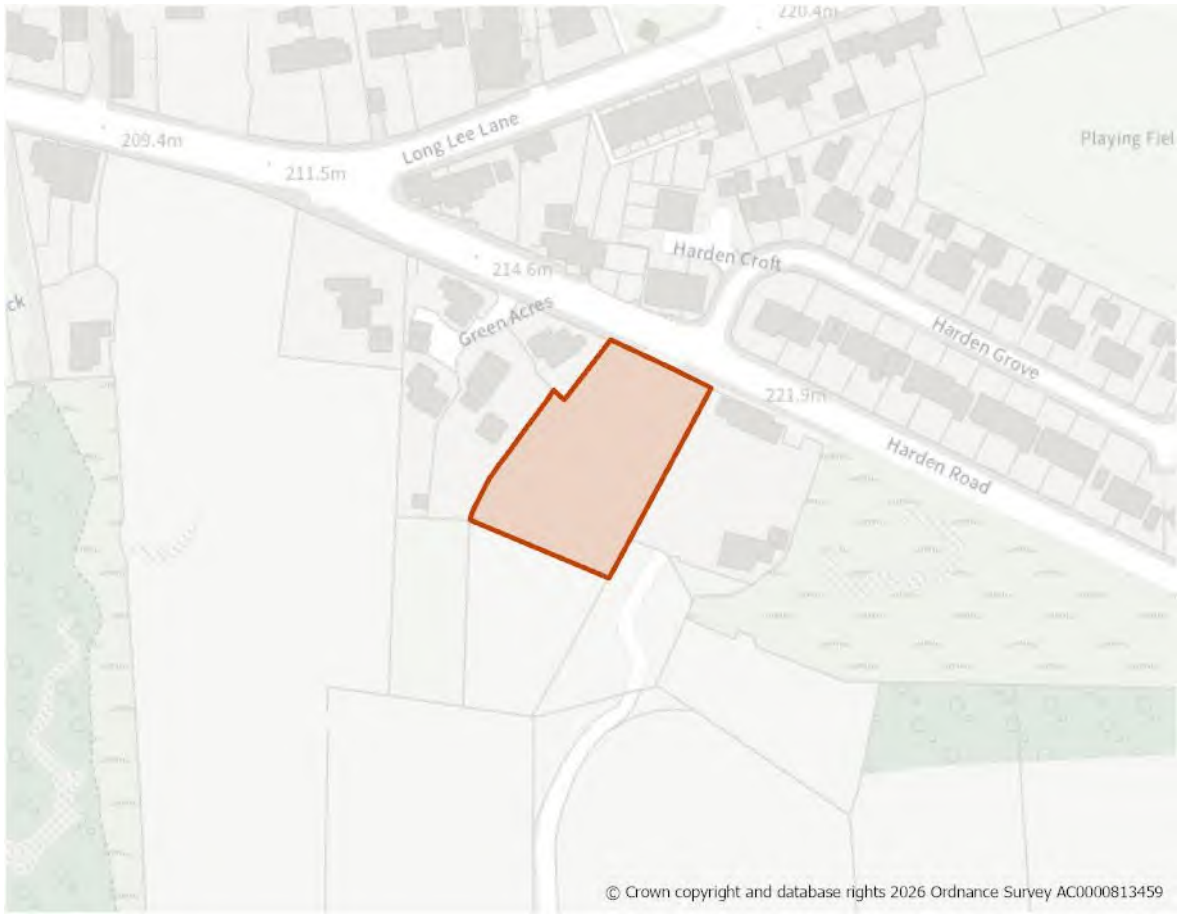
Landscape

11. The site is located within the Hollins Bank Steep Valley Sides Landscape Character area/type (D3). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H564: The Bungalow, Harden Road, Long Lee

Site Boundary


Site Size (ha) Gross	0.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	7
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 7 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement adjacent to the countryside as well as the amenity of adjoining resdential properities. This should include appropriate landscaping and seeking to avoid development on the upper slopes within the southern section of the site.

Site Access, Highways and Transport

3. A new site access will be required and should be taken from Harden Road, where footpaths and streetlighting is present. Appropriate highway works will be required to achieve this access.

Natural and Historic Environment

4. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure G3_M01 - Create new botanically diverse, managed, species-rich grasslands.

Environmental Protection

6. Site is within 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
7. Site is crossed from north to south east by a lower voltage electicity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance

the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

10. The site is located within the Cullingworth and Haworth Moorland Fringe Landscape Character area/type (B2).
11. Site is considered to have a low-moderate landscape impact. The design and layout of any development should address this by ensuring that the southern part of the site on its upper slopes should is retained due to its higher degree of sensitivity, as part of the wider pastoral landscape relating to the settlement setting.
12. Development within the northern section on the lower slopes has the potential to be positively integrated into the existing settlement edge by tree cover and boundary improvements. If possible, views towards the prominent drystone walling along the skyline to the south should be maintained.

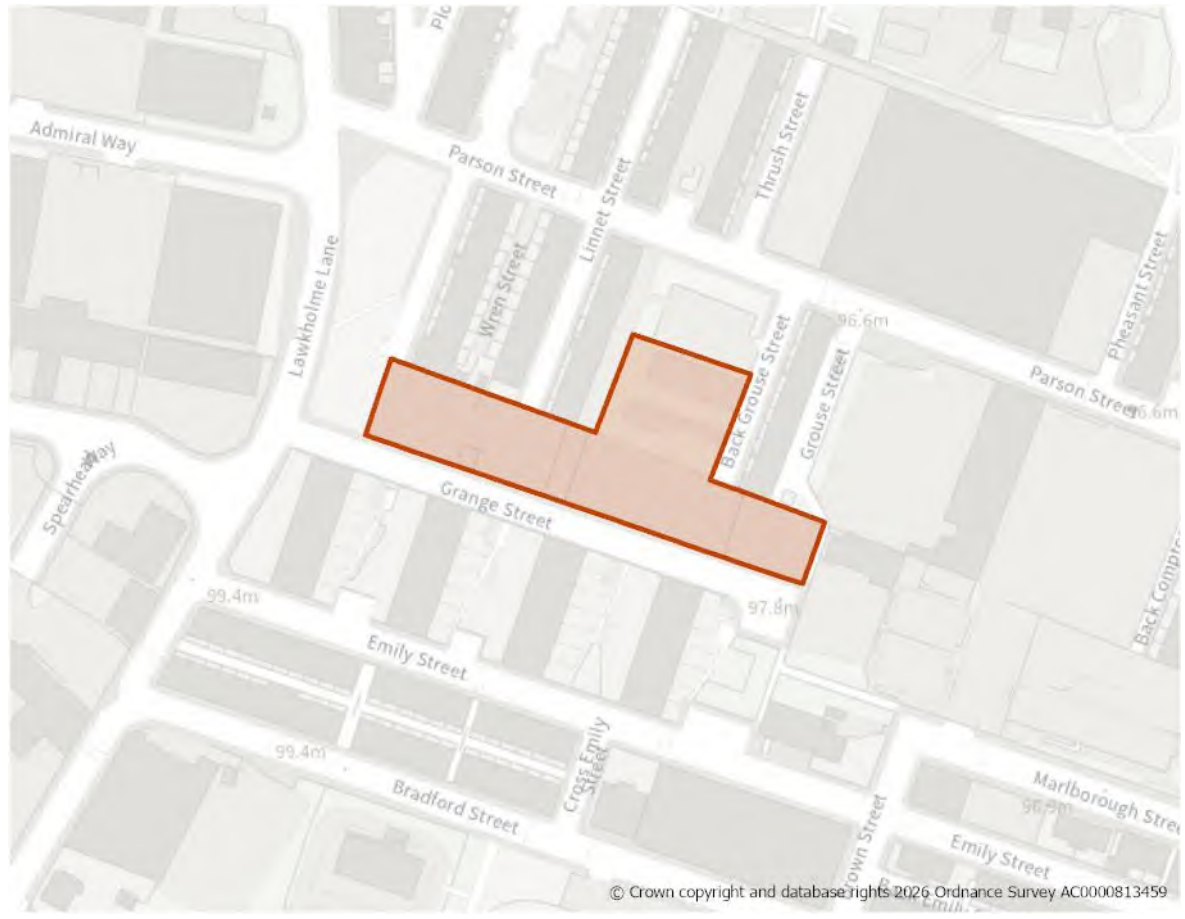
Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. However, the level of development proposed is below the threshold for the Golden Rules to apply.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H565: Grange Street, Keighley

Site Boundary


Site Size (ha) Gross	0.33
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	25
Site Type	PDL
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 25 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to industrial/commercial uses and the Parson Street playground adjoining the northern boundary. This should include appropriate landscaping.

Site Access, Highways and Transport

3. A new site access will be required and should be taken from Grange Street, where footpaths and streetlighting is present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to providing new or improved pedestrian and cycle access to Parson Street playground and the immediate surrounding area. Any routes should be well-designed and overlooked by surrounding dwellings.

Natural and Historic Environment

5. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

6. Site is currently derelict and has historically accommodated a range of commercial uses giving rise for the potential risk of land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

7. Site is adjacent an area of designated open space classed as provision for children (Parson Street Play Areas). Design and layout of any development should consider maintaining and enhance links to this area of open space.
8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) *a*nd an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in

this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues

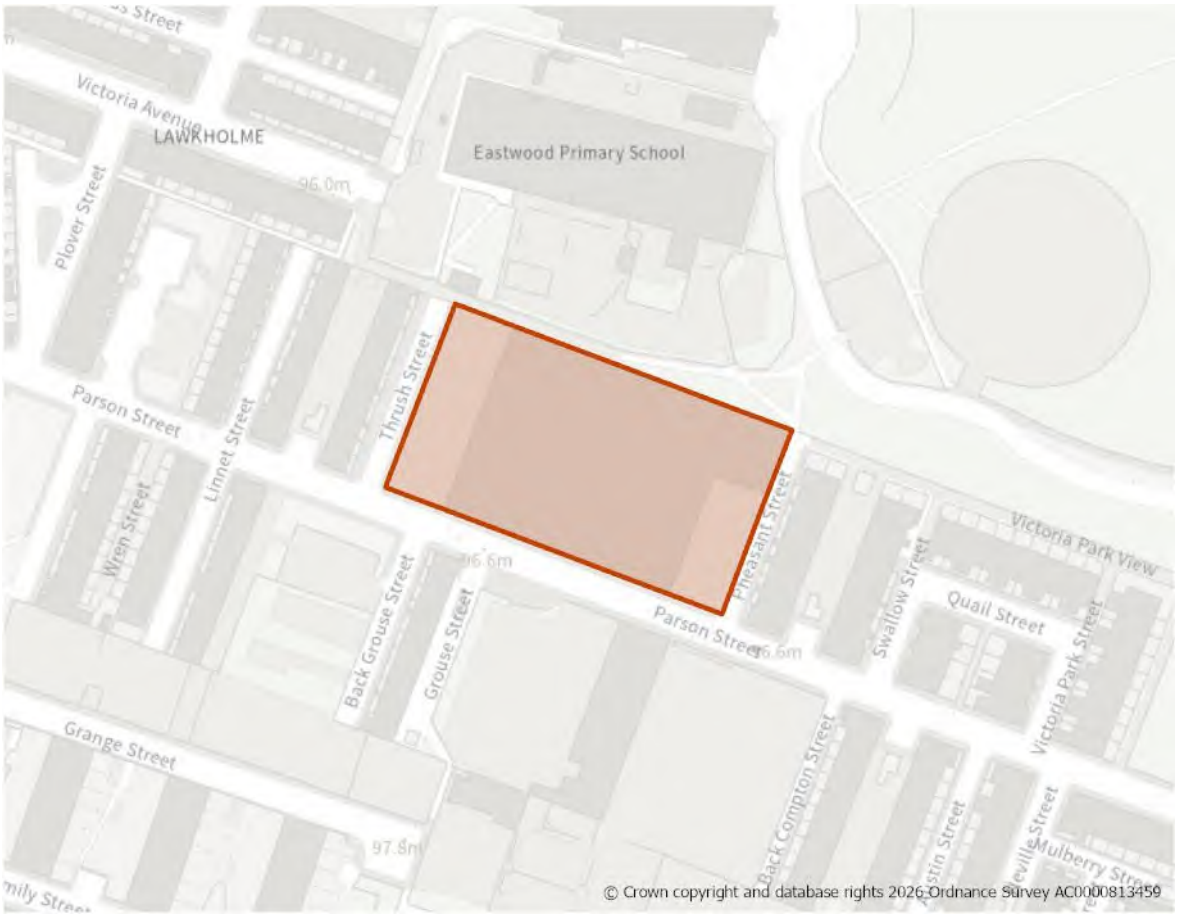
Landscape

10. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

11. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H566: Parson Street, Keighley

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	33
Site Type	PDL
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 33 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as its proximity to a designated heritage asset (Victoria Hall) and Victoria Park.

Site Access, Highways and Transport

3. A new site access will be required and should be taken from Parson Street, where footpaths and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to providing new or improved pedestrian and cycle access to Victoria Park.

Natural and Historic Environment

5. The site lies partially within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone B (Supporting Habitat/Functionally Linked Land; recreational pressures). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required in accordance with the South Pennine Moors SPD and Policy NE3.
6. The remaining site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B3_M01 - Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

8. Site is currently in business use and was historically an engineering works giving rise to a potential risk of land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
9. Site is adajcent (north of) the Atlas Business Park), which include a number of differnt businesses, giving rise to potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

10. Site is adjacent an area of designated open space classed as parks and gardens (Victoria Park). Design and layout of any development should consider maintaining and enhancing links to this area of open space.
11. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
12. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

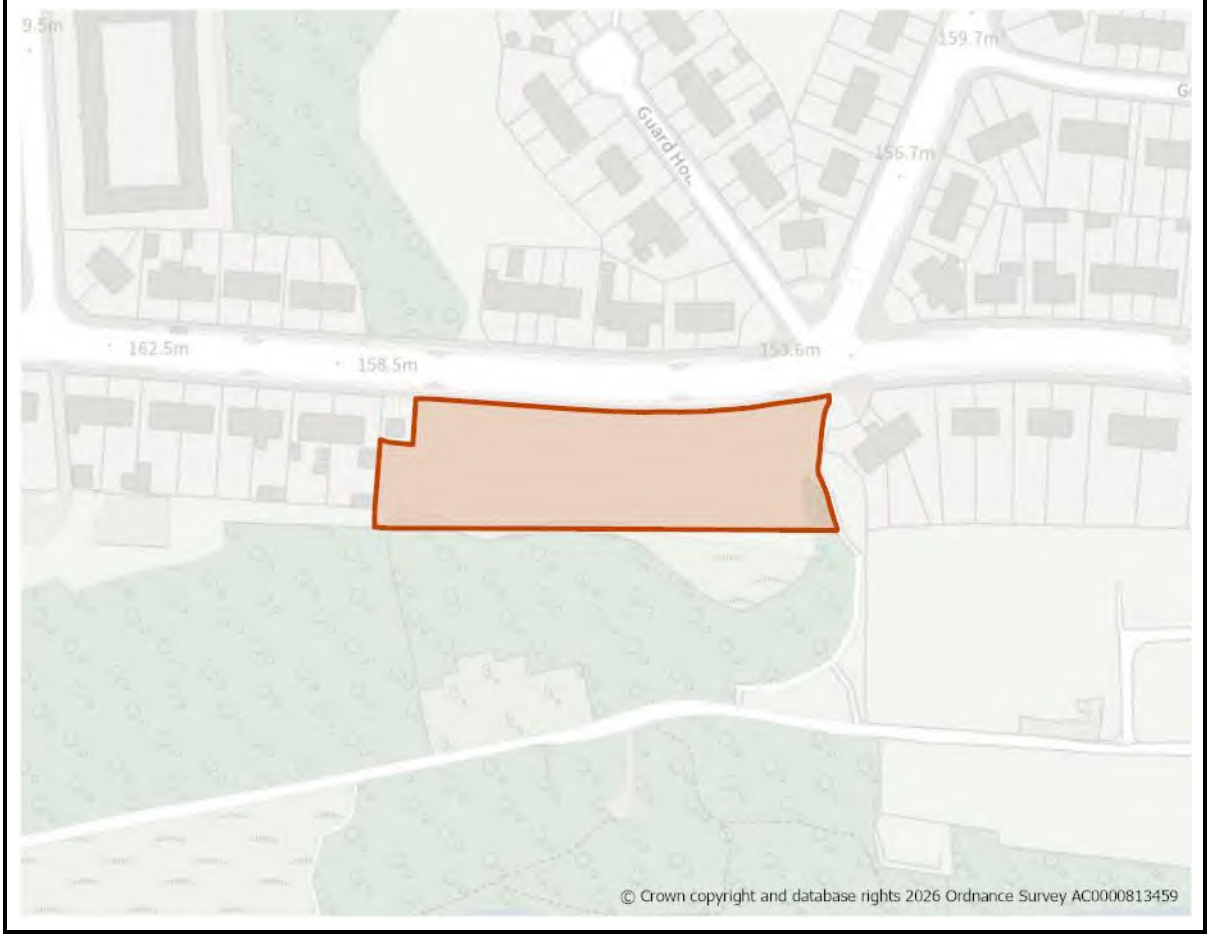
Landscape

13. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H567: Land south of North Dean Road, Guard House, Keighley

Site Boundary


Site Size (ha) Gross	0.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	19
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 19 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement, overlooking the valley of North Beck, as well as its proximity to open spaces to the south and east. This should include appropriate landscaping and screening.

Site Access, Highways and Transport

3. A new site access is required and should be taken from North Dean Road, where footpaths and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. A Public Right of Way runs along the eastern boundary of the site. This should be retained as part of any development layout, with consideration given to enhancing it.

Flooding, Water and Drainage

5. The site is located in Flood Zone 1 and at low risk of fluvial and surface water flooding; however, a Flood Risk Assessment will be required to confirm the potential fluvial risk from watercourse that flows through the site. Additionally, longer term safe access and escape routes should be considered further. The flood risk assessment should include a drainage strategy which includes the ponded area in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T2_M04 - Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

9. Site is partly within 150m and wholy with the 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.
10. Site includes an electricty sub-station and is crossed by a lower voltage electricity transmission line close to its western boundary. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

11. Site is adjacent an area of designated open space classed as open land in settlements (Land south of North Dean Road). Design and layout of any development should consider maintain and enhance links to this area of open space.
12. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
13. The site lies within the Keighley Focus Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

Landscape

14. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H568: New Wheathead Farm, Occupation Lane, Keighley

Site Boundary

Site Size (ha) Gross	0.86
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	27
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 27 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement as well as its proximity to agricultural uses and the amenity of neighbourhing residential properties. This should include appropriate landscaping to soften the existing urban edge.
3. Consideration should be given to developing the site in conjunction with site H569, located immediately to the north.

Site Access, Highways and Transport

4. Access is via a farm track running from Occupation Lane (an unadopted highway), both will require upgrading to meet residential highway requirements. An alternative access point may be available from Steadings Way through site H569.

Flooding, Water and Drainage

5. Site has a potential risk of surface water flooding affecting the north western section. A detailed drainage strategy will be required as part of any future planning application to ensure there is no increase elsewhere as result of new development. Consideration should be given to retaining surface water on-site, whilst the use of infiltration SuDS should be investigated

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

7. Site is immediately adjacent to a farm complex and is part of agricultural enterprise giving rise to a potential risk of land contamination. Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
9. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

10. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1)

11. Site has potential to impact on the landscape. The local topography should be used to integrate development into the landscape and soften the existing abrupt edges which form the urban edge of Keighley. Development should be avoided on the highest elevations, whilst drystone walls should be retained, where possible

Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H569: Higher Wheathead Farm, Exley Head, Keighley

Site Boundary

Site Size (ha) Gross	0.94
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 30 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement as well as its proximity to agricultural uses and the amenity of adjacent residential properties. This should include appropriate landscaping.
3. Consideration should be given to developing the site in conjunction with site H568, located immediately to the south.

Site Access, Highways and Transport

4. Access is via a farm track running from Occupation Lane (an unadopted highway), both will require upgrading to meet residential highway requirements. An alternative access point may be available from Steadings Way.

Flooding, Water and Drainage

5. The site is located in Flood Zone 1, however a Flood Risk Assessment will be required to assess and investigate the potential presence of a culverted watercourse, and groundwater levels and conditions. Should a watercourse be present, the design and layout should ensure that no development takes place on top it nor within 8 metres either side.
6. Site has a potential risk of surface water flooding affecting the centre and eastern sections. A detailed drainage strategy will be required as part of any future planning application to ensure there is no increase elsewhere as result of new development. Consideration should be given to retaining surface water on-site, whilst the use of infiltration SuDS should be investigated.

Natural and Historic Environment

7. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

Environmental Protection

8. Site is occupied by a farm complex giving risk to a potential risk of land contamination. Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

10. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

11. The site is located within the Keighley Moorland Fringe Landscape Character area/type (B1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

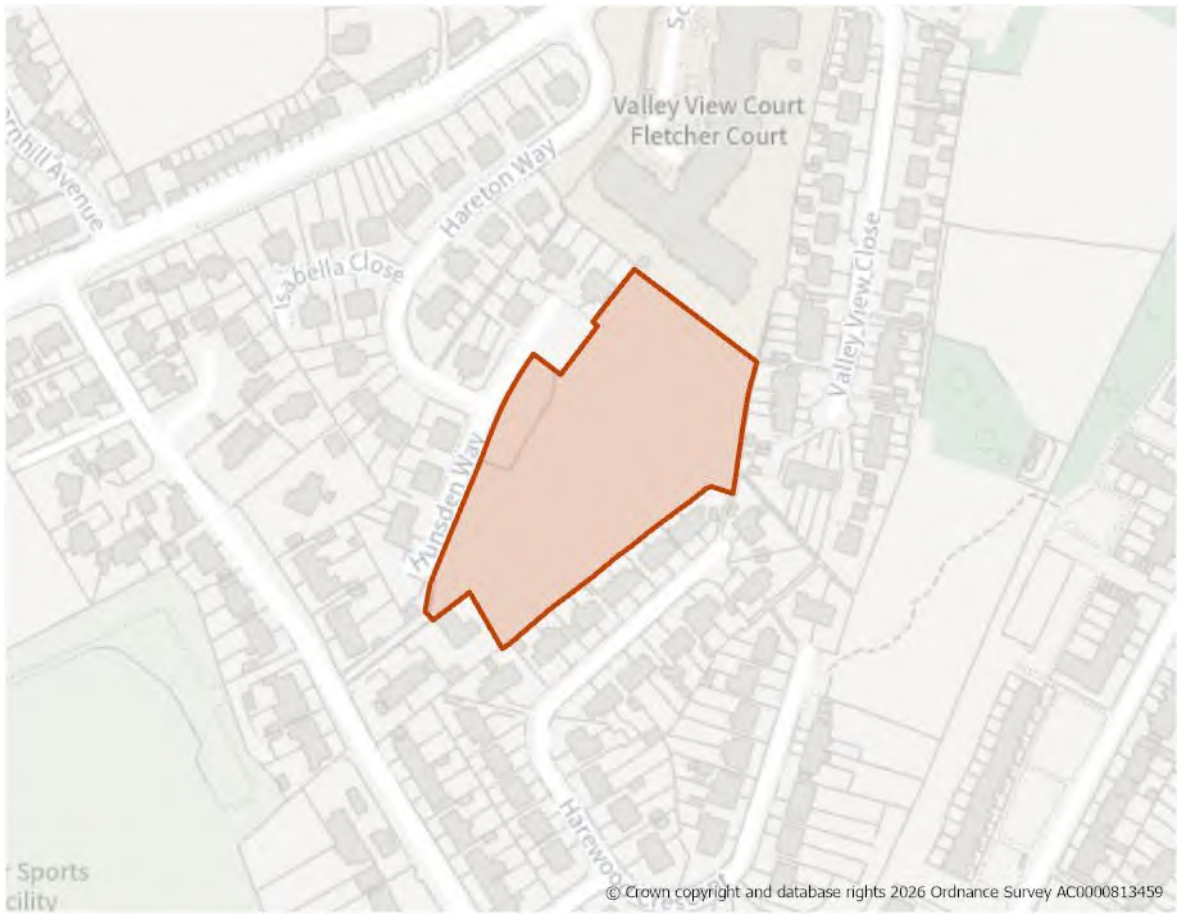
Other Constraints

12. This site is in use and fully developed with farm buildings which will require demolision and removal to allow for residential development to commence.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H570: Former Bronte School Playing Fields, Keighley

Site Boundary


Site Size (ha) Gross	1.00
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	32
Site Type	Greenfield
Ward	Keighley West
Settlement	Keighley
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 32 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement as well as the amenity of adjacent residential properties and nursing home. This should include appropriate landscaping and seeking to avoid areas that are at risk of surface water flooding.

Site Access, Highways and Transport

3. A new site access will be required and should be taken from Hunsden Way/Earnshaw Way, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access..
4. Site is adjacent to a Public Right of Way, linking it to the surrounding area. Consideration should be given to providing a pedestrian and cycle link to it as part any future development layout. This should be well-designed and overlooked by surrounding dwellings.

Flooding, Water and Drainage

5. The site is located within Flood Zone 1, and at low risk of fluvial flooding; however there is potential (low) risk of surface water flooding along the northern boundary. A Flood Risk Assessment should be providedd to show that any development can be designed to be safe include a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. An area of TPO woodland is present along the western and southern boundaries of the site. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricultural assessment should be provided as part of any planning application.

Environmental Protection

8. Part of northern corner of site lies within 250m buffer of former landfill. Any potential impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.
10. Site is partially within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

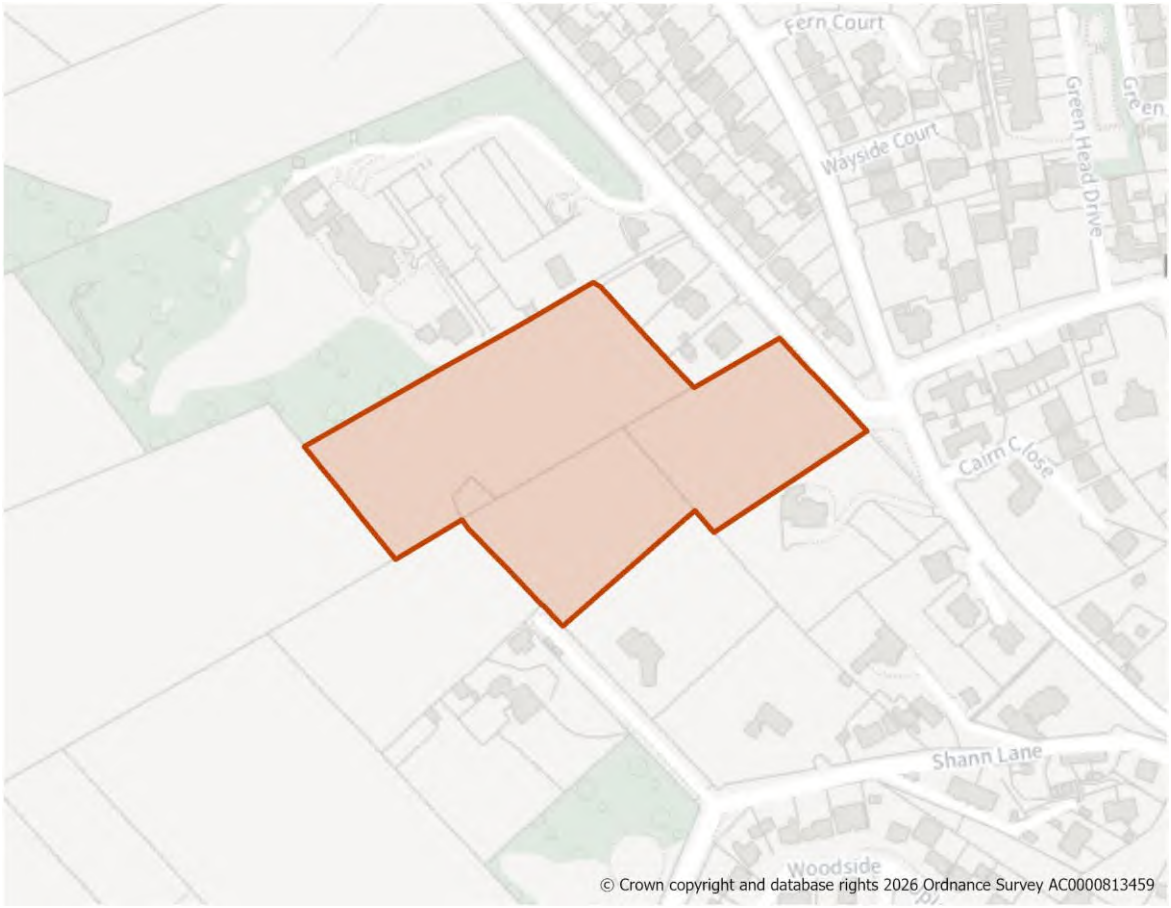
Landscape

11. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1354: Hollins Lane (south), Utley

Site Boundary


Site Size (ha) Gross	2.04
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	39
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 39 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and its steeply sloping topography as well as its proximity to the historic listed property - Whinburn Hall – and its gardens. This should include appropriate landscaping and seek to retain existing trees/woodland.

Site Access, Highways and Transport

3. A new site access will be required. This should be taken from Hollins Lane, where footways and streetlighting are present. Appropriate highway works will be required to achieve this access.
4. Consideration should be given to the impact on the junction (double mini roundabout) at Spring Gardens Lane/Green Head Lane.

Flooding, Water and Drainage

5. The site is located with Flood Zone 1. There is a risk of surface water flooding in the northern of the southern section. A Flood Risk Assessment should be provided as part of any planning application and should include a drainage strategy which includes the ponded area in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site is located adjacent to Whinburn and its gardens, a Grade II Listed Building and Registered Park/Garden. A Heritage Impact Assessment (HIA) has been carried out that considers the impact of development on the setting of the nearby listed structures and registered garden is likely to increase with the rising topography of the site and within close proximity to the southern boundary of the heritage assets.
7. The HIA states that development is likley to only be acceptable on the provision of a significant landscaped buffer to protect the setting of Whinburn and the gardens and potentially development only on the lower sections of the site and the areas further away from the boundary of Whinburn, subject to further evaluation and potentially a landscape visual impact assessment.
8. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible
9. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone C (Recreational Pressure) - Residential development resulting

in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

10. Part of the site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measures T2_M04 - Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

11. The site contains areas of TPO woodland, as well as a number of mature trees, in the central section and along the eastern boundary. Other areas of TPO woodland and TPO trees are adjacent to the northern and southern boundaries. These should be retained and protected as part of the design and layout of any development in line with Policy NE6. An arboricultural assessment will be required as part any planning application.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out In Appendix 11.

13. The site lies within the Keighley - Bingley - Shipley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS) and an area of low provision and high need for green and blue infrastructure. The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.

Landscape

14. The site is located within the Hollins Bank Steep Valley Sides Landscape Character area/type (D3).

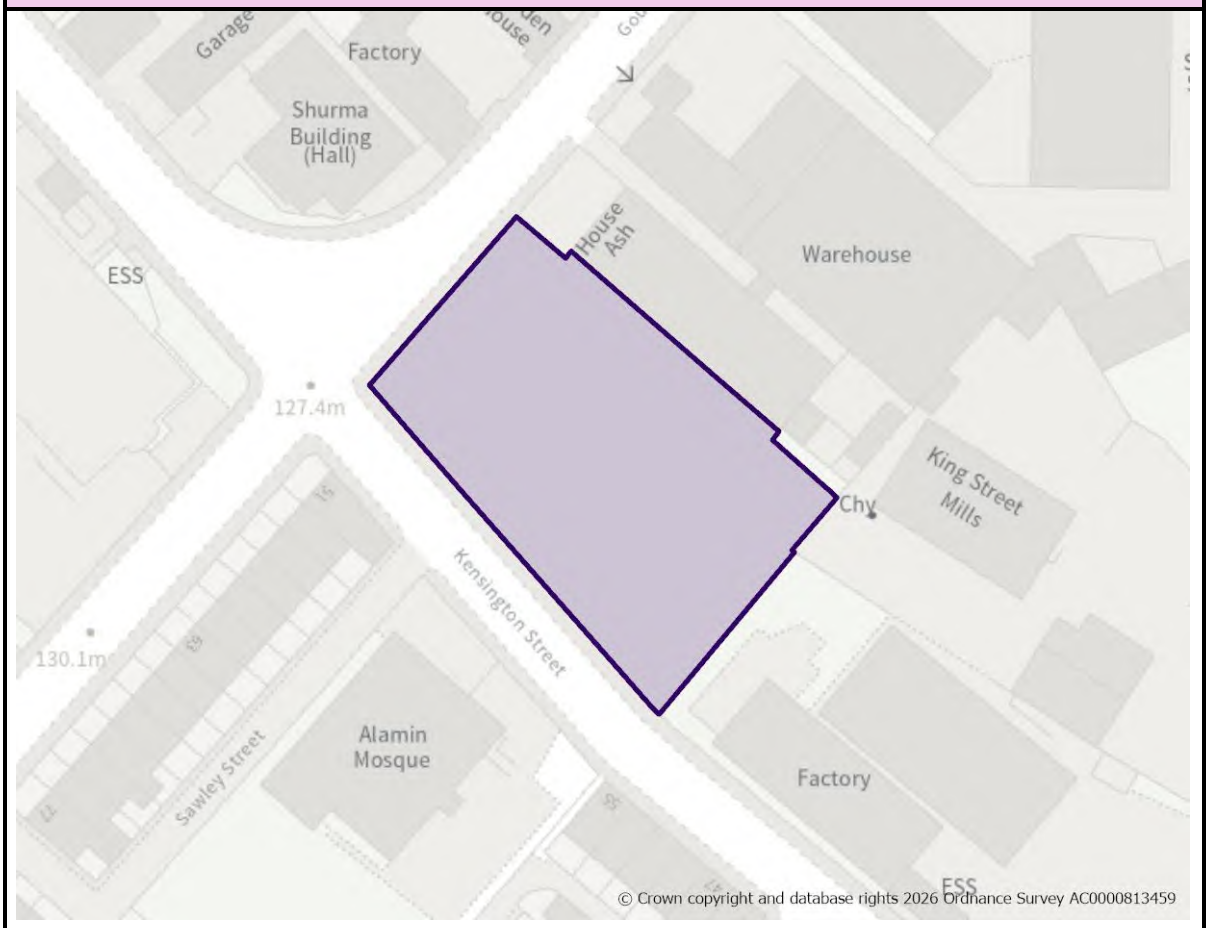
15. The orth eastern section of the site is assessed as having a moderate landscape sensitivity. To mitigate impacts it was suggested utilising tree planting to integrate development into the wider settlement. Where possible the existing drystone wall network should be retained and enhanced. If possible, a sight line should be maintained through the site towards the steeply rising slope to the west.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E96: Allotment Gardens, Kensington Street

Site Boundary



Site Size (ha) Gross	0.20
Net Developable Area (ha)	0.20
Proposed Land Use	Employment (Eg(iii))
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. A new access to Kensington Street is required.

Natural and Historic Environment

2. The site lies within the Special Protection Area /Special Area of Conservation Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
3. Site is within bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

Environmental Protection

4. The site was historically used as a timber works, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

5. The site lies within the Keighley Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
6. Site is partially within an area of high provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
7. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

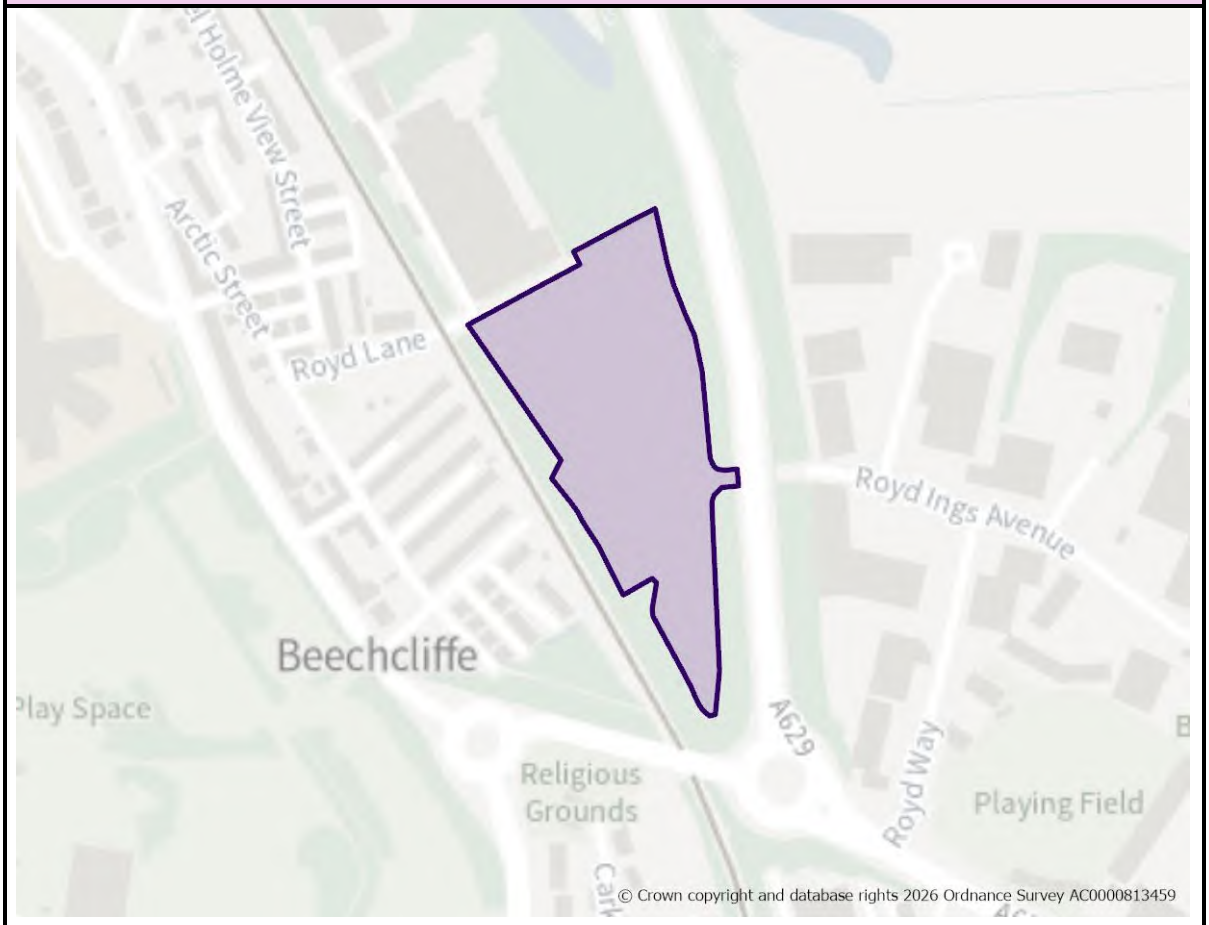
8. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

9. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E118: Beechcliffe

Site Boundary



Site Size (ha) Gross	3.30
Net Developable Area (ha)	1.65
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Keighley Central
Settlement	Keighley
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. An access connecting to Royd Ings Avenue will be required.
2. Public Right of Way (PROW) Keighley 703 crosses the site.

Flooding, Water and Drainage

3. It should be possible to develop this site for less vulnerable uses.
4. Ideally, less vulnerable development would be directed to the area of the site within Flood Zone 1. Were development to proceed within Flood Zone 2, the site-specific Flood Risk Assessment (FRA) must show that appropriate evacuation procedures and flood response infrastructure are in place to manage the fluvial risk associated with the extreme flood event.
5. The site is modelled to flood to significant depths and hazards during the medium risk plus climate change event. Topographic depressions and flow routes should be considered and included in site design and ideally left in place to flood naturally when required. Any regrading of land must include like for like volumes to ensure risk is contained safely onsite for the lifetime of development.
6. Any FRA should further consider groundwater conditions within the south of the site and include for a detailed drainage strategy.
7. Any FRA should consider whether there are any offsite works that could prevent flooding from the River Aire backing up into the site.
8. Any FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA guidance; the CBMDC Local Plan and national and local SuDS policy and guidelines.
9. Throughout the FRA process, consultation should be carried out with the following, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Yorkshire Water; the highways authorities; and the emergency services.

Natural and Historic Environment

10. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by Special Protection Area (SPA) qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
11. Site contains Local Wildlife Site, is partially covered by a priority habitat (deciduous woodland), partially within an identified Wildlife Habitat Network (Grassland and Wetland) and within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.

12. The site is identified in the LNRS with the preferred measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.
13. The site is adjacent to a Historic Park & Garden (Utley Cemetery).

Environmental Protection

14. Site is in a former landfill, which may pose contamination issues.
15. The site was historically used as a textile mill & Metal works, giving rise for potential land contamination. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application. Impacts should be addressed in line with Policy CR2.

16. Site is partially within a Mineral Safeguarding Area (MSA) for sand and gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sand and gravel resource.

Open Space and Green / Blue Infrastructure

17. The site lies within the Keighley- Bingley – Shipley Corridor Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
18. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
19. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

20. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2).
21. The key sensitivities of this site are the wetland and woodland areas, particularly the area designated as a Local Wildlife Site, and effects on the biodiversity of these areas should be carefully considered and avoided.
22. Any development should be sited on the more open fields to the north of the site, and the risk of flooding should be assessed and mitigated. Recreational access through the site should be maintained and enhanced.
23. Development would consist of medium-sized commercial/industrial units – similar to the adjacent existing manufacturing unit and commercial development along Royd Ings Avenue. Due to the enclosed nature of the

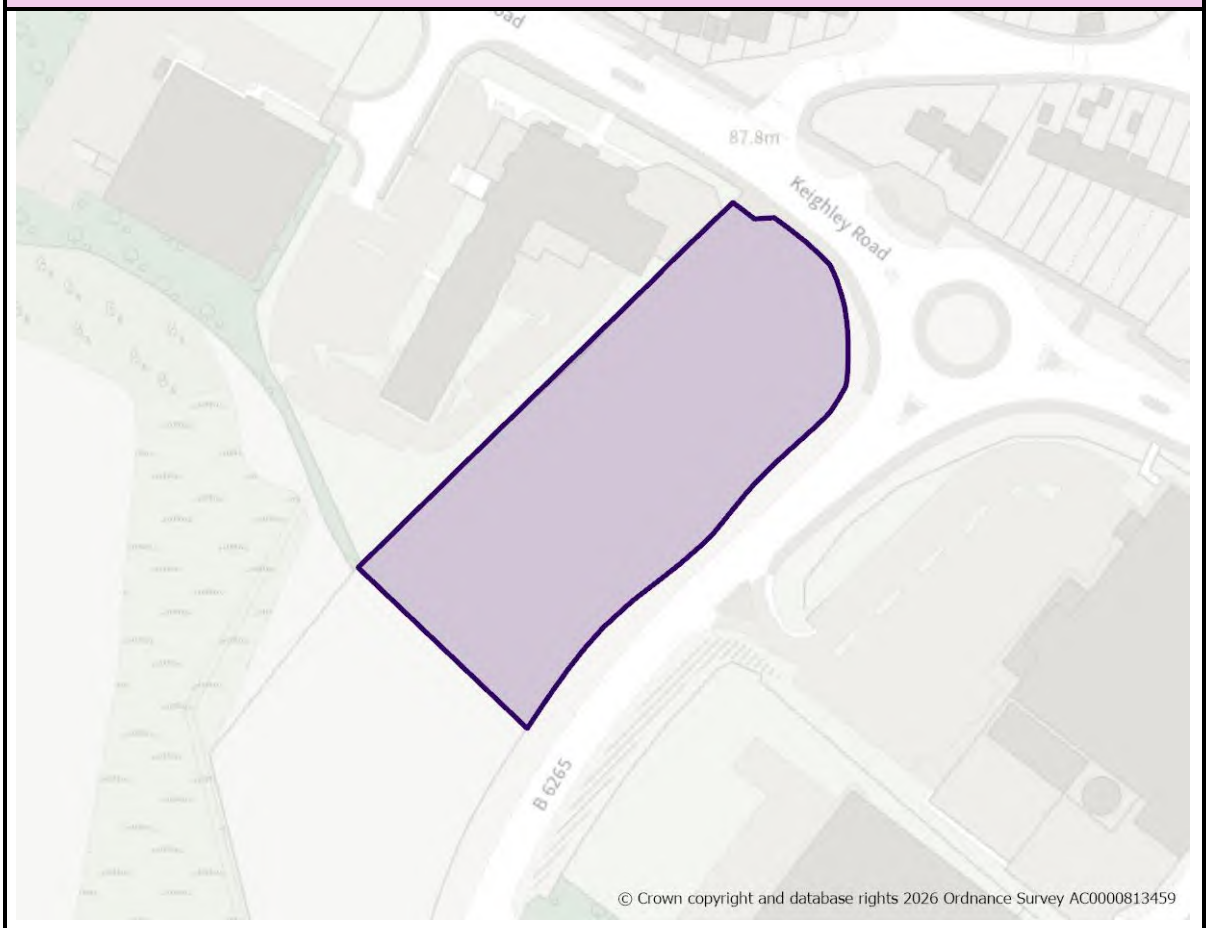
site, its location within a busy transport corridor and the proximity of similar structures, this scale of development is considered appropriate. Care should be taken to ensure new development is both of a similar scale to the existing development and is perceived as such from the surrounding area.

Infrastructure Requirements

24. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

E119: Bradford Road

Site Boundary



Site Size (ha) Gross	0.80
Net Developable Area (ha)	0.80
Proposed Land Use	Employment (Eg(i), B2 and B8)
Site Type	Greenfield
Ward	Keighley East
Settlement	Keighley
Ownership	Private
Delivery Timescale	2030-2035

Site Specific Requirements

Site Access, Highways and Transport

1. Site could be accessed from Bradford Road and the B6265, but a suitable access location requires further investigation.

Flooding, Water and Drainage

2. The site technically lies within Flood Zone1 but immediately borders functional floodplain - More detailed flood risk assessments would likely be required for the site, and careful consideration given to the layout of the development.

Natural and Historic Environment

3. The site lies within the Special Protection Area / Special Area of Conservation (SPA/SAC) Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
4. Site is adjacent to an identified Wildlife Habitat Network (Wetland) and partially within a bat alert area. An ecology survey may be required at the planning application stage. Early engagement with the Council's Biodiversity Officer is recommended.
5. The site is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

6. Site is in a former landfill, which may pose contamination issues.
7. Site is adjacent to a high-pressure gas pipeline (owned/operated by National Gas or Northern Gas Networks). Design and layout of any development should ensure that appropriate clearances are taken into consideration. Consultation should take place with the Health and Safety Executive, National Gas and Northern Gas Networks, as appropriate.

Open Space and Green / Blue Infrastructure

8. The site lies within the Keighley- Bingley – Shipley Corridor Opportunity Area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.
9. Site is within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

10. Where appropriate, the site should seek to provide on-site open space in line with Policy NE2.

Landscape

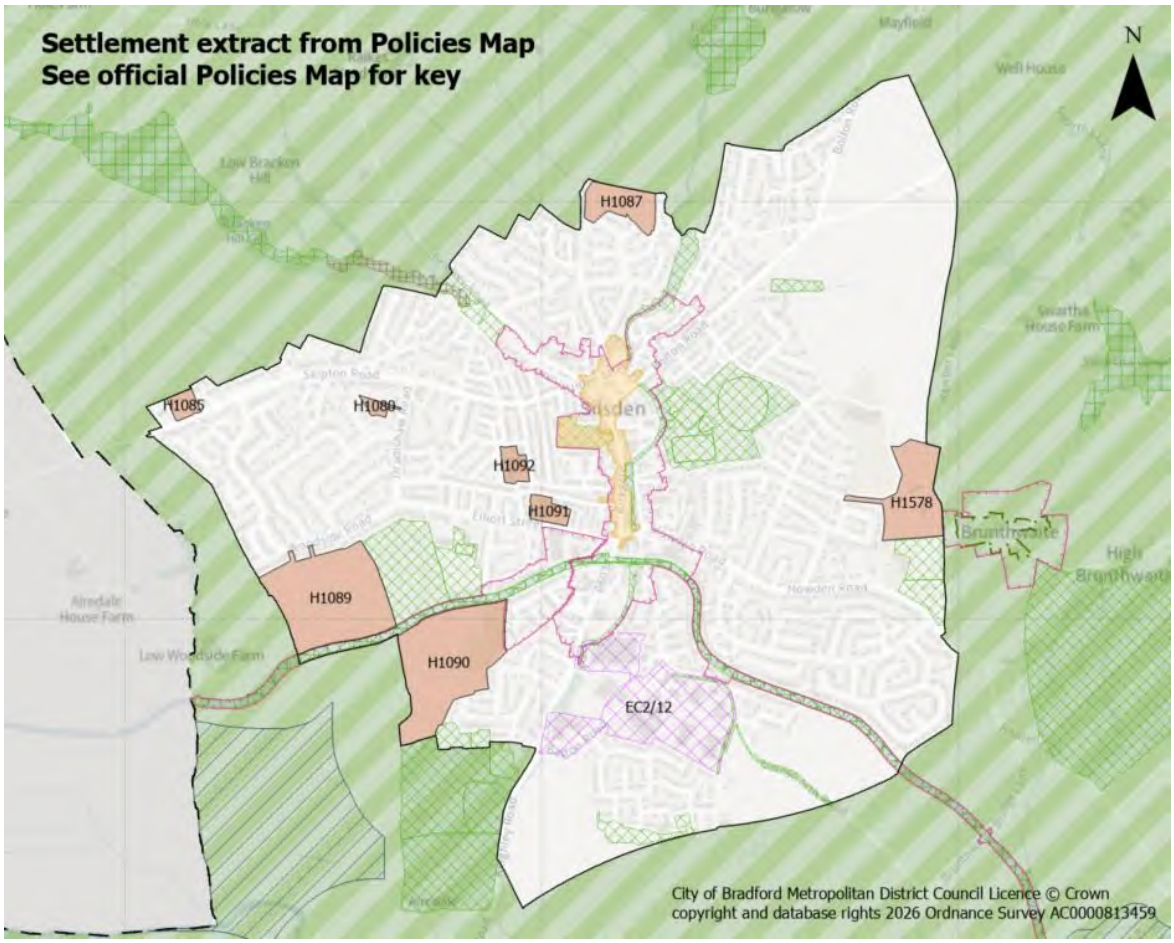
11. The site is located within the Central Airedale Settled Valley Floor Landscape Character area/type (G2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY SI1 – SILSDEN

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The town boundary is defined on the Policies Map and consists of the existing Silsden built up area located to the north of River Aire and its floodplain, straddling the Leeds Liverpool Canal and rising northwards towards the slopes of the rolling enclosed pasture surrounding the settlement to the north, east and west.**
2. **The focus for sustainable development of this small town reflects its function including the level services and facilities it provides. This is balanced against the importance of its historic centre and the Leeds Liverpool Canal corridor with its designated heritage assets and wider environmental and physical constraints.**
3. **Development proposals should have regard to, and be consistent with, the made (adopted) Steeton with Eastburn and Silsden Neighbourhood Development Plan.**

Meeting Growth Needs

4. **Housing development is concentrated within the settlement boundary. No Green Belt release is proposed. It will:**

g) **Deliver approximately 651 dwellings through a combination of sites under construction, planning permissions and new site allocations through the plan period as set out in table SI1.1.**

Table SI1.1

	Under Construction	Planning Permission	Site Allocations
Totals	36	144	471

h) **Deliver the following housing site allocations as shown on the Policies Map and section 5:**

- **H1080: Dradishaw Road**
- **H1085: Stone Lodge, 134 Skipton Road**
- **H1087: North Dene Road**
- **H1089: Woodside Road**
- **H1090: Sykes Lane**
- **H1091: Aire View Infants School, Elliot Street**
- **H1092: Hothfield Junior School, Norton Street**
- **H1578: Hawber Lane**

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.**

6. **Employment uses should continue to be concentrated in the Keighley Road Employment Zone (identified under Policy EC2/12) and areas safeguarded under Policy SWES8 of the made (adopted) Neighbourhood Development Plan.**

<u>Local Services and Facilities</u>

7. **Support the range and quality of uses within the designated Silsden District Centre as a key hub for the town and surrounding communities to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

8. **Protect and enhance designated Local Green Spaces, identified in Policy SWES10 of the made (adopted) Neighbourhood Development Plan, and open spaces in compliance with Policy NE2. Proposals that address deficiencies in open space provision identified in the Open Space Study, will be supported.**

9. **Maintain and enhance sporting and recreation facilities, including those identified in Policy SWES11 of the made (adopted) Neighbourhood Development, whilst widened community access will be supported.**

<u>Landscape</u>

10. **Maintain and enhance Silsden's landscape setting reflecting its mix of landscape types and character areas (the settled valley floor of the River Aire Valley and the Silsden Bowl rolling enclosed pasture), landscape**

features, fields and overall settlement pattern. Regard should be had to the Landscape Character Assessment Supplementary Planning Document.

11. **Protect and enhance important views identified in Policy SWES5 of the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

12. **Protect and enhance green and blue networks and corridors including the River Aire, Leeds Liverpool Canal Corridor, Silsden Beck, Brackenhill Ghyll and settlement fringe to enhance biodiversity and recreation as well as incorporating sufficient green space and connections within new developments.**

13. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor.**

14. **Protect and enhance designated Local Wildlife Sites (Brackenhill Ghyll, Hainsworth Hedges, Leeds Liverpool Canal, Silsden Reservoir Woodland, Swartha Wood) and Local Geological Site (Throstle Nest) as well as habitat networks and priority habitats within and adjacent to the settlement.**

15. **The eastern section of the settlement is located within SPA/SAC Zone B (2.5km) (supporting habitat functionally linked land, recreational pressure), whilst the western section is within SPA/SAC Zone C (7km) (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

16. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Brunthwaite, Leeds Liverpool Canal and Silsden Conservation Areas and Listed Buildings as well as non-designated heritage assets identified in Policy SWES4 of the made (adopted) Neighbourhood Development Plan.**

Local Infrastructure

17. **Support sustainable transport measures that reduce barriers to connections between Silsden and Steeton with Eastburn and improve access to the railway station.**

18. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and Policy SWES7 of the made (adopted) Neighbourhood Development Plan as well as having regard to the Local Infrastructure Plan.**

H1080: Dradishaw Road, Silsden

Site Boundary

Site Size (ha) Gross	0.21
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	7
Site Type	PDL
Ward	Airedale
Settlement	Silsden
Ownership	Other
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 7 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Sensitive site design and layout should be in keeping with the character of the surrounding area and take account of the adjacent protected trees.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. Site access is available via an existing driveway from Dradishaw Road. This should be brought up to an appropriate standard.

Natural and Historic Environment

5. The site lies within SPA/SAC Zone C (Recreational Pressure) - residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressue on the SPA/SAC caused by such development in accordance with the South Pennine Moores SPD and Policy NE3.
6. The site's southern boundary adjoins an area of mature trees which are protected by a Tree Preservation Order. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural assessment should be provided as part of any planning application.

Landscape

7. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

H1085: Stone Lodge, 134 Skipton Road, Silsden

Site Boundary

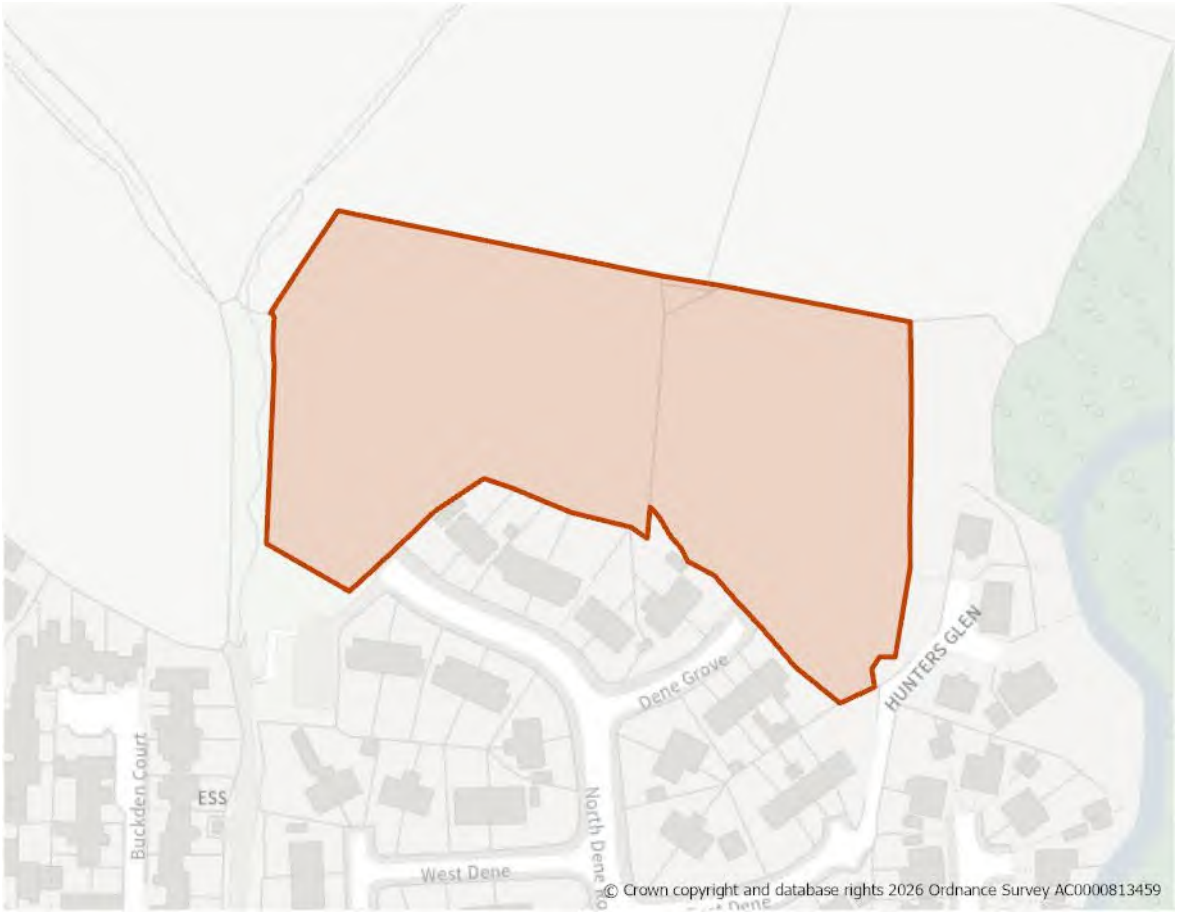
Site Size (ha) Gross	0.38
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	6
Site Type	PDL
Ward	Airedale
Settlement	Silsden
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Planning Permission

1. Site benefits from outline planning permission for residential development (22/00233/OUT) granted in August 2022 and a Reserved Matters for 7 dwellings pursant to the previous outline permission (25/02247/REM) granted in February 2026. The latter was granted after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.
2. Development of this site should take place in line with the Reserved Matters. Should this permission not be implemented within the required timescales and/or a further application come forward on the site, it will be determined against the policies set out in this Plan.

H1087: North Dene Road, Silsden

Site Boundary


Site Size (ha) Gross	1.35
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	Greenfield
Ward	Airedale
Settlement	Silsden
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 43 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement, landscape impact and its sloping topography as well as the presence of protected trees and existing hedgerows.
3. It should also be in line with design and other relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from North Dene Road. This road should be upgraded to an adoptable standard.
5. Consideration should be given to the impact on the junction between Eliott Street, Kirkgate, Clog Bridge and Keighley Road.

Flooding, Water and Drainage

6. Areas at risk of fluvial and surface water flooding are identified within and adjacent to the western boundary of the site. A detailed flood risk assessment will be required as part of any planning application. This will be expected to assess the extent and impacts of fluvial and surface water flooding, and identify appropriate mitigation measures. It should show development can be designed to be safe and that there is adequate emergency planning provision.
7. The Flood Risk Assessment should also include a drainage strategy. It should include the flow path in site design and investigate ground conditions for inflitration SuDS suitability.

Natural and Historic Environment

8. The site lies within Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressue on the SPA/SAC, in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site's eastern boundary adjoins an area of mature trees which are protected by a Tree Preservation Order. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural assessment should be provided as part of any planning application.

11. The site contains and is adjacent to hedgerows and trees. The design and layout of any development should, where possible, seek to retain these features.

Environmental Protection

12. The site's northern section is crossed by an electricity transmission line running from east to west. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

14. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1).

15. The site would have a moderate landscape sensitivity. Development should be located along the southern edge of the site, away from the more elevated and visually prominent extents to the north. Hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1089: Woodside Road, Silsden

Site Boundary

Site Size (ha) Gross	5.55
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	146
Site Type	Greenfield
Ward	Airedale
Settlement	Silsden
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 146 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required, giving appropriate consideration to the sloping topography, building heights and appropriate screening to reflect the site's location on the western edge of the settlement as well as to mitigate any impacts on the wider landscape and the Leeds and Liverpool Canal Conservation Area and Local Wildlife Site. Existing features such as trees, hedgerows and field boundaries should be retained. Dwellings should not exceed two storeys in height.
3. It should also be in line with design and other relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. Site access is available from Woodside Road, where there are footways and streetlighting available.
5. Consideration should be given to the impact on the junction between Eliott Street, Kirkgate, Clog Bridge and Keighley Road.
6. A Public Right of Way (PRoW) runs along part of the northern boundary of the site. The design and layout of any development should protect it and consider linkages to the wider network.
7. A farm access runs through the north west corner of the site. The design and layout of any development should ensure this is maintained to allow continued operation of the existing farm business.

Flooding, Water and Drainage

8. Parts of the site's southern boundary (adjoining the Canal) are located within Flood Zones 2 and 3. The layout and design of any proposed development should direct it away from areas at a higher risk of flooding in accordance with Policy CR4.

Natural and Historic Environment

9. The site lies within SPA/SAC Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressue on the SPA/SAC caused by such development in accordance with the South Pennine Moores SPD and Policy NE3.
10. The site is immediately adajcent to the Leeds and Liverpool Canal Local Wildlife Site. The layout and design of any development include an appropriate buffer area along its southern boundary. An ecological survey will be required as part

of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

11. The site is located adjacent to two elements of the identified wildlife habitat network and within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
12. The site contains several trees and areas of woodland benefitting from Tree Preservation Orders as well as hedgerows that form part of historic field boundaries. Such features should be retained and protected as part of the design and layout of any development. An arboricultural assessment will be required as part any planning application.
13. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure T2_M05: Help more red squirrels to move back into West Yorkshire: buffer, connect, improve and safeguard existing woodland and create new woodland in areas where red squirrels are expanding (or could do so).
14. The site is located immediately adjacent to the Leeds and Liverpool Canal Conservation Area. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that its development would result in harm of an unacceptable level as there is limited opportunity to effectively mitigate the resulting impact of development on the designated heritage asset.
15. However, the wider public and sustainability benefits provided by the sensitive development of the site are such that its allocation in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible.

Environmental Protection

16. The site is partly within the 150m and 250m buffers of former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application to identify any potential risk and appropriate mitigation measures.
17. The site is immediately adjacent to the Leed and Liverpool Canal. It will be need to be demonstrated that any development will not impose adverse loading that could adversely impact land stability towards the canal. Engagement should take place with the Canal and River Trust.
18. The north eastern and eastern sections of the site are crossed by an electricity transmission line running from north to south. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

19. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

20. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1).

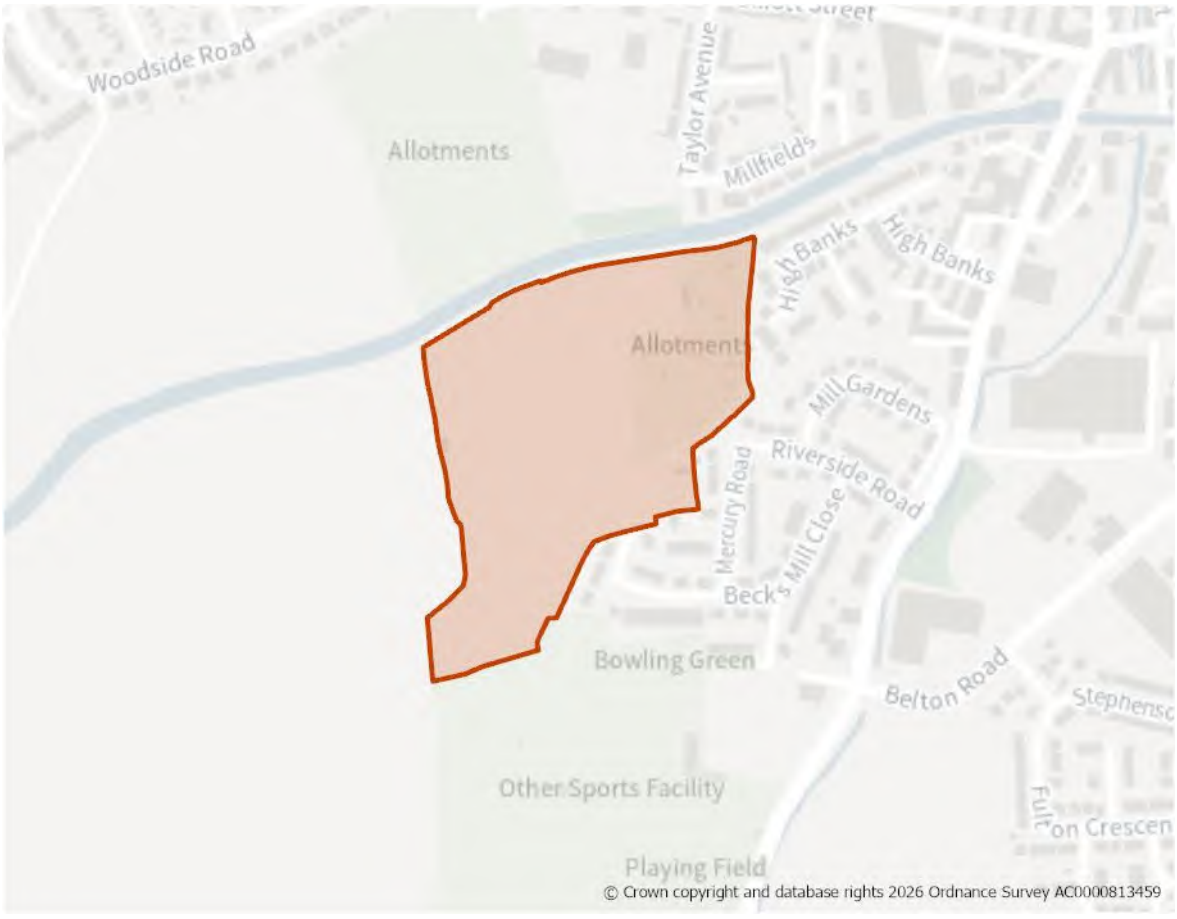
21. The site is assessed as having a moderate landscape sensitivity. To mitigate impacts is recommended that development should be located in proximity to the existing settlement edge, as to reduce the perception of settlement creep further south into the floodplain. Consideration should be given to the setting of the historic Leeds and Liverpool Canal and provide an appropriate buffer and screening between any new development and the canal edge. Existing modern development on the canal edge have been constructed using building materials and styles that are sensitive to the historic context of the canal and this should also be applied at this site.

22. Opportunities to soften the existing settlement edge, integrating development into the wider landscape with new planting should be taken. Hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

Infrastructure Requirements

23. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1090: Sykes Lane, Silsden

Site Boundary


Site Size (ha) Gross	5.59
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	149
Site Type	Greenfield
Ward	Airedale
Settlement	Silsden
Ownership	Other
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 149 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required, giving appropriate consideration to the site's location on the south western edge of the settlement
3. It should also be in line with design policies within the “made” Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from Riverside Road, which leads from A6034 Keighley Road.
5. Sykes Lane is an important right of way and is identified in Policy SWES6 of the “made” (adopted) Neighbourhood Development Plan as an important route to be protected for its relative tranquility, green infrastructure and hedgerows. The design and layout of any development should maintain its rural nature.

Flooding, Water and Drainage

6. The south western section of site is identified as being a risk of fluvial flooding (within Flood Zone 2). Development should be directed away from this area.
7. A detailed Flood Risk Assessment should be provided having regard to the recommendations of the Level 2 Strategic Flood Risk Assessment relating to surface water flooding, drainage, proximity to the Leeds Liverpool Canal, reservoir flooding, groundwater levels/conditions and consideration of access and escape routes.

Natural and Historic Environment

8. The site lies within SPA/SAC Zone C (Recreational Pressure) - residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure W4_M01: Create new permanent and ephemeral wetlands to restore natural water cycle processes by providing flood and drought resilience.
10. The site is immediately adajcent to the Leeds Liverpool Canal Local Wildlife Site. The layout and design of any development should include an appropriate buffer area along its northern boundary. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
11. The site is located adjacent to an identified wildlife habitat network and within a

bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

12. The site contains a number of mature trees and hedgerows, forming part of longstanding field boundaries. Such features should be retained and protected as part of the design and layout of any development. An arboricultural assessment will be required as part any planning application.

13. The site is located adjacent to the Leeds and Liverpool Canal Conservation Area. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that its development of the majority of the site would result in harm of an unacceptable level as there is limited opportunity to effectively mitigate the resulting impact of development on the designated heritage asset.

14. However, the wider public and sustainability benefits provided by the sensitive development of the site are such that its allocation in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible

15. The site is adjacent to Sykes Lane, identified in the made (adopted) Neighbourhood Development Plan as a non-designated heritage asset. Any development should seek to conserve and enhance this asset in line with Policy HE1 and Neighbourhood Development Plan Policy SWES4.

Environmental Protection

16. The site is immediately adjacent to the Leeds Liverpool Canal. Changes in levels may have the potential to impact on the stability of the canal embankment. Development will need to demonstrate that it will not adversely impact the embankment supporting the canal, above the site. Engagement should take place with the Canal and River Trust.

17. Site partially located within a Mineral Safeguarding Area for sand and gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sand and gravel resource, in line with Policy MIN3.

Open Space and Green / Blue Infrastructure

18. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

19. The site is located within the Upper Airedale Settled Valley Floor Landscape Character area/type (G1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

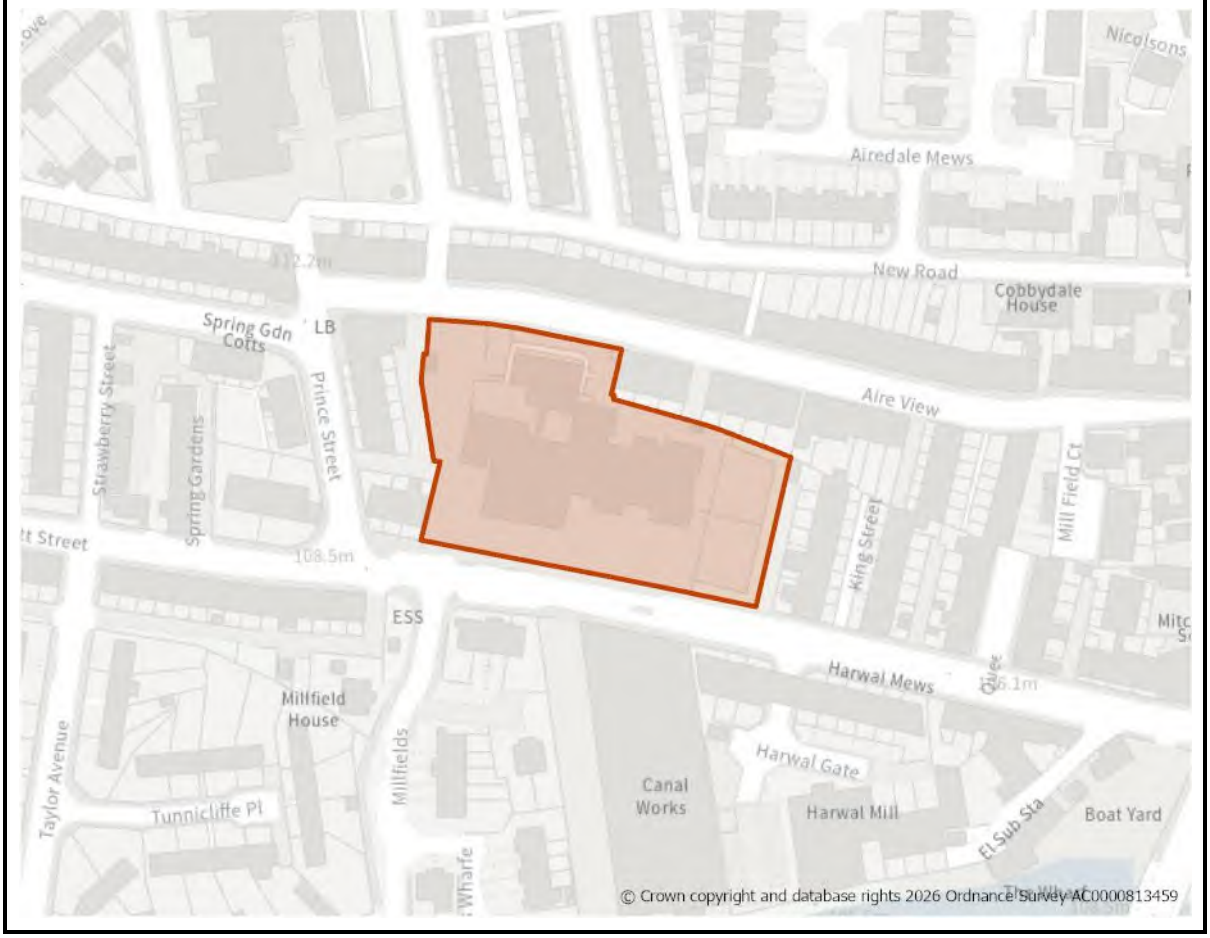
20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local

Infrastructure Plan.

Planning Permission

21. A detailed planning application is currently pending on this site for 149 dwellings which may be determined before the Local Plan is adopted.

H1091: Aire View Infants School, Elliot Street, Silsden

Site Boundary


Site Size (ha) Gross	0.49
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	PDL
Ward	Airedale
Settlement	Silsden
Ownership	Public
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 23 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement and its proximity to the Leeds Liverpool Canal Conservation Area.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan .

Site Access, Highways and Transport

4. A new site access is required and should be taken from Elliot Street and/or Aire View.
5. Consideration should be given to the impact on the junction between Eliott Street, Kirkgate, Clog Bridge and Keighley Road.

Flooding, Water and Drainage

6. The site has a low risk of flooding; however, a Flood Risk Assessment should be provided and contain a drainage strategy that includes an investigation into ground conditions for infiltration SuDS suitability. It should also show that the development can be designed to be safe and that there is adequate emergency planning provision.

Natural and Historic Environment

7. The site lies within SPA/SAC Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure B3_M01: Encourage temporary (so-called 'meanwhile-use', in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).

Environmental Protection

10. Potential for contamination to present due to nearby historic land uses and site's previous use as a school. A Phase 1 Geo-Environmental Assessment should be provided to determine any potential contamination, with a Phase 2 site investigation being undertaken, if appropriate.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

12. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

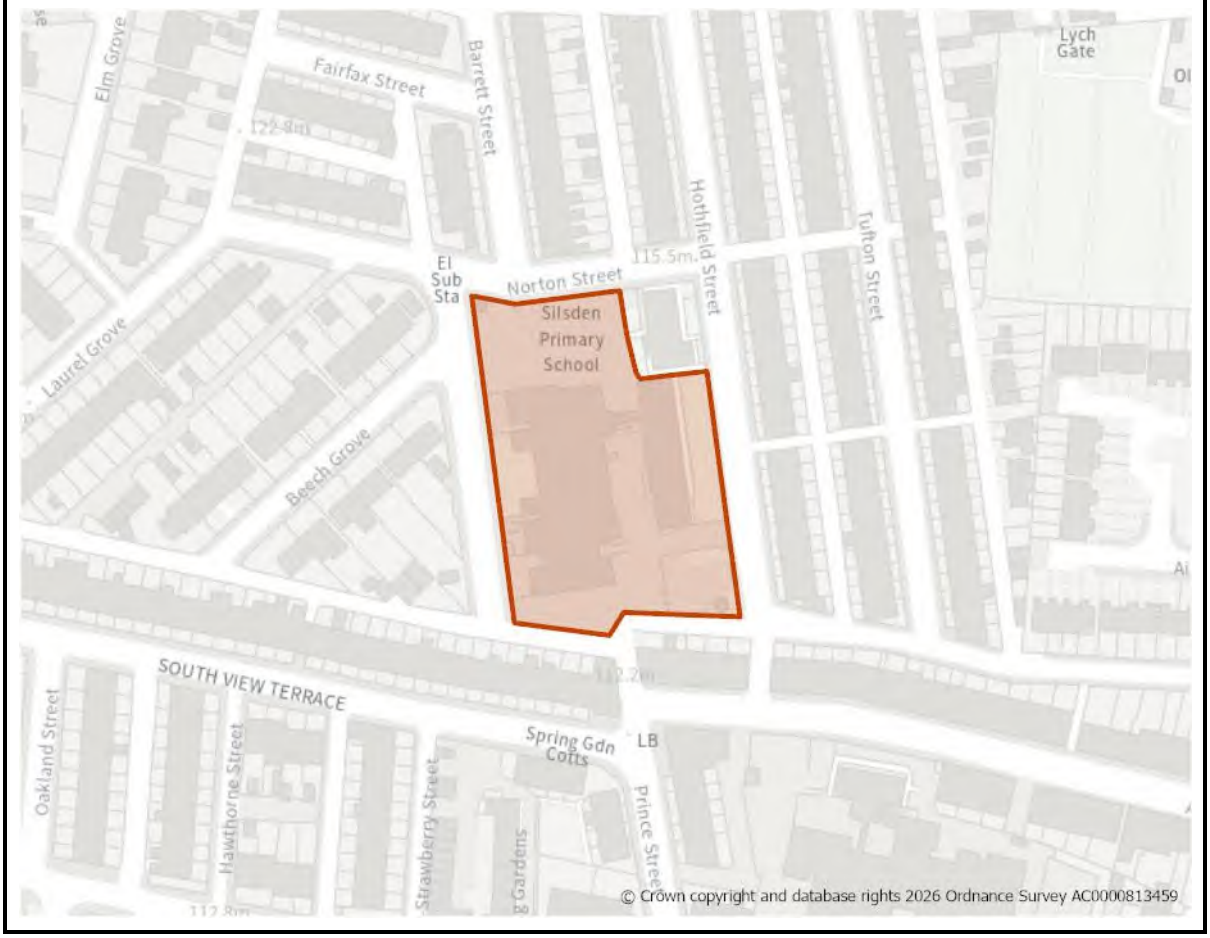
Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. An outline planning application is currently pending on this site for 22 dwellings which may be determined before the Local Plan is adopted.

H1092: Hothfield Junior School, Norton Street, Silsden

Site Boundary


Site Size (ha) Gross	0.47
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	25
Site Type	PDL
Ward	Airedale
Settlement	Silsden
Ownership	Public
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 25 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the settlement.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan .

Site Access, Highways and Transport

4. A new site access is required and should be taken from the adjoining highway network, subject to discussion with the Council's Highway team.
5. Consideration should be given to the impact on the junction between Eliott Street, Kirkgate, Clog Bridge and Keighley Road.

Flooding, Water and Drainage

6. The Level 2 SFRA considers that it should be appropriate to develop this site given its location in Flood Zone 1. However, there is significant risk from surface water in the longer term. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development.
7. Surface water should be retained on site. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the Local Lead Flood Authority on required runoff rates, likely to be brownfield or betterment. The use of infiltration SuDS should be investigated.

Natural and Historic Environment

8. The site lies within SPA/SAC Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is identified in the Local Nature Recovery Strategy with the preferred measure B3_M01: Encourage temporary (so-called 'meanwhile-use', in planning terms) nature-rich uses on undeveloped smaller non-phased brownfield sites (of more than 0.25 hectares) or on land being used for larger phased developments (more than five hectares).

Environmental Protection

10. Potential for contamination to present due to nearby historic land uses and site's previous use as a school. A Phase 1 Geo-Environmental Assessment should be provided to determine any potential contamination, with a Phase 2 site investigation being undertaken, if appropriate.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

12. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

14. An outline planning application is currently pending on this site for 25 dwellings which may be determined before the Local Plan is adopted.

H1578: Hawber Lane, Silsden

Site Boundary

33333

Site Size (ha) Gross	2.53
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	72
Site Type	Greenfield
Ward	Airedale
Settlement	Silsden
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6 – 10)

Site Specific Requirements

Design Principles

1. Development should provide at least 72 dwellings as part of a high quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Sensitive site design and layout should be in keeping with the character of the surrounding area and take account of its proximity to the Brunthwaite Conservation Area.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan .

Site Access, Highways and Transport

4. A new site access is required and should be taken from Middleway where there are footways and streetlights present.

Flooding, Water and Drainage

5. The site is more than 1ha in size. A Flood Risk and Drainage Assessment should be provided to identify any potential flood risk and appropriate measures for managing it.

Natural and Historic Environment

6. The site lies within SPA/SAC Zone B (Supporting Habitat/Functionally Linked Land; recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is adjacent to the Brunthwaite Conservation Area and within close proximity to two Grade II Listed Buildings.

Environmental Protection

9. The northern section of the site is crossed by low voltage electricity transmission line running from east to west. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

Landscape

11. The site is located within the Silsden Bowl Rolling Enclosed Pasture Landscape Character area/type (F1).
12. The western extents of the site in proximity to the existing settlement edge and where the slope is more gradual may be less sensitive to change. Opportunities to soften the existing settlement edge should be taken, integrating new development into the wider landscape with new planting and species appropriate trees. Historic drystone walls, hedgerows and boundary trees should be maintained and strengthened to help integrate new development into the landscape.

Green Belt (and Golden Rules)

13. The north east section of the site is located within the Green Belt. The design and layout of any proposal should ensure that development is directed towards the non-Green Belt sections of the site. The area covered by Green Belt should remain open.

Infrastructure Requirements

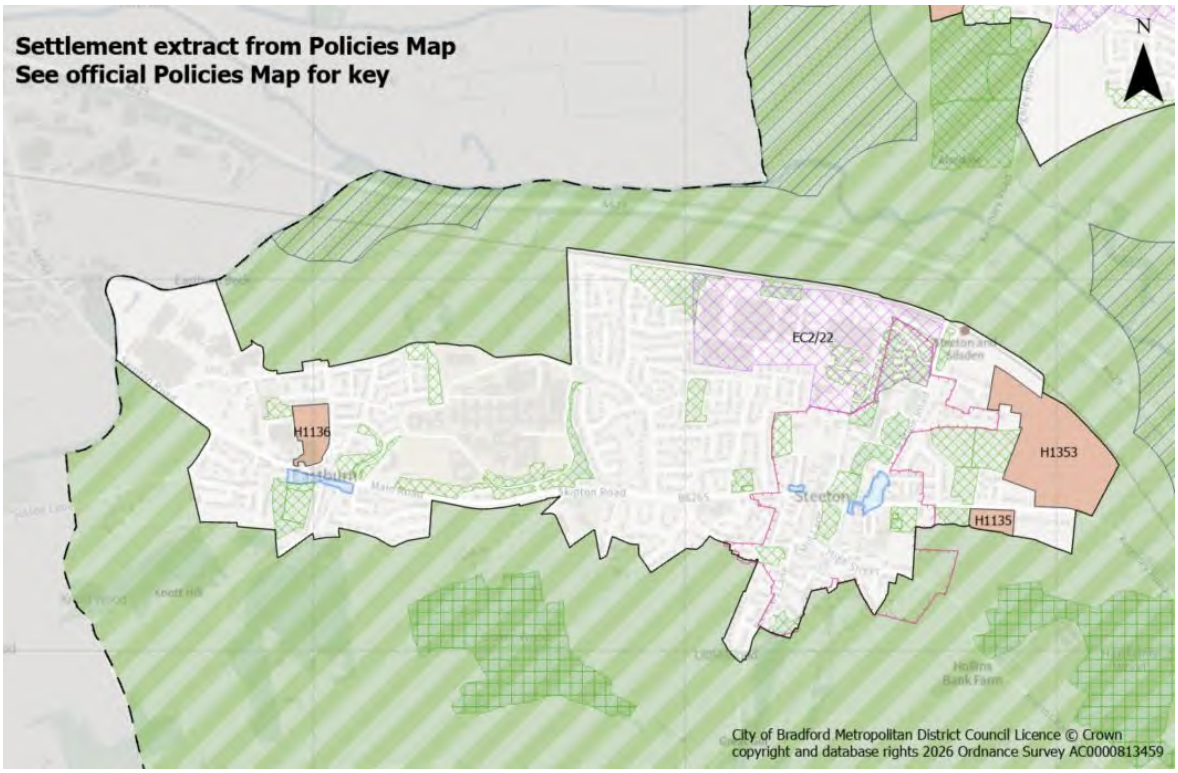
14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

15. A detailed planning application is currently pending on this site for 72 dwellings which may be determined before the Local Plan is adopted.
16. The Council's Regulatory and Appeals Committee (March 2026) resolved that planning permission be granted, subject to a s106 agreement being completed. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.

POLICY SE1 – STEETON WITH EASTBURN

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map and consists of the main body of the settlement located between the Leeds/Bradford to Skipton railway line and the wooded slopes to the south.**
2. **The focus for sustainable development of this large village reflects its sustainable location with good highway and public transport connections including a railway station and regular bus services to nearby communities, as well as the services and facilities it provides. This is balanced against the importance of its historic centre with designated heritage assets and wider environmental and physical constraints including the presence of the River Aire flood plain and railway line to the north.**
3. **Further development outside of the settlement boundaries to the west should be avoided to preserve its setting and character, and to avoid reducing the gap with neighbouring settlements (Cross Hills and Sutton in Craven).**
4. **Development proposals should have regard to, and be consistent with, the made (adopted) Steeton with Eastburn and Silsden Neighbourhood Development Plan.**

Meeting Growth Needs

5. Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:

i) Deliver approximately 234 dwellings through a combination of sites under construction, existing planning permissions and new site allocations as set out in Table SE1.1.

Table SE1.1 - Steeton with Eastburn

	Under Construction	Planning Permission	Site Allocations
Totals	23	1	210

j) Deliver housing site allocations as shown on the Policies Map and in Section 5:

- **H1135: Aireburn Avenue**
- **H1136: West of Green Lane**
- **H1353: Summerhill Lane**

6. Proposals for residential development within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.

7. Employment uses will continue to be concentrated in the Steeton Grove Employment Zone (identified under Policy EC2/22) and areas safeguarded under Policy SWES8 of the made (adopted) Neighbourhood Development Plan.

<u>Local Services and Facilities</u>

8. Support the designated Steeton with Eastburn Local Centre shown on the Policies Map as a key hub for the community to meet their day-to-day shopping needs as well as the retention and enhancement of local services and facilities.

9. The roles of Airedale General Hospital and the Airedale Centre for Mental Health as key facilities for the District and beyond will be supported. Proposals for new or enhanced healthcare facilities should comply with relevant Local Plan policies, in particular Policies ST4 and SC4, and those of the made (adopted) Neighbourhood Development Plan.

10. Protect and enhance designated Local Green Spaces, identified in Policy SWES10 of the made (adopted) Neighbourhood Development Plan, and open spaces in compliance with Policy NE2. Proposals that address deficiencies in open space provision identified in the Open Space Study, will be supported.

11. Maintain and enhance sporting and recreation facilities, including those identified in Policy SWES11 of the made (adopted) Neighbourhood Development, whilst widened community access will be supported.

Landscape

12. **Maintain and enhance Steeton with Eastburn's landscape setting reflecting the mix of landscape types and character areas (the settled valley floor of the River Aire Valley and the Hollins Bank steep valley side rising to the south), landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.**

13. **Development should have regard to potential impacts on the key views identified in Policy SWES5 of the made Neighbourhood Development Plan.**

Historic and Natural Environment

14. **Protect and enhance green and blue infrastructure networks and corridors within and adjacent to the settlement including the River Aire Corridor, Steeton Beck and Eastburn Beck to enhance biodiversity and recreation, as well as incorporating sufficient green space and connections within new developments.**

15. **Consideration should be given to the Green and Blue Infrastructure Strategy and the opportunities identified for enhancement within the Keighley – Shipley – Bingley Corridor.**

16. **Protect and enhance designated Local Wildlife Sites (Currer Wood, Hawkcliffe Wood and Steeton Reservoir) as well as habitat networks and priority habitats within and adjacent to the settlement. Opportunities should be taken to deliver a net gain in biodiversity.**

17. **Steeton with Eastburn is located within SPA/SAC Zone C. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

18. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement, including Steeton Conservation Area and Listed Buildings as well as non-designated heritage assets, identified in Policy SWES4 of the made (adopted) Neighbourhood Development Plan.**

Local Infrastructure

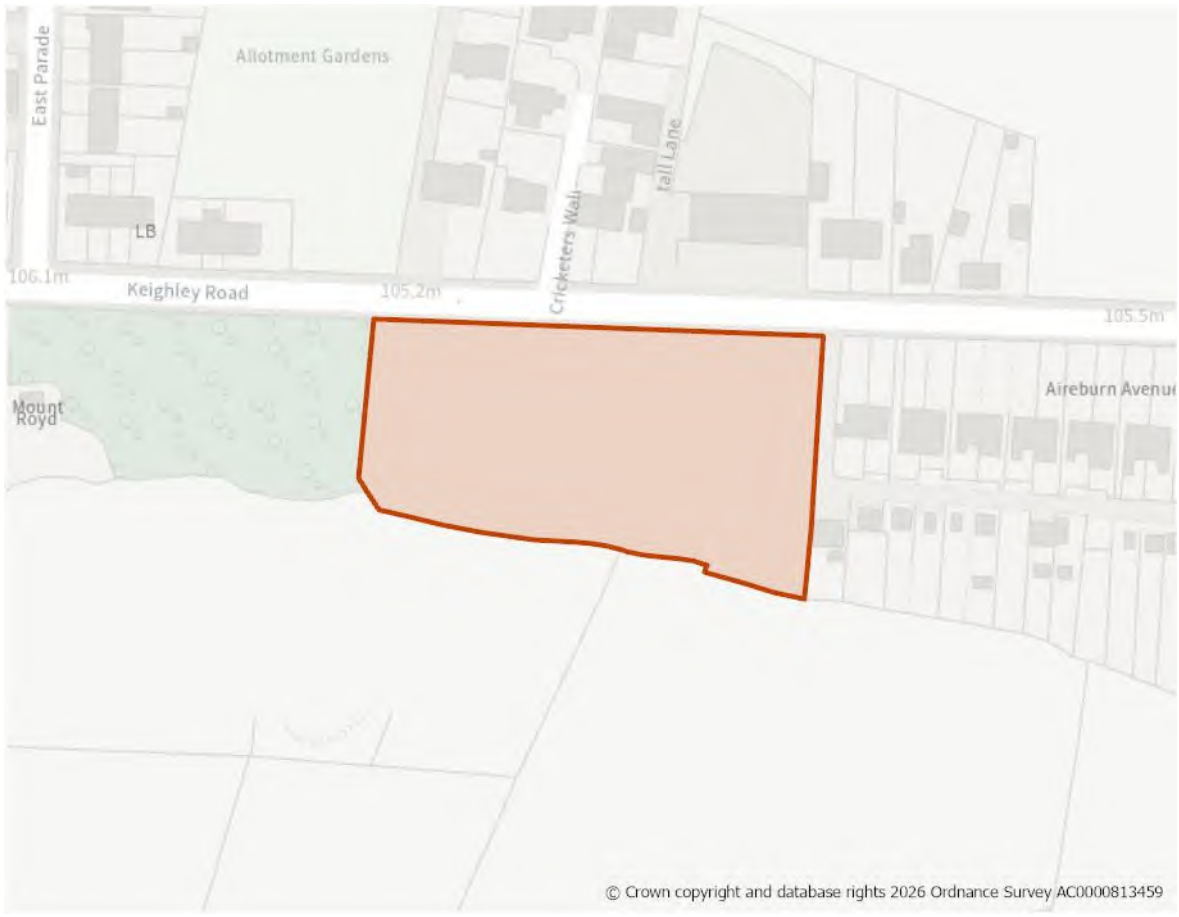
19. **Support sustainable transport measures that reduce barriers to connections between Steeton and Eastburn and Silsden and improve access to the railway station.**

20. **Consideration should be given to improving public transport and active travel measures connecting Airedale General Hospital and Steeton and Silsden railway station.**

21. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and Policy SWES7 of the made (adopted) Neighbourhood**

Development Plan as well as having regard to the Local Infrastructure Plan.

H1135: Aireburn Avenue, Steeton with Eastburn

Site Boundary


Site Size (ha) Gross	0.70
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Airedale
Settlement	Steeton
Ownership	Unregistered
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 22 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Sensitive design and layout will be required taking into consideration the proximity of the Conservation Area and the site's sloping topography including the provision of appropriate landscaping. Layout, design and scale of new dwellings should take cues from nearby dwellings and should not exceed two storeys in height. Existing dry stone boundary walling should be retained.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan .

Site Access, Highways and Transport

4. A new site access is required and should be taken from Keighley Road, where there are footways and streetlighting present.

Flooding, Water and Drainage

5. The site is at low risk of surface water flooding. A Flood Risk Assessment will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation, where required.

Natural and Historic Environment

6. The site lies within SPA/SAC Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressue on the SPA/SAC caused by such development in accordance with the South Pennine Moores SPD and Policy NE3.
7. The site is adjacent to identified habitat network (grassland to the south and woodland to the east) and partially located within a bat alert area. An ecological survey will be required to establish the extent/impacts and identify appropriate mitigation.
8. Mature trees are present within site's south western section and overhang the western boundary. The design and layout of any development should seek to retain these trees.
9. The site is classified as being a mixture of Grade 2 and Grade 4 agricultural land with remainder being classed as "urban".
10. The site is around 150m from the Steeton Conservation Area. The layout, design and scale of dwellings should have regard to the character of the surrounding area, taking into accout the site's topography and views into and out of the Conservation Area. Careful consideration of the landscape strategy will be needed.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.
12. Site is within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues.
13. The site lies partially within the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastrucutre Strategy (GBIS). This strategy should be consulted to identify opportunities for incorporating measures within the development that enhance the quality of, and connectivity to, the green and blue infrastructure network in this area.

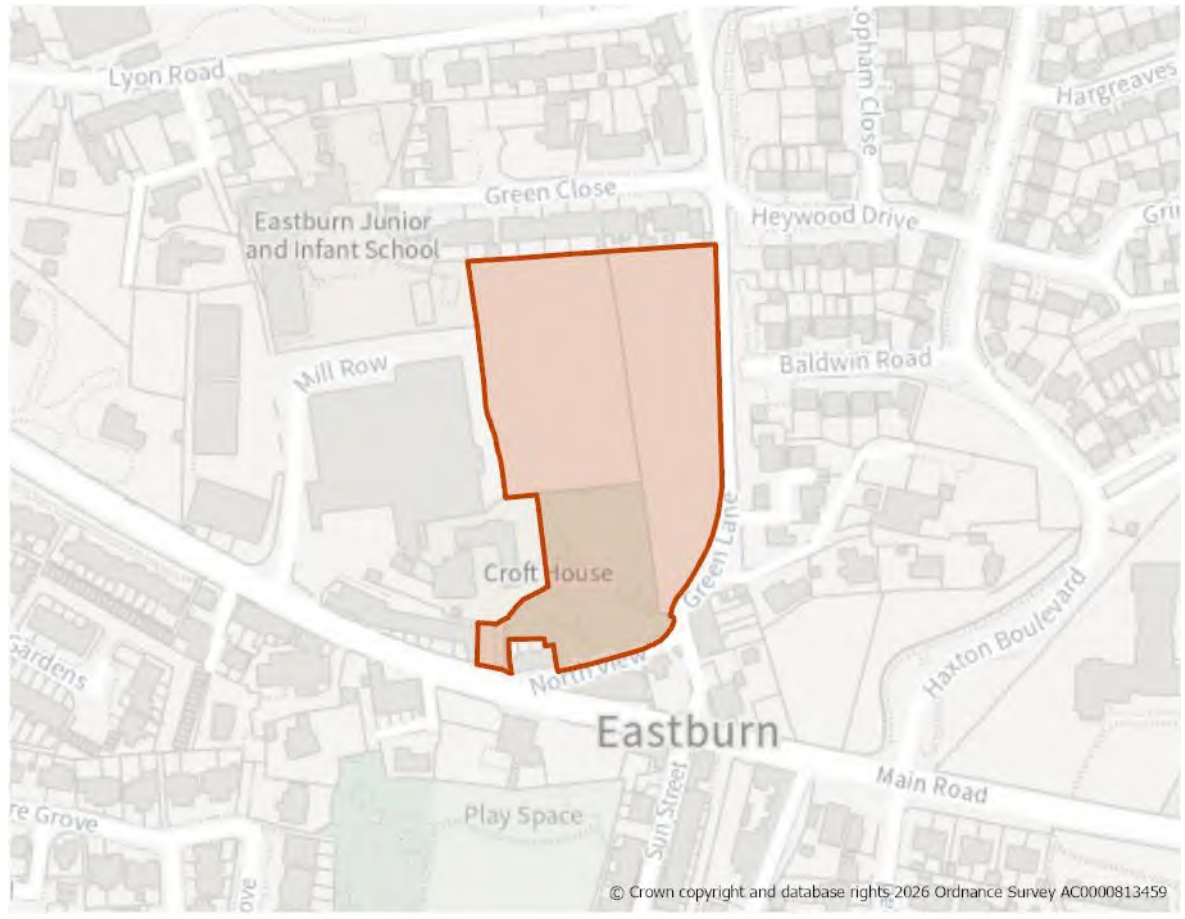
Landscape

14. The site is located within the Upper Airedale Settled Valley Floor Landscape Character area/type (G1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1136: West of Green Lane, Steeton with Eastburn

Site Boundary


Site Size (ha) Gross	1.31
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	41
Site Type	Greenfield
Ward	Airedale
Settlement	Steeton
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 41 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the trees and areas of woodland benefitting from individual and group TPO designations as well as the site's proximity to industrial/employment uses.
3. Design and layout should also reflect relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from Main Road.

Flooding, Water and Drainage

5. There is potential for surface water flooding adjacent to the site's northern boundary. A Flood Risk Assessment should be provided as part of any future planning application determine potential risks and identify appropriate mitigation measures.

Natural and Historic Environment

6. The site lies within SPA/SAC Zone C (Recreational Pressure) – Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressue on the SPA/SAC caused by such development in accordance with the South Pennine Moores SPD and Policy NE3.
7. The site is partially within a bat alert area. An ecological survey will be required to establish the extent/impacts and identify appropriate mitigation.
8. The site is identified in the West Yorkshire Local Nature Recovery Strategy (LNRS) with the preferred measure T2_M05: Help more red squirrels to move back into West Yorkshire: buffer, connect, improve and safeguard existing woodland and create new woodland in areas where red squirrels are expanding (or could do so).
9. The site contains a number of TPO trees and TPO woodland areas. The design and layout of any development should seek, where possible, to retain and protect these trees. An arboricultural assessment will be required.
10. The site is within proximity to a designated heritage asset (Listed Building – Grade II – Eastburn House). The design and layout of any development should ensure that it takes into consideration this heritage asset and its setting.

Environmental Protection

11. The site is located adjacent to Eastburn Mills, an industrial estate giving rise to potential for contamination to be present due to nearby historic land uses. A Phase 1 Geo-Environmental Assessment should be provided to determine any

potential contamination, with a Phase 2 site investigation being undertaken, if appropriate.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

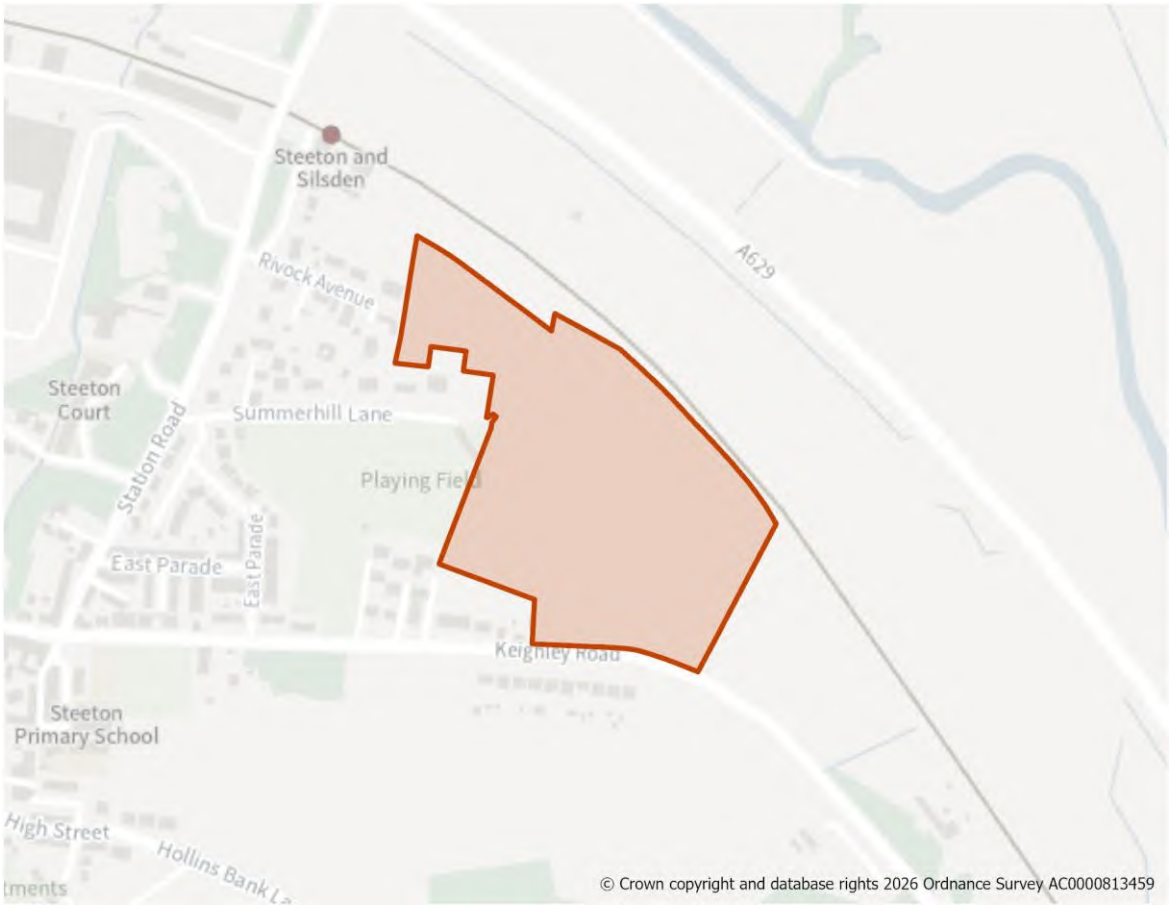
Landscape

13. The site is located within the Upper Airedale Settled Valley Floor Landscape Character area/type (G1). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2 and having regard to the Local Infrastructure Plan.

H1353: Summerhill Lane, Steeton with Eastburn

Site Boundary


Site Size (ha) Gross	7.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	147
Site Type	Greenfield
Ward	Airedale
Settlement	Steeton
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 147 dwellings as part of a high quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required, giving appropriate consideration to topography, building heights and appropriate screening to reflect the site's location on the eastern edge of the settlement and proximity to the Conservation Area as well as to mitigate any impacts on the landscape. Existing features such as trees, hedgerows and field boundaries should be retained.
3. It should also be in line with design and other relevant policies within the "made" Steeton with Eastburn and Silsden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access is required and should be taken from Keighley Road at the south eastern corner of the site. Consideration will need to be given to difference in levels between Keighley Road and the site.
5. Consider opportunities to establish a more direct pedestrian and cycle route to Steeton and Silsden railway station.

Flooding, Water and Drainage

6. The site's eastern/northern sections are located within Flood Zones 2 and 3b (functional flood plain). Development should not take place within the area of functional floodplain and also be directed away from areas within Flood Zone 2. Such areas should remain as open greenspace.
7. A culverted watercourse may be present beneath the south western boundary of the site and should be further investigated as part of a detailed Flood Risk Assessment. No development should take place over the culvert or within 8 metres either side of it. Consideration should be given to opportunities for opening it up and incorporating it within the site design as a blue green corridor.
8. A drainage strategy should be provided as part of any planning application. It should include modelled surface water flows and areas of ponding within the site layout and design. The flood risk assessment should consider historic sewer flooding, and ensure safe access and escape routes.
9. During the Flood Risk Assessment process, ongoing engagement should take place with the Council, the Environment Agency, Yorkshie Water and emergency services.

Natural and Historic Environment

10. The site lies within SPA/SAC Zone C (Recreational Pressure) - residential development resulting in a net increase in dwellings will be required to mitigate

any recreational pressue on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

11. The site contains an area of identified Wildlife Habitat Network and is partially within a bat alert area. An ecological survey will be required to establish the extent/impacts as well as to identify appropriate mitigation.
12. Parts of the site are identified in the West Yorkshire Local Nature Recovery Strategy (LNRS) with the preferred measures B4M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure, T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire, and W4_M02: Create new reedbeds, wet grasslands, floodplain meadows, open standing water and wet woodland around known areas of lowland raised bog.
13. The site is located adjacent to the Steeton Conservation Area. Due to the size of the site and its proximity to the conservation area, it is expected that the layout, design and scale of dwellings should take design cues and be informed by the traditional style of development that characterises the older parts of Steeton and in particular the high-quality buildings within the conservation area.
14. Design, scale and layout of development should have a strong sense of local identity which should be reflected in the palate of building materials. Dwellings above 2 storeys in height would not be appropriate on this site, considering the topography, views into and out of the conservation area and the scale of existing buildings close to the site.
15. Careful consideration of the landscape strategy will be needed to ensure that the development has adequate areas of open space, trees and greenery so that it harmonises with the spacious and landscape qualities of the dwellings around Summerhill Lane. Where features such as stone boundary walls exist, these should also be incorporated to ensure that these important elements of the rural character are retained.
16. The site is classified as being a mixture of Grade 2 and Grade 3b agricultural land.

Environmental Protection

17. The site partially located within a Mineral Safeguarding Area for sand and gravel. A mineral resource assessment will be required to determine the extent and availability of any sand and gravel resource, in with Policy MIN3.
18. The site's central and eastern areas are crossed by low voltage electricity transmission cables south south to north and south east to north west. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

19. Open space should be provided in line with Policy NE2, having regard to the standards set out Appendix 11.

20. The site lies partially within the Keighley – Bingley – Shipley opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1.

Landscape

21. The site is located within the Upper Airedale Settled Valley Floor Landscape Character area/type (G1).

22. The site is assessed as having moderate landscape sensitivity. Development should be located in the west of the site, within the area enclosed by existing development and in proximity to the existing settlement edge. Drystone walls should be retained and restored. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Visibility of any development to and from the Steeton Conservation Area should be minimised.

Other Constraints

23. The site is located to east of Steeton Cricket Club. The design and layout of any development should not compromise the use of the cricket ground. Consideration should be given to potential impact of ball strike on any future development. A ball-strike assessment should be provided as part of any planning application to determine potential risk and mitigation measures.

Green Belt (and Golden Rules)

24. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

25. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

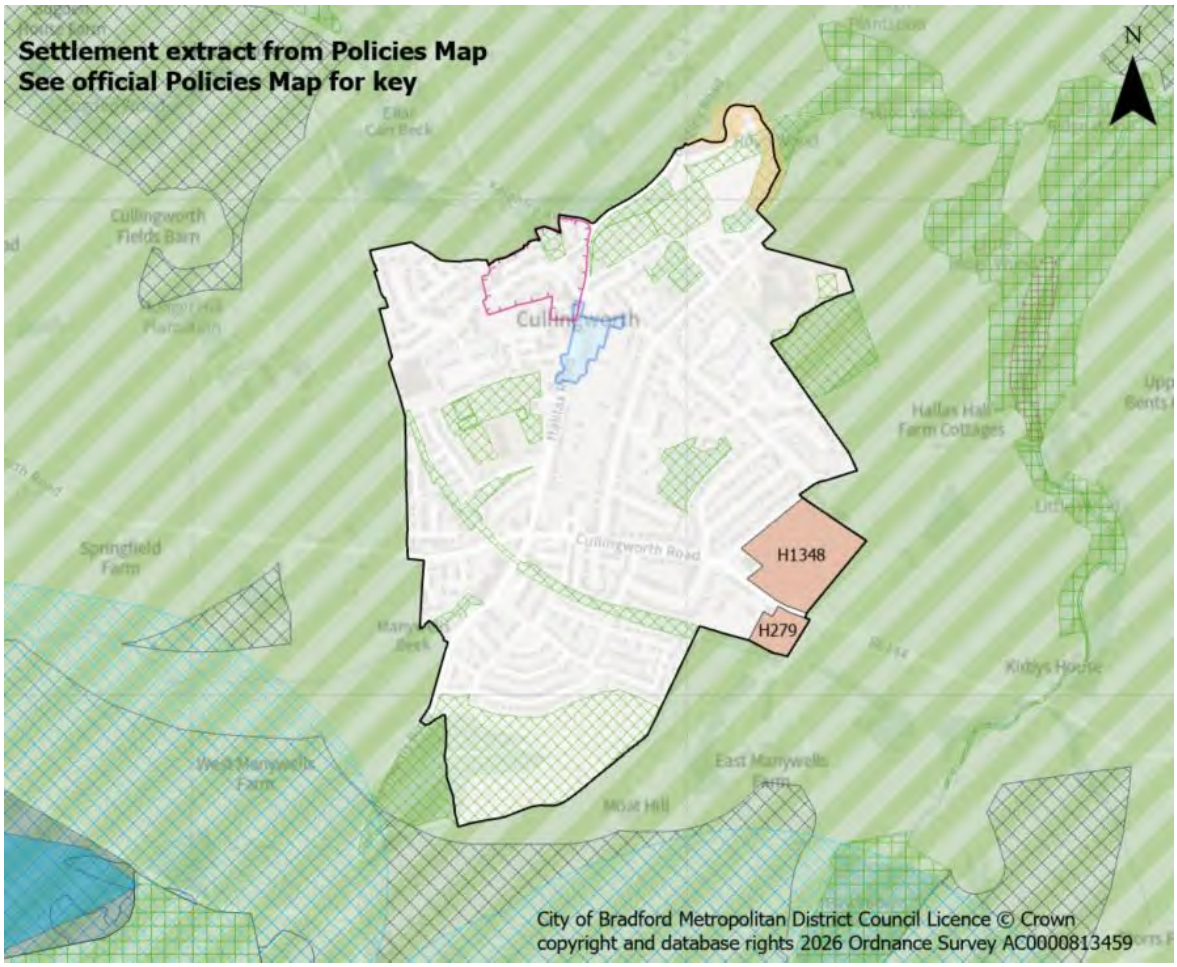
26. A detailed planning application is currently pending on this site for 147 dwellings which may be determined before the Local Plan is adopted.

Section 5: Settlement Policies & Site Allocations for South Pennine Towns and Villages

- Policy CU1: Cullingworth
- Cullingworth: Site Allocations
- Policy DH1: Denholme
- Denholme: Site Allocations
- Policy HR1: Harden
- Harden: Site Allocations
- Policy HA1: Haworth & Cross Roads
- Haworth & Cross Roads: Site Allocations
- Policy OA1: Oakworth
- Oakworth: Site Allocations
- Policy OX1: Oxenhope
- Oxenhope: Site Allocations
- Policy QB1: Queensbury
- Queensbury: Site Allocations
- Policy TH1: Thornton
- Thornton: Site Allocations
- Policy WI1: Wilsden
- Wilsden: Site Allocations

POLICY CU1 – CULLINGWORTH

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the policies map. The focus for sustainable development of this medium village reflects its function and character balanced against heritage and environmental constraints.**

Meeting Growth Needs

2. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   a) **Deliver approximately 147 dwellings through a combination of sites under construction, planning permissions and new site allocations through the plan period as set out in Table CU1.1.**

Table CU1.1 - Cullingworth

	Under Construction	Planning Permission	Site Allocations
Totals	37	2	108

b) Deliver housing site allocations as shown on the policies map and section 5:

- **H1348: Hallas Lane, Cullingworth**
- **H279: Cullingworth Road/Doll Lane, Cullingworth**

3. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting policies relevant Local Plan policies.**

4. **The diversification of Cullingworth Local Centre will be supported to retain local employment.**

Local Services and Facilities

5. **Support the range and quality of uses within the designated Cullingworth Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

6. **Protect and enhance designated open spaces and compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study, seeking opportunities to increase provision of allotment, amenity greenspace, and parks and gardens where possible.**

7. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

8. **Maintain and enhance the landscape setting with its Moorland Fringe and Upland Wooded River Valleys landscape character areas, landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

9. **Protect and enhance strategic green and blue corridors and habitat networks which surround the village, to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments. Consideration should be given to the Green and Blue Infrastructure Strategy.**

10. **Protect and enhance the designated five Local Wildlife Sites and the Goitstock Waterfall Local Geological Sites as well as habitat networks and priority habitats within and adjacent to the settlement. Development proposals should also pay particular attention to avoiding impact on the Great Northern railway trail and habitat network which runs through the settlement and the ancient woodlands to the east of the settlement.**

11. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

12. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Conservation Areas and Listed Buildings as well as non-designated heritage assets.**

Local Infrastructure

13. **Support improvements and access to public transport and active travel, including enhanced links to Keighley and Bingley railway stations**

14. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, as well as having regard to the Local Infrastructure Plan.**

H279: Cullingworth Road/Doll Lane, Cullingworth

Site Boundary

Site Size (ha) Gross	0.72
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	Greenfield
Ward	Bingley West
Settlement	Cullingworth
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 23 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Development proposals must respond to the rural setting by retaining the natural screening provided by trees along the road frontage, where possible. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunties for residents to access the countryside.
3. A dismantled railway footpath runs along the southern boundary and forms part of a wildlife corridor. This must be protected and enhanced and an appropriate buffer included within the development.

Site Access, Highways and Transport

4. Access can be taken from Cullingworth Road. There are footways and streetlights present on this road.

Flooding, Water and Drainage

5. Across the majority of the site, groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Natural and Historic Environment

6. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area, is adjacent to the woodland Wildlife Habitat Network. Development proposals should respond positively to these assets. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The land adjoiing the southern boundary is identified in the LNRS with a preferred measure of T1_M02: Significantly improve the biodiversity and structure within established ancient woodlands and of ancient/veteran trees.

Environmental Protection

9. The site is located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
10. The majortity of the site is classed as 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. The Open Space Assessment states that Cullingworth as a whole has more than a sufficient amount of open space to meet the needs of its population but as noted above there are imbalances between the different typologies whch could

be rebalanced. However, there is currently no allotment provision within Cullingworth and opportunities to identify suitable sites should be pursued. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.

12. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

13. The site is located within the Cullingworth and Haworth Moorland Fringe Landscape Character area/type (B2), where the contrasting textures between rough unenclosed moorland and geometric pasture informs a unique sense of place and adds depth and interest to the landscape. Drystone walls should be retained as they form a distinctive geometric pattern across the landscape.
14. The Landscape Sensitivity Assessment states that additional tree planting on the boundaries of the site and throughout the site would provide screening and integration. The use of native species could enhance some of the naturalistic qualities.

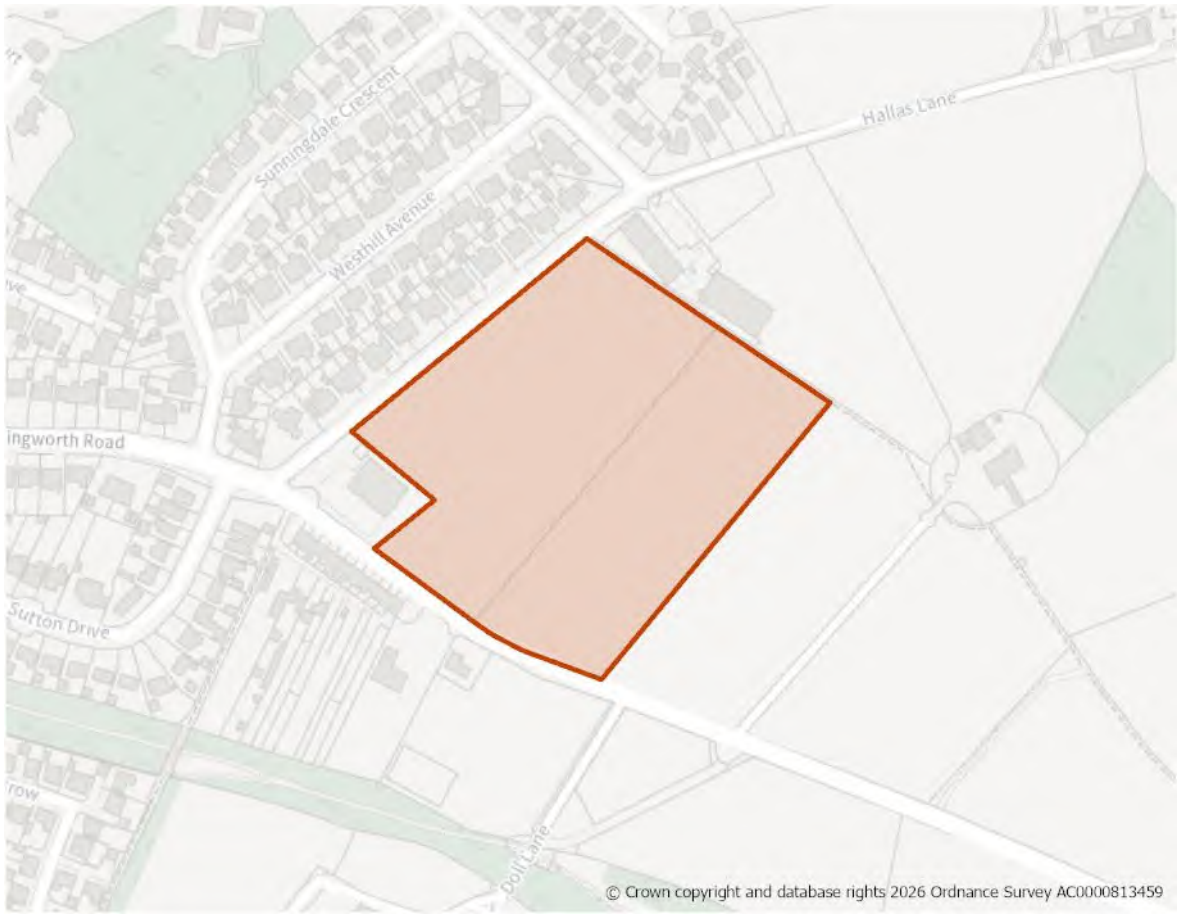
Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1348: Hallas Lane, Cullingworth

Site Boundary


Site Size (ha) Gross	3.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	85
Site Type	Greenfield
Ward	Bingley West
Settlement	Cullingworth
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 85 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunties for residents to access the countryside.

Site Access, Highways and Transport

2. Access can be taken from Cullingworth Road. There are footways present on the opposite side of this road.

Flooding, Water and Drainage

3. Across the site, groundwater levels are between 0.5m and 5m below the ground surface. There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Natural and Historic Environment

4. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
6. The site is not identified in the LNRS as a priority area for nature recovery.

Environmental Protection

7. The southern portion of site is located within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.
8. The majortity of the site is classed as 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

9. The Open Space Assessment states that Cullingworth as a whole has more than a sufficient amount of open space to meet the needs of its population but as noted above there are imbalances between the different typologies whch could be rebalanced. However, there is currently no allotment provision within Cullingworth and opportunities to identify suitable sites should be pursued. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
10. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

11. The site is located within the Cullingworth and Haworth Moorland Fringe Landscape Character area/type (B2), where the contrasting textures between rough unenclosed moorland and geometric pasture informs a unique sense of place and adds depth and interest to the landscape. The site is adjacent to the settlement and provides a gateway which transistions from a more rural landscape to the urban area. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

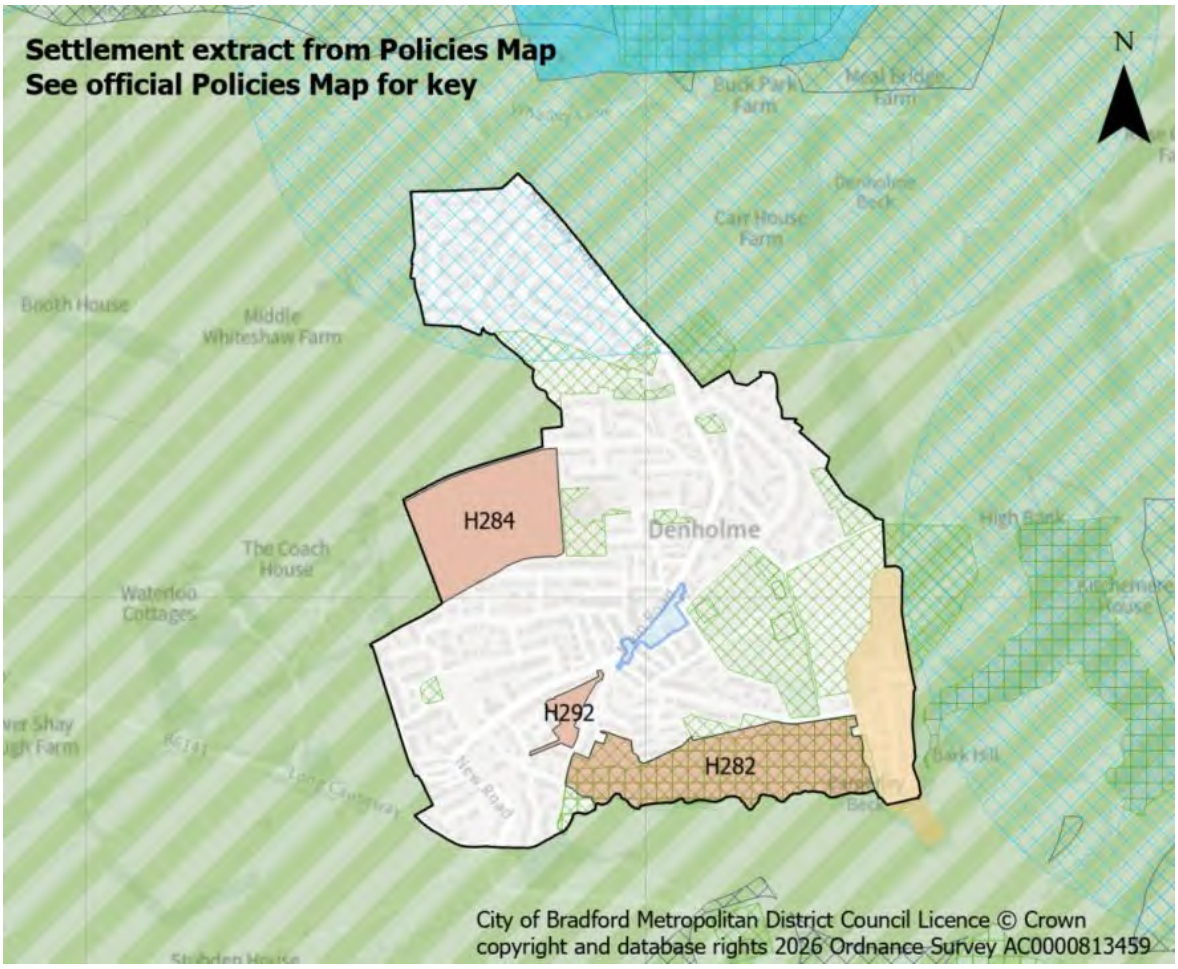
12. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY DH1 – DENHOLME

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map with the settlement centred around the main arterial route of the A629. The focus for sustainable development of this medium village reflects its function and character balanced against key environmental constraints.**

Meeting Growth Needs

2. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   c) **Deliver approximately 240 dwellings through a combination of sites under construction, planning permissions and new site allocations through the plan period as set out in Table DH1.1.**

   Table DH1.1 - Denholme

	Under Construction	Planning Permission	Site Allocations
Totals	23	20	197

Deliver housing site allocations as shown on the policies map and section 5:

- **H282: Old Road / Station Road, Denholme**
- **H284: Hill Top Farm, Denholme**
- **H292: Old Road, Denholme**

3. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.**

4. **Support the diversification of Denholme's Local Centre to help retain and create employment opportunities within the settlement and ensure its long-term sustainability.**

Local Services and Facilities

5. **Support the range and quality of uses within the designated Denholme Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

6. **Protect and enhance designated open spaces, such as Foster Park, in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out in the Open Spaces Study, seeking opportunities to increase the provision of outdoor sports space, amenity greenspace and play space.**

7. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

8. **Maintain and enhance the landscape setting of the settlement within the character areas of the Cullingworth and Haworth Moorland Fringe and Harden Upland Wooded River Valleys as well as key landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

9. **Protect and enhance strategic green and blue networks and corridors including the Great Northern Railway Trail, helping to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

10. **Protect and enhance the designated Local Wildlife Sites at Doe Park Reservoir and Careperley Beck, as well as the habitat networks and priority habitats within and surrounding the settlement, particularly those to the east and south.**

11. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

12. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

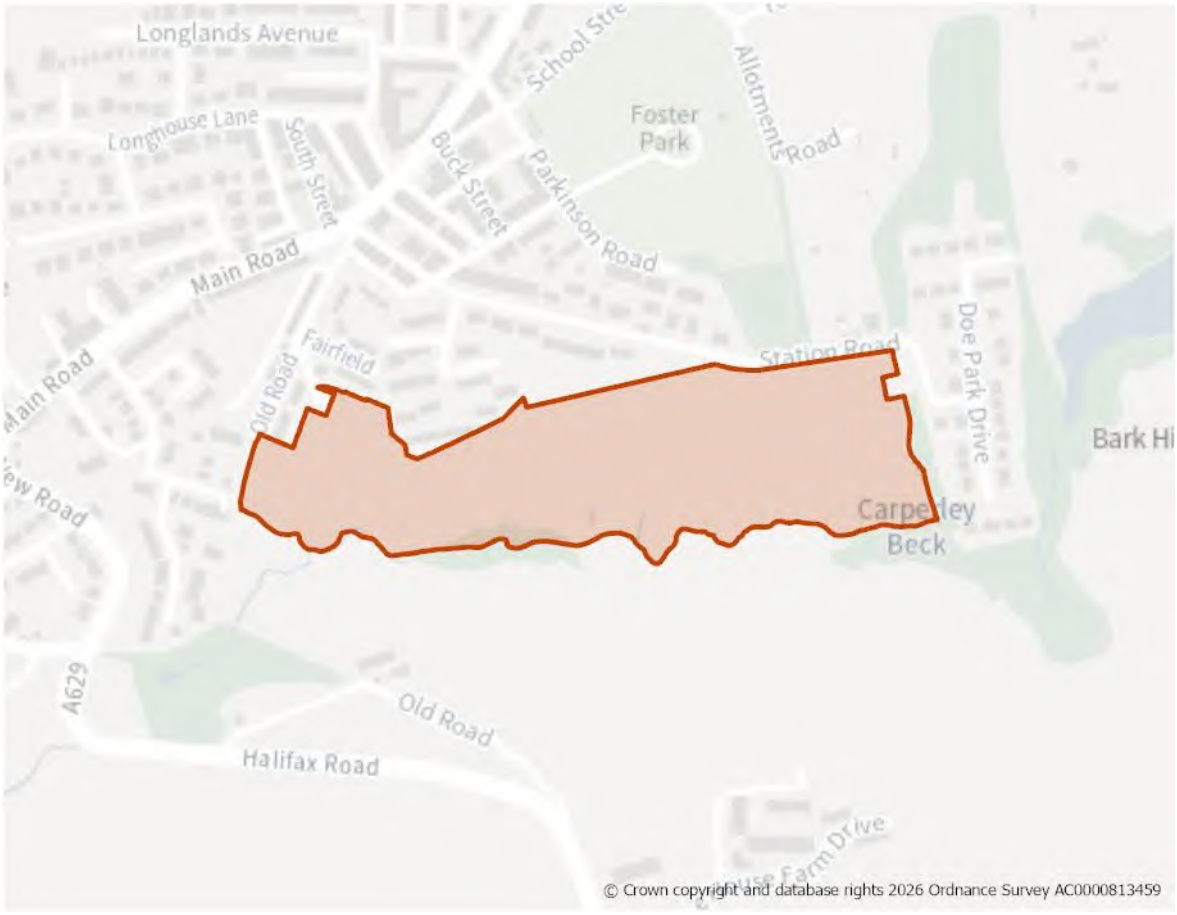
13. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the limited number of Listed Buildings.**

<u>Local Infrastructure</u>

14. **Support improvements and access to public transport and active travel, including enhanced links to Bradford and Keighley, and the Great Northern Railway Trail.**

15. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, as well as having regard to the Local Infrastructure Plan.**

H282: Old Road/Station Road, Denholme

Site Boundary


Site Size (ha) Gross	5.96
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	58
Site Type	Greenfield
Ward	Worth Valley
Settlement	Denholme
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 58 dwellings[1] as part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into account the site's location on the edge of the settlement and the elevated topography of the site. Development should be restricted to the northern part of the site with compensatory measures for the loss of open space and wildlife areas. The design should include appropriate landscaping and avoid areas of flood risk. Where appropriate improvements to the public rights of way that run through the site should be made.

Site Access, Highways and Transport

3. A new access would be required which would join Station Road, where there are footways and streetlights.

Flooding, Water and Drainage

4. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The majority of the site falls within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. However, along the southern edge of the site there are areas of Flood Zone 2, 3a and 3b. Development must be avoided in this part of the site. There are also areas of surface water flood risk in the central and northern parts of the site. A full site specific FRA will be required to fully ascertain the flood risk on the site and appropriate drainage measures will need to be put in place to mitigate any risk.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area and is designated as a Local Wildlife Site (Carperley Beck). The majority of the site is within the habitat network (Semi-improve acid grassland) and it adjacent to lowland heathland priority habitat, to the south. Development proposals should respond positively to the assets which make up the network. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

[1] The identified site capacity is shown as 58 dwellings. This relates to the pending planning application currently under consideration and equates to a net site density of circa 35 dwellings per hectare. The developable part of this site is located in the northern section.

7. The site is identified in the LNRS with mutliple layer, the prefered measures include: B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure; T2_M07 - Re-establish and maintain clough woodland areas; Q2_M01: Significantly enhance the quality of the habitats in existing Local Wildlife Sites and (along Stubden Beck), and; W3_M02: In all catchments, significantly enhance the biodiversity of existing habitats to help them hold more water in the landscape. This is a site with many opportunities to improve the nature recovery network.

Environmental Protection

8. The western side of the site is located within the 150m and 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
9. The majority of the site is classed as 3b on the Agricultural Land Classification (ALC).
10. The site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

11. The site currently consists of an area of natural and semi-natural open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Denholme there is a need for increased provision of amenity greenspace, outdoor sports and play provision for older children.
12. The site is located in an area with moderate to high provision, and a moderate need, for existing green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

13. The site is predominantly located within the Harden Upland Wooded River Valleys LCA (C3) which is recognised as a diverse landscape of parkland, pasture and wooded valleys linked by a strong network of public rights of way, together with the sense of time depth displayed in the area creates a strong sense of place. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

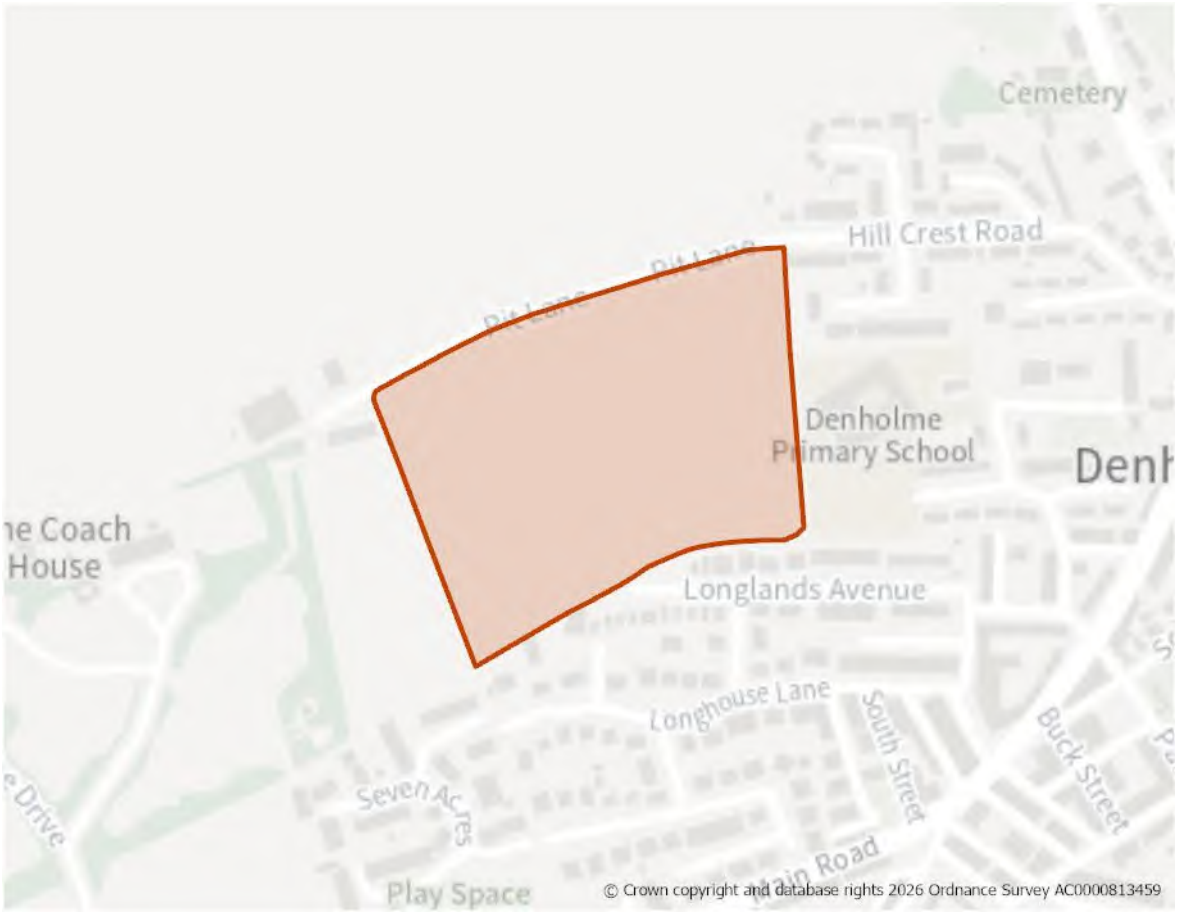
Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

15. An outline planning application, with all matters reserved accept access, is currently pending on part of this site which may be determined before the Local Plan is adopted. Accordingly it has been identified as a site allocation.

H284: Hill Top Farm, Denholme

Site Boundary


Site Size (ha) Gross	4.91
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	129
Site Type	Greenfield
Ward	Worth Valley
Settlement	Denholme
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 129 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into consideration the site's elevated location on the edge of the settlement. An appropirate landscaping scheme will be required to ensure the development responds to the hillside position.
3. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. A new access would be required on to Hill Crest Road, through improvements and upgrades to Pit Lane. There are footways and streetlighting on Hill Crest Road.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. A small area in the centre of the site is identified in the LNRS with the preferred measure U1_M01 - Fully restore the hydrology of all peatlands.
8. A Heritage Impact Assessment has been carried out for this site and indicates that its development would have no impact on any known designated heritage assets and would likely be acceptable. However, an archaeological evaluation would need to be undertaken to ascertain and potential impacts on any archaeological assets present.

Environmental Protection

9. The north-eastern side of the site located within the 150m and 250m buffers of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
10. The site is crossed from southwest to northeast by a lower voltage electricity transmission cable. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstartes how the Northern Power Grid and HSE Guidance have been applied as part of the desgin and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

11. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).
12. The site is within a Mineral Safeguarding Area (MSA) for coal and partially in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal and sandstone resource.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Denholme there is a need for increased provision of amenity greenspace, outdoor sports and play provision for older children.
14. The site is located in an area which has low provision and moderate need for green and blue infrastructure. Development proposals should focus on green and blue infrastructure creation, carefully designed to contribute towards site-specific issues e.g. flood mitigation, urban cooling etc.

Landscape

15. The site is located within the Cullingworth and Haworth Moorland Fringe LCA, where the contrasting textures between rough unenclosed moorland and geometric pasture informs a unique sense of place and adds depth and interest to the landscape. The site is adjacent to the settlement and is in a prominent hillside location. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

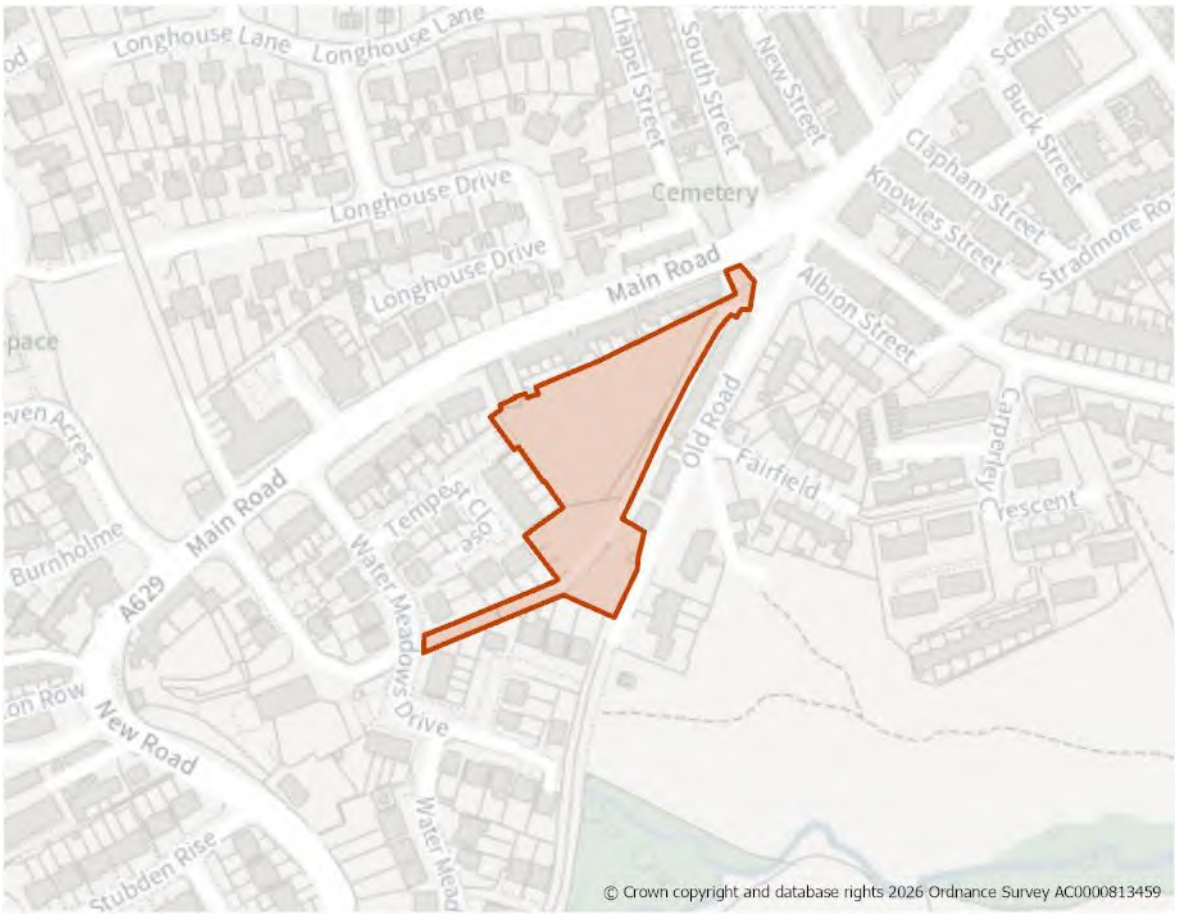
Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H292: Old Road, Denholme

Site Boundary


Site Size (ha) Gross	0.54
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	10
Site Type	Greenfield
Ward	Worth Valley
Settlement	Denholme
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. This should include affordable housing (in line with Policy HO4), an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.

Site Access, Highways and Transport

2. A new access would be required which would lead on to Chartist Close. There are footways and streetlighting on this road.

Natural and Historic Environment

3. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
5. The site is identified in the LRNS with the preferred measure B4_M02 - Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

Environmental Protection

6. The site is mostly located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

7. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Denholme there is a need for increased provision of amenity greenspace, outdoor sports and play provision for older children.
8. The site is located in an area with moderate to high provision, and a moderate need, for existing green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

9. The site is located within the Cullingworth and Haworth Moorland Fringe LCA (B2), where the contrasting textures between rough unenclosed moorland and geometric pasture informs a unique sense of place and adds depth and interest to the landscape. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

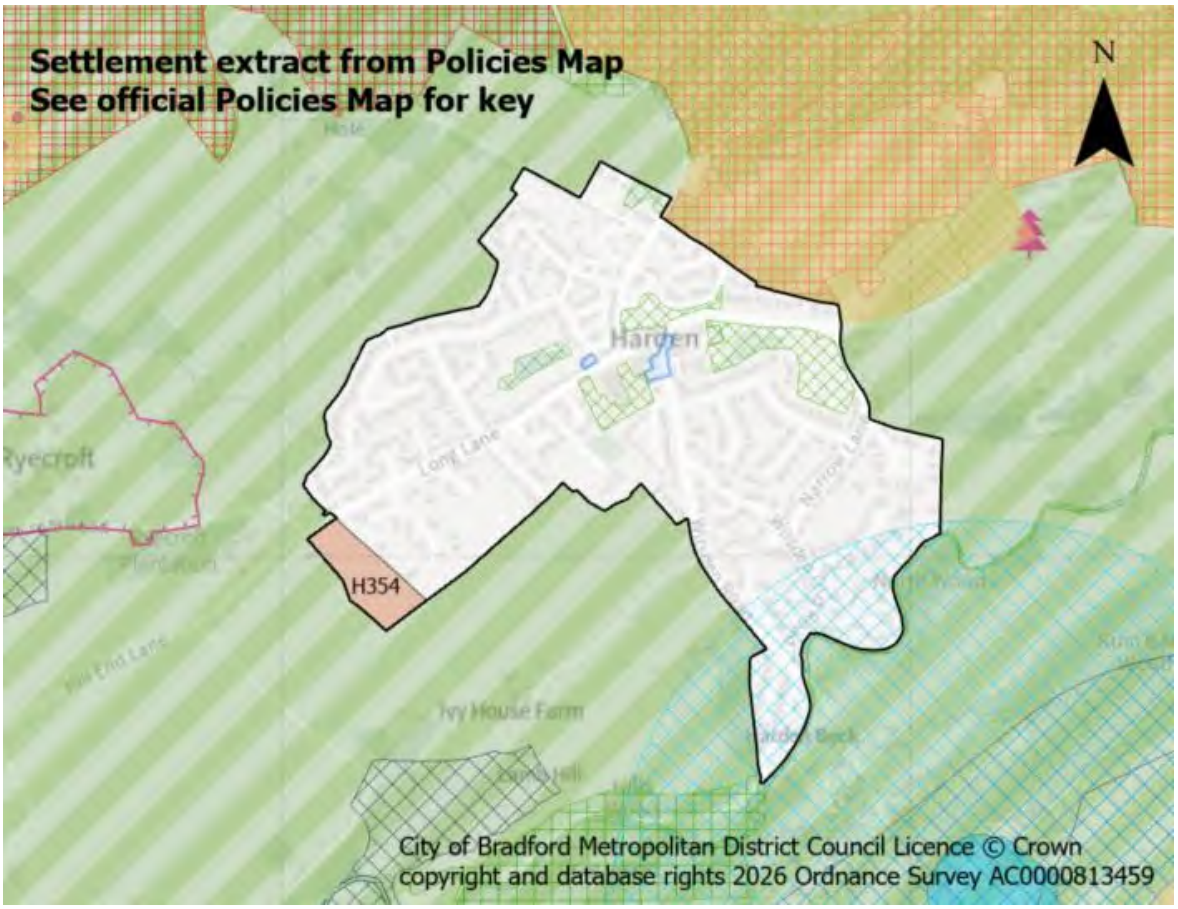
10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

11. This site benefits from outline planning permission for residential development for 10 dwellings requesting consideration of access, layout and scale (24/03110/MAO) granted in January 2025. Accordingly it has been identified as a site allocation.

POLICY HR1 – HARDEN

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the policies map. The focus for sustainable development of this small village reflects its function and character balanced against heritage and environmental constraints.**

2. **Development proposals should have regard to, and be consistent with, the made (adopted) Harden Neighbourhood Development Plan.**

Meeting Growth Needs

3. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   d) **Deliver approximately 47 dwellings through a combination of sites under construction and new site allocations through the plan period as set out in Table HR1.1.**

   Table HR1.1 - Harden

	Under Construction	Planning Permission	Site Allocations
Totals	4	-	43

e) **Deliver housing site allocations as shown on the policies map and section 5:**

- **H354: Long Lane**

4. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.**

5. **Support the Harden's Local Centre and its diversification where appropriate, to help retain employment opportunities within the settlement and ensure its long-term sustainability. Employment uses will continue to be concentrated within the settlement as set out under Policy HNDP22 of the made (adopted) Neighbourhood Development Plan.**

Local Services and Facilities

6. **Support Harden's Local Centre, shown on the Policies Map, as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities, in compliance with Policy HNDP13 of the made (adopted) Neighbourhood Development Plan.**

7. **Protect and enhance designated Local Green Spaces and open spaces in compliance with Policy HNDP18 of the made (adopted) Neighbourhood Development Plan such as Harden Memorial Hall Park and St Ives and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study including the provision of allotments, natural and semi-natural greenspace, and expand areas of play.**

8. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

9. **Maintain and enhance the landscape setting with its Harden Upland Wooded River Valleys character area, landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

10. **Protect and enhance strategic green and blue networks and corridors and habitat networks which surround the village, to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments. Consideration should be given to the Green and Blue Infrastructure Strategy.**

11. **Protect and enhance Local Wildlife Sites, the National Nature Reserve, wildlife habitat networks and priority habitats within and surrounding the settlement to the north, south and east, particularly around Harden Moor and across to St Ives, and also along the Harden Beck corridor.**
12. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

13. **Development should conserve and enhance key heritage assets and their settings within and adjacent to the settlement, in line with Policy HE1. This includes Ryecroft Conservation Area and Listed Buildings as well as non-designated heritage assets, as identified in the made (adopted) Neighbourhood Development Plan.**

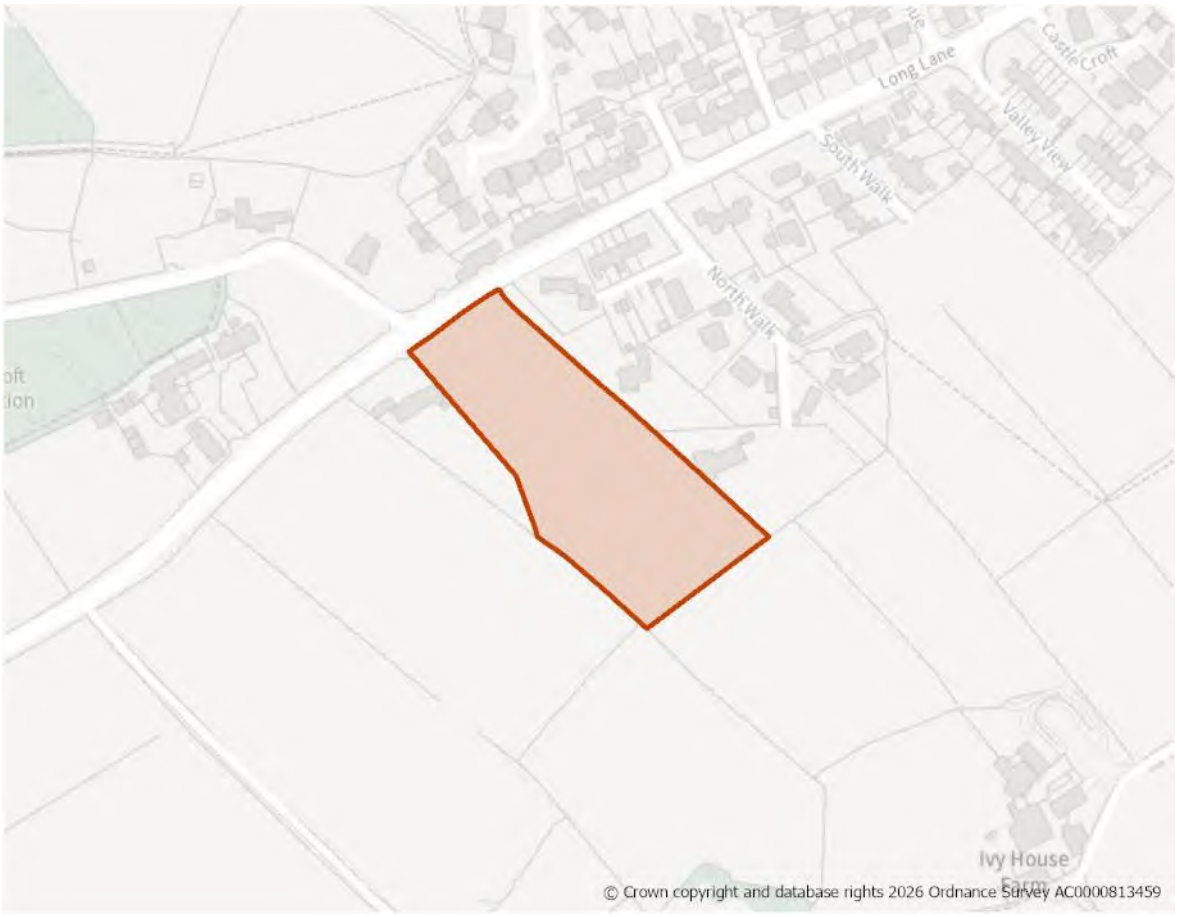
Local Infrastructure

14. **Support improvements and access to public transport and active travel, including enhanced links to Bingley railway station, in compliance with Policy HNDP10 of the made (adopted) Neighbourhood Development Plan.**

15. **Contributions towards improvements in community infrastructure, including consideration of additional education and healthcare provision.**

16. **Continue to support opportunities to improve walking and cycling links between the settlements of Keighley, Cullingworth, Wilsden and Bingley.**

H354: Long Lane, Harden

Site Boundary


Site Size (ha) Gross	1.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	Greenfield
Ward	Bingley West
Settlement	Harden
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 43 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement as well as its proximity to agricultural uses. Care should be given to the impact on the setting of nearby heritage assets. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.
3. Design and layout should also reflect relevant policies within the Harden Design Code found in the Harden Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new access would be required off Long Lane, where footways and streetlighting are present.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. There are trees protected by Tree Preservation Orders located along the eastern boundary of the site. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is within the setting of two Grade II Listed Buidlings (Hill End Farm and Ivy House Farm). A Heritage Impact Assessment (HIA) has been carried out on this site and indictes that it is likely that it will be possible to mitigate the impact of development on the site so that the levels of harm are considered acceptable. The retention of the trees around the boundaries of the site and the strengthening of the landscaping along the southern edge of the site will be essential to maintain the sense of separation and to limit the visual impact of development upon the setting of the nearby listed buildings.
9. Development of the site will need to be informed by and respond to the nearby heritage assets. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the

materials. Careful consideration of the landscape will be important with a strategy that includes the retention of the existing trees. The existing stone boundary wall along the frontage to Hill End Lane/Long Lane should also be incorporated to ensure that this element of the rural character of the site is retained.

Environmental Protection

10. The majority of the site is classed as 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Harden there is a need to increase provision of allotments, and natural/semi-natural greenspace, as well as encouraging opportunities to expand play provision catering for older aged children.
12. Harden is well catered for in terms of green and blue infrasturcture provision, but with some additional need to the northwest. There is opportunity to further enhance the existing green and blue infrastructure assets within the settlement.

Landscape

13. The site is located within the Harden Upland Wooded River Valleys LCA (C3) which is recognised as a diverse landscape of parkland, pasture and wooded valleys linked by a strong network of public rights of way, together with the sense of time depth displayed in the area creates a strong sense of place.
14. The Landscape Sensitivity Assessment indicates that existing tree belts should be maintained where possible and opportunities to integrate low-density housing with tree planting should be taken throughout the site and along the boundaries. This is a well wooded landscape where tree planting would be both in character and would further enhance character. Development should be sited slightly back from the minor ridgeline forms where the slope becomes steeper to retain the natural character to the south.
15. The local topography, views and vistas will be effected from development of the site. Outlined in Policy HNDP21 of the Harden Neighbourhood Development Plan, development affecting these views and vistas should be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity.

Green Belt (and Golden Rules)

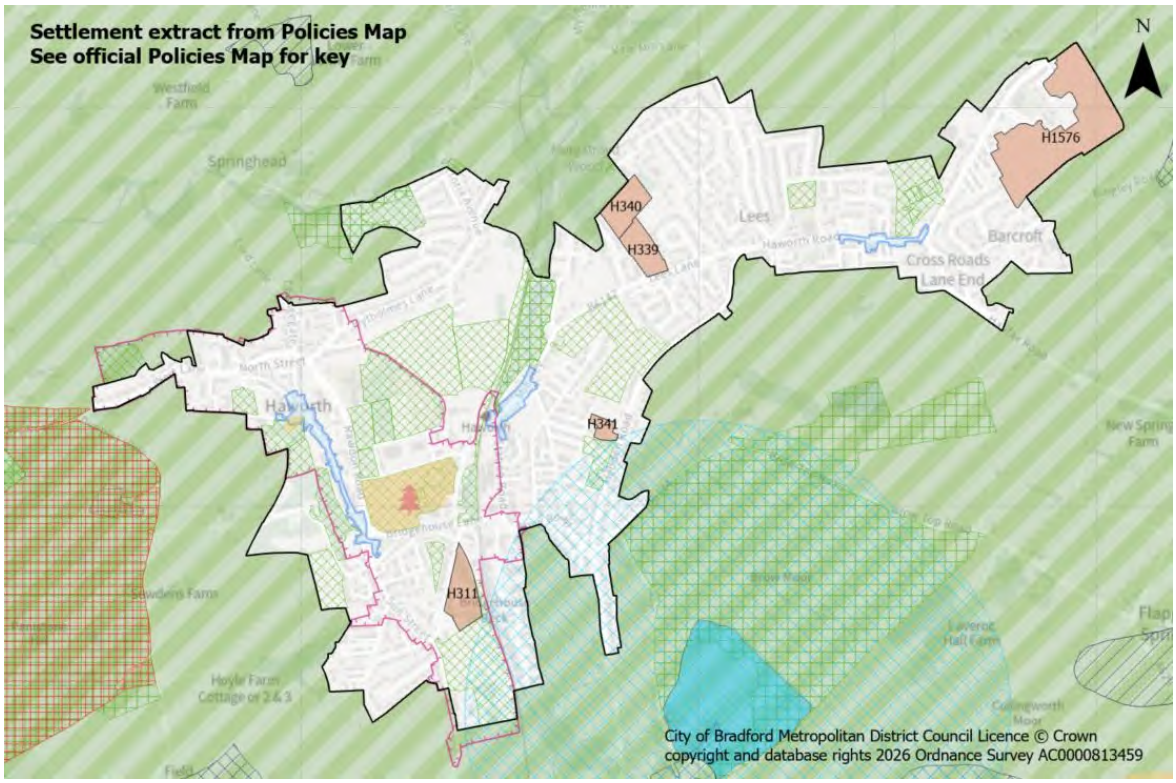
16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY HA1 – HAWORTH AND CROSS ROADS

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The settlement boundary is defined on the Policies Map. As a large village with public transport links that support a wider catchment for services and facilities, it is identified as a focus for sustainable development. A balanced approach to growth is required, reflecting its character as a tourist destination associated with the Brontës and the Keighley and Worth Valley heritage railway, while recognising the area's wider environmental constraints.**

2. **Development proposals should also have regard to and be consistent with the Haworth, Cross Roads and Stanbury Neighbourhood Development Plan, where applicable.**

Meeting Growth Needs

3. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   f) **Deliver approximately 252 dwellings through a combination of sites under construction and new site allocations through the plan period as set out in Table HA1.1**

Table HA1.1 - Haworth.

	Under Construction	Planning Permission	Site Allocations
Totals	14	-	238

g) Deliver housing site allocations as shown on the policies map and section 5:

- **H1576: Worstead Road, Cross Roads**
- **H311: Ivy Bank Lane, Haworth**
- **H339: Land North of Lees Lane (1) Lees, Cross Roads**
- **H340: Land North of Lees Lane (2), Lees, Cross Roads**
- **H341: Ashlar Close, Haworth**

4. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.**

Local Services and Facilities

5. **Support the range and quality of uses within the three designated Local Centre's (Main Street, Mill Hey and Cross Roads) as key hubs for the community to meet their day-to-day retail needs.**

6. **Support the diverse mix of retail, leisure and cultural uses and strong independent business sector and established visitor attractions together with maintaining the high-quality environment, public realm, and distinctive character.**

7. **Protect and enhance designated Local Green Spaces as identified in Policy GE2 of the adopted Neighbourhood Development Plan and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study in compliance with Policy NE2.**

8. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

9. **Maintain and enhance the landscape setting within the Worth Upland Wooded River Valleys landscape character area, landscape features, fields and overall settlement pattern.**

10. **Integrate development within the wider landscape setting through retaining existing features, screening, trees belts and alignment with the edge of established built form.**

Historic and Natural Environment

11. **Protect and enhance strategic green and blue infrastructure networks and corridors including the Worth Valley to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

12. **Protect and enhance the five designated Local Wildlife Sites and Local Geological Sites as well as habitat networks and priority habitats within and adjacent to the settlement.**

13. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

14. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

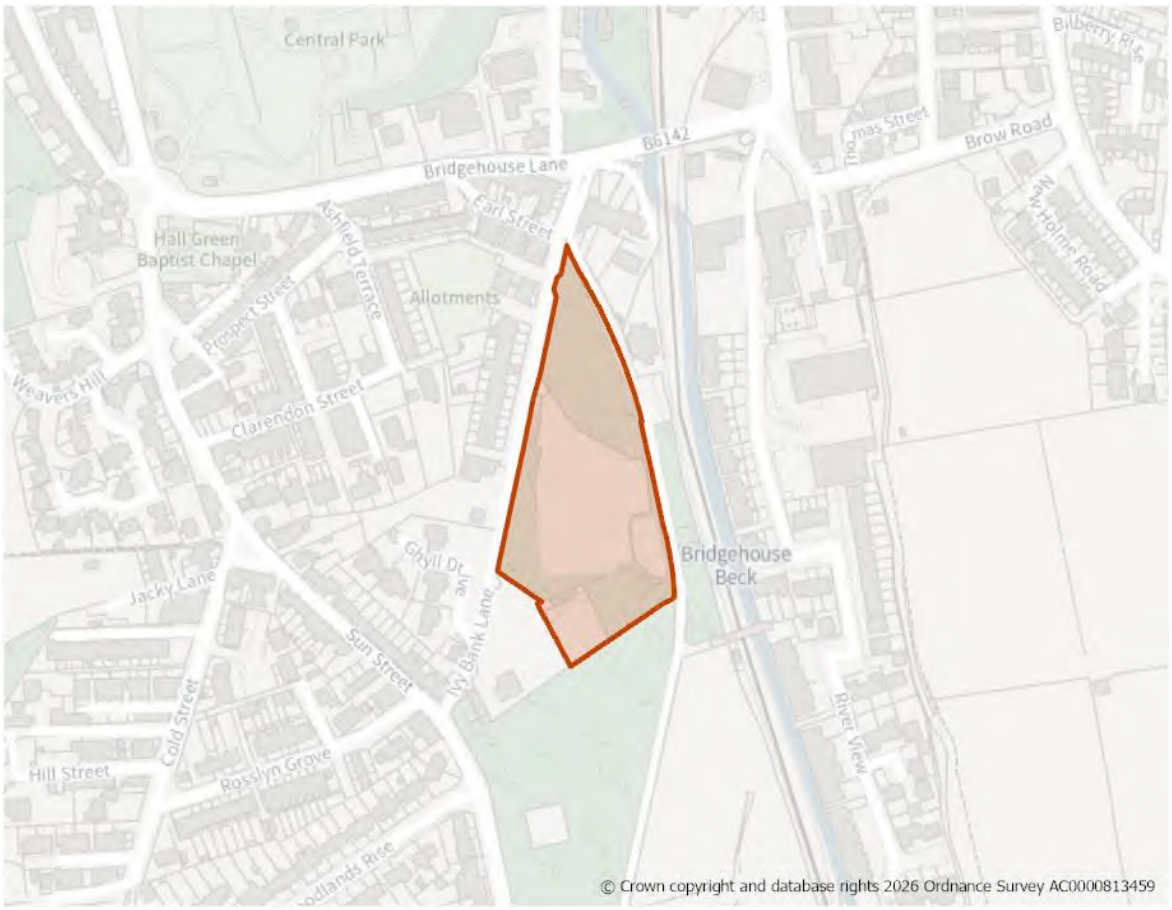
15. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the two Conservation Areas and 84 Listed Buildings (including the Grade I listed Haworth Parsonage and Grade II* Church of St Michael and All Angels and Ponden Hall, a Grade II Registered Historic Park (Central Park), as well as non-designated heritage assets.**

Local Infrastructure

16. **Support improvements and access to public transport and active travel, including enhanced links to Keighley railway station.**

17. **Contributions towards improvements in community infrastructure, including consideration of additional education and healthcare provision.**

H311: Ivy Bank Lane, Haworth

Site Boundary


Site Size (ha) Gross	1.16
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	Mixed
Ward	Worth Valley
Settlement	Haworth
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 30 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 30 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. This is a former mill site which has constraints in terms of highways and access, ecology, heritage and surface water flooding, previous permissions indicate that with careful design, it is possible to overcome these constraints.
3. The existing priority woodland on the southern portion of the site must be retained and reinforced with an appropriate buffer area.
4. The site is within the boundary of the Haworth, Cross Roads and Stanbury Neighbourhood Development Plan (2019–2030).

Site Access, Highways and Transport

5. Access can be achieved via Ivy Bank Lane, which would require significant improvements to link the site to the external highway. Previous highway schemes have been approved in now lapsed planning permissions.

Flooding, Water and Drainage

6. There are some parts of the site which are at risk of surface water flooding. These are largely around the centre but there are also some areas to north and south-west. Surface water run-off rates post development should not exceed existing greenfield run-off rates. Measures that achieve this should be discussed and agreed with the Local Lead Flood Authority and the Environment Agency at the planning application stage. Above ground SuDs should be used as far as practicable, and discharge restricted to greenfield run-off rates and volumes.
7. The site lies within a Groundwater Source Protection Zone (SPZ II). Development proposals must demonstrate that groundwater resources and public water supplies will not be adversely affected, and implement any necessary mitigation measures.

Natural and Historic Environment

8. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
9. Southern part of site is composed of priority woodland. Existing mature trees along the southern boundary of the site are protected by a Tree Preservation Order. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
10. Non-wooded parts of the site might also be of high wildlife value (50% Natural/semi-natural green space. 30% Semi-improved neutral grassland). Full ecology surveys are required prior to development.
11. North of the site is identified in the LNRS with the prefered measure B4_M02: Significantly boost biodiversity wherever possible where there are existing

habitats alongside transport infrastructure. The south of the site has a preferred measure of B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

12. Development proposals must take a positive, context-led approach to design that achieves an appropriate style, scale and massing, in order to limit negative impacts on the setting of the Haworth Conservation Area, Grade II Listed Bronte Park Nursing Home and other designated and non-designated heritage assets that are in the vicinity of the site.

Environmental Protection

13. Site located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a deficiency in playing field provision within Haworth and Cross Roads. Additional playing field space is required to meet current and future recreational needs and is considered a high priority.
15. The site is within an area of moderate provision but high need for green and blue infrastructure. Development proposals should concentrate on the creation of new, and enhancement of existing green and blue infrastructure.

Landscape

16. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

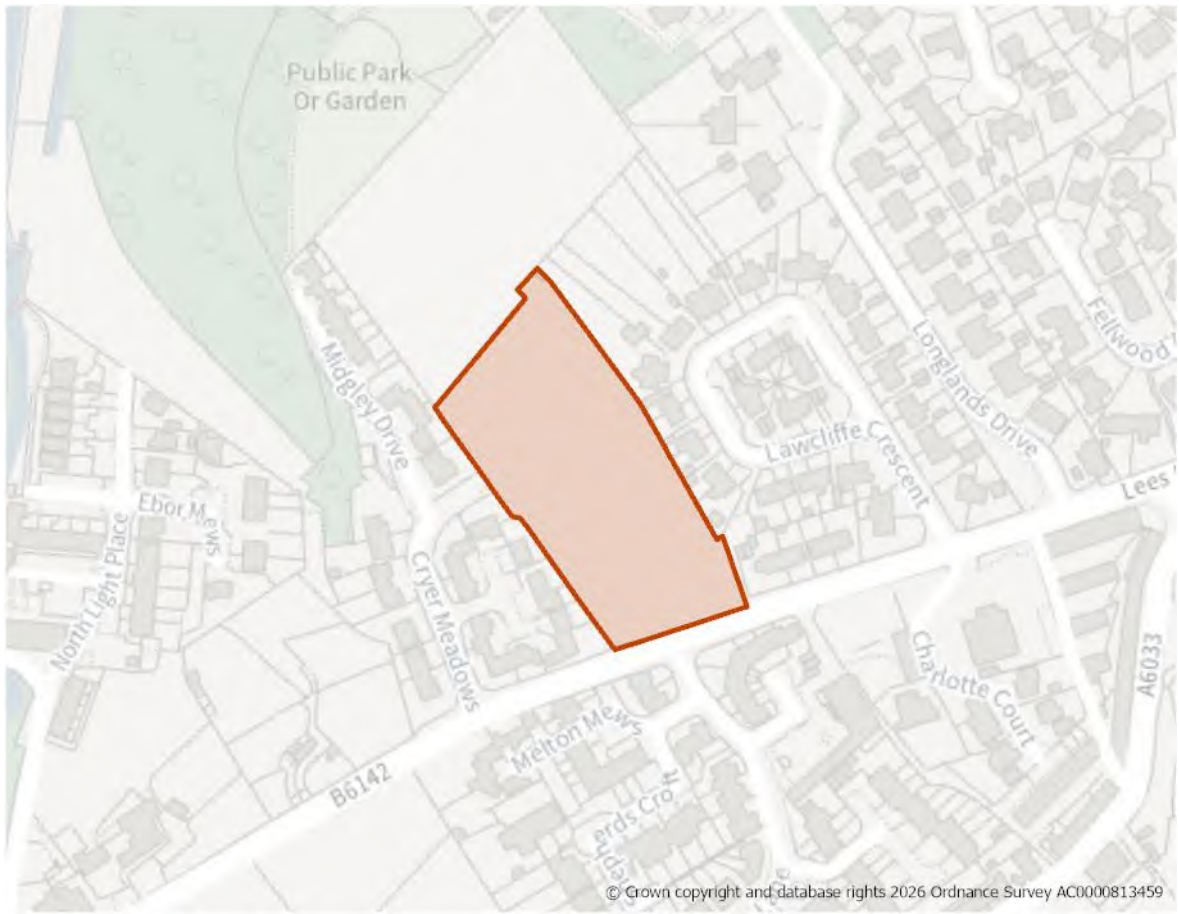
Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

18. The site benefits from an outline planning permission (18/03530/MAO) for 33 dwellings or up to 30 retirement apartments (C2) and up to 17 residential dwellings with associated access, which was granted on 29th April 2022. The outline permission is considered extant as there is a reserved matters application pending determination. Accordingly it has been identified as a site allocation.

H339: Land North of Lees Lane (1) Lees, Cross Roads

Site Boundary


Site Size (ha) Gross	0.87
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	27
Site Type	Greenfield
Ward	Worth Valley
Settlement	Haworth
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 27 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. The topographical nature of the site may mean that some levelling or terracing is required, a sensitive site design will be required to mitigate any impact on drainage, the surrounding landscape and nearby green infrastructure assets. The existing stone boundary walls should be retained.
3. An access point should be created to the north of the site to enable the development of site allocation H340.
4. Development should also be in line with the requirements of the design and other relevant policies within the made (adopted) Haworth, Cross Roads and Stanbury Neighbourhood Development Plan, including Policy H2: Lees Lane North, Cross Roads.

Site Access, Highways and Transport

5. A new access will be required off Cryer Meadows.

Flooding, Water and Drainage

6. A nominal flood risk assessment has been carried out for this site and shows that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. Any Flood Risk Assessment should include for a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is partially located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. There are a number of trees protected by Tree Preservation Orders located along the site's southern boundary. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.

Environmental Protection

10. The site is located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a deficiency in playing field provision within Haworth and Cross Roads. Additional playing field space is required to meet current and future recreational needs and is considered a high priority.
12. The site is located in an area with moderate to high provision, and moderate need, for green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

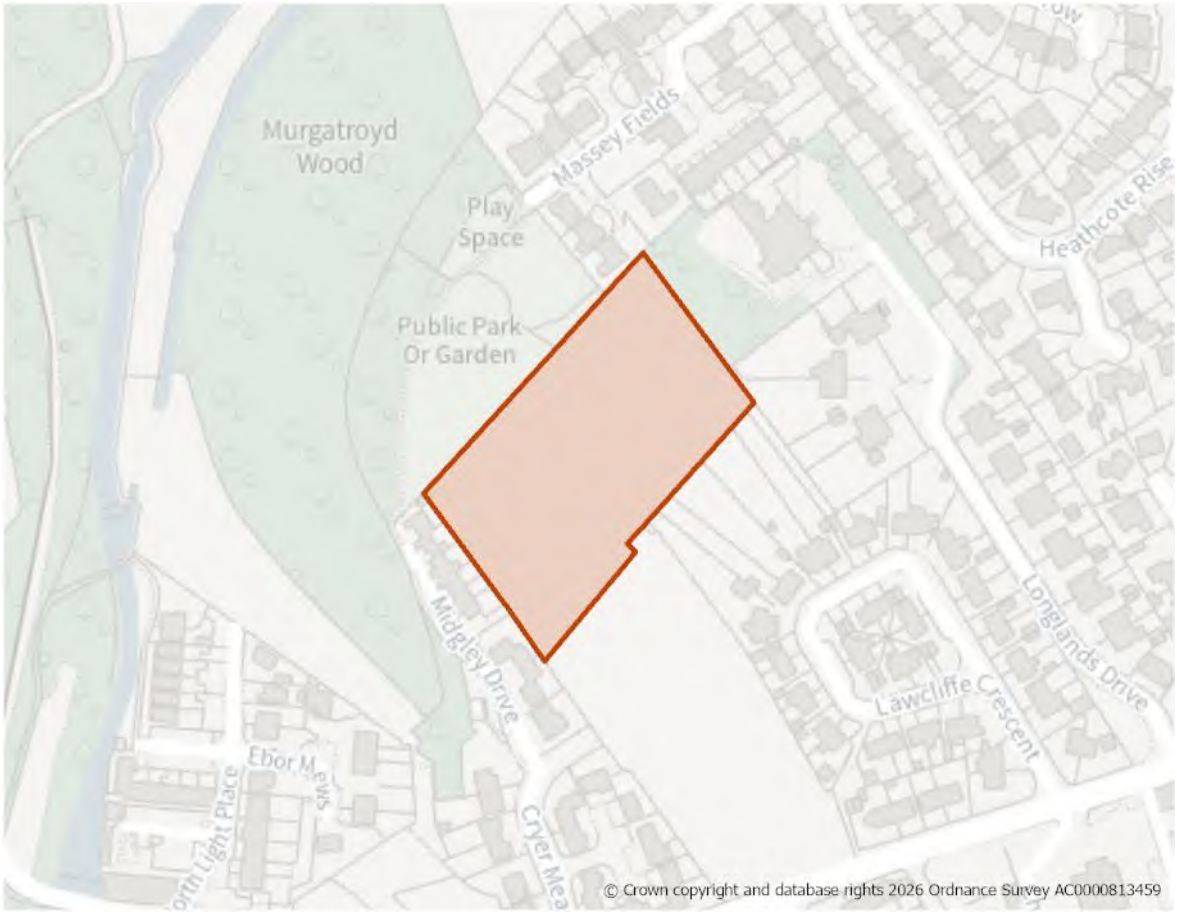
Landscape

13. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
14. The Landscape Sensitivity Assessment indicates that this site is more prominent and visible in the wider landscape due to its rounded and sloping landform (convex).

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H340: Land North of Lees Lane (2), Lees, Cross Roads

Site Boundary


Site Size (ha) Gross	0.97
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	Greenfield
Ward	Worth Valley
Settlement	Haworth
Ownership	Unregistered
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 30 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Development should also be in line with design and other relevant policies within the made (adopted) Haworth, Cross Roads and Stanbury Neighbourhood Development Plan.
3. The site would need to be developed after H339 or together as cohesive development.
4. The topographical nature of the site may mean that some levelling or terracing is required, a sensitive site design will be required to mitigate any impact on drainage, the surrounding landscape and nearby green infrastructure assets.

Site Access, Highways and Transport

5. A new access will be required through H339, once it is developed.

Flooding, Water and Drainage

6. A nominal flood risk assessment has been carried out for this site and shows that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. Any Flood Risk Assessment should include for a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is located within a bat alert area. The site is adjacent to a priority habitat (deciduous woodland) which is also classed as ancient woodland, buffer zones must be maintained. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. There are a number of trees protected by Tree Preservation Orders located along the site's northeastern boundary. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.

Environmental Protection ,

10. The site is located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any

planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a deficiency in playing field provision within Haworth and Cross Roads. Additional playing field space is required to meet current and future recreational needs and is considered a high priority.
12. The site is located in an area with moderate to high provision, and moderate need, for green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

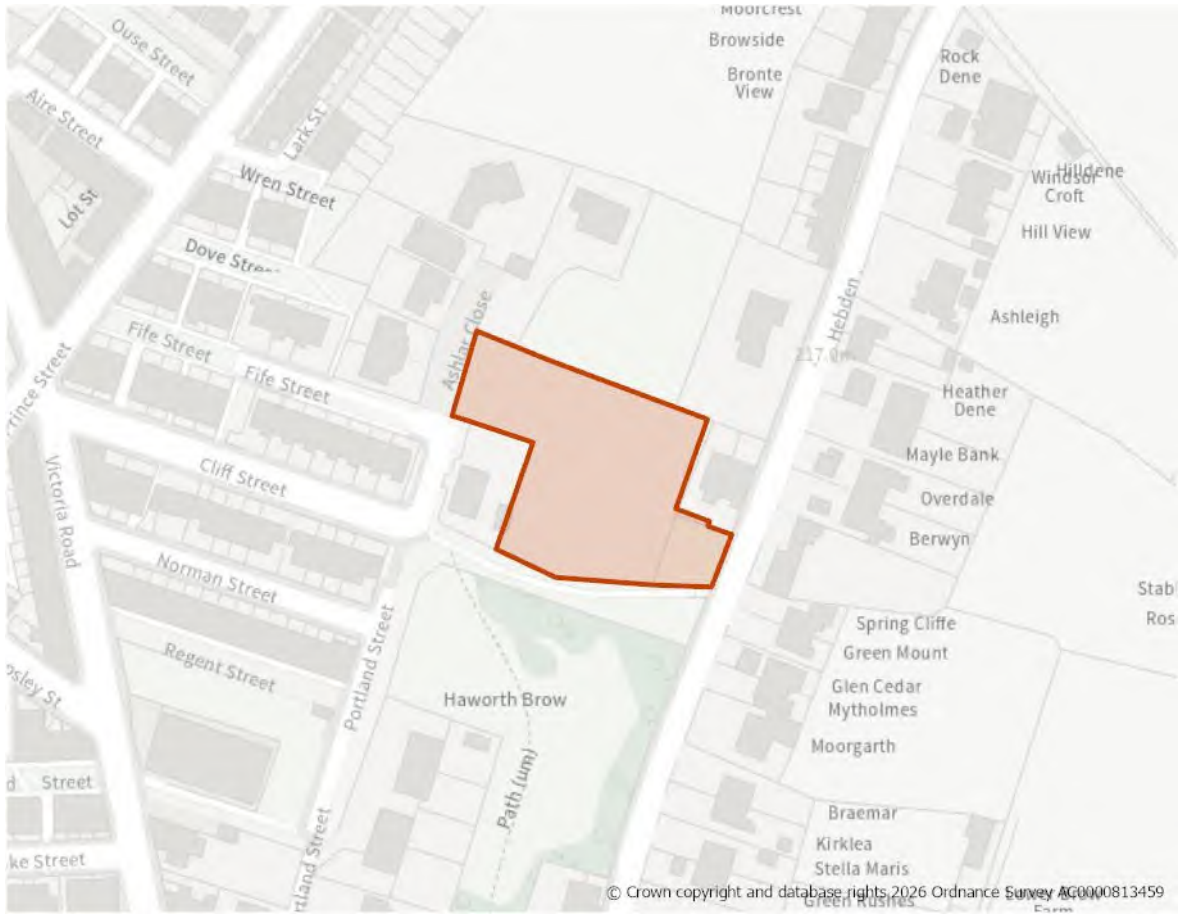
Landscape

13. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
14. The Landscape Sensitivity Assessment indicates that the landform and screening by existing trees can be used to intergrate the site into the ladnscape. Tree planting could further be used to integrate new development and connect to the swathe of woodland to the north-west of the site.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H341: Ashlar Close, Haworth

Site Boundary


Site Size (ha) Gross	0.29
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	10
Site Type	Greenfield
Ward	Worth Valley
Settlement	Haworth
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 10 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Due to the site's topography, a sensitive site design will be required to mitigate any impact on the surrounding landscape and areas of green infrastructure. The footpath to the south of the site should be retained and protected.
3. Development should also be in line with the requirements of the design and other relevant policies within the made (adopted) Haworth, Cross Roads and Stanbury Neighbourhood Development Plan.

Site Access, Highways and Transport

4. The new access would lead to Hebden Road, where there are footways and streetlighting present.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located in a designated Local Heritage Area (Haworth Brow) under Policy BHDD2/1 in the Haworth, Cross Roads and Stanbury Neighbourhood Development Plan.

Environmental Protection

7. A small area of the western side of the site is located within the 150m buffer of a former landfill site, the rest of the site is in the 250m buffer. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

8. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a deficiency in playing field provision within Haworth and Cross Roads. Additional playing field space is required to meet current and future recreational needs and is considered a high priority.
9. The site is within an area of moderate provision but high need for green and blue infrastructure. Development proposals should concentrate on the creation of new, and enhancement of existing green and blue infrastructure.
10. The site is adjacent to a designated Local Green Space (Haworth Brow) to the south.

Landscape

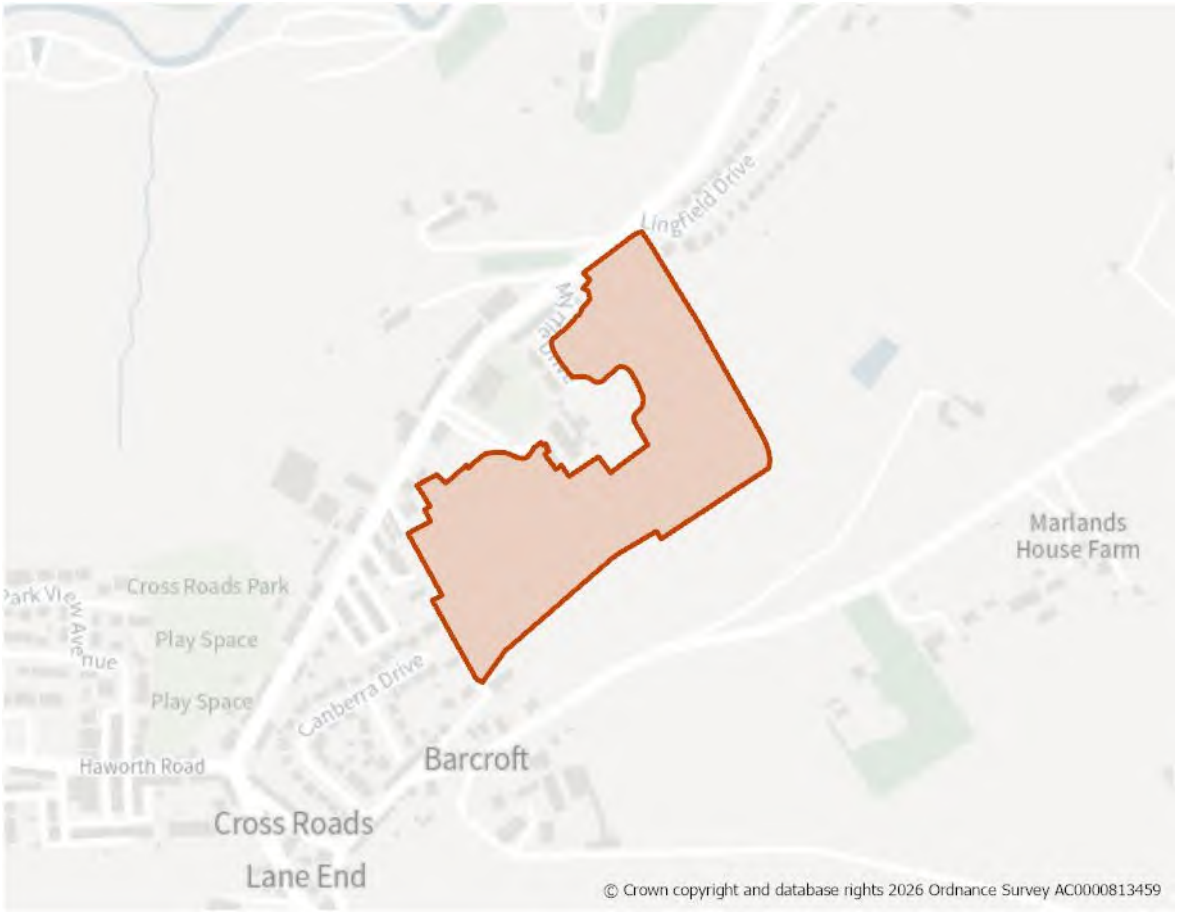
11. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth

and cultural associations displayed in the area create a strong sense of place. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1576: Worstead Road, Cross Roads

Site Boundary


Site Size (ha) Gross	5.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	141
Site Type	Greenfield
Ward	Worth Valley
Settlement	Haworth
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 141 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Due to the site's topography some levelling or terracing may be required. A sensitive site design will be required to mitigate any impact on drainage, the surrounding landscape and nearby green infrastructure.
3. Whilst not subject to TPOs, the mature trees within the site, along existing field boundaries should be retained. New tree planting should be located along the western boundary.
4. As part of the landscaping scheme, dry stone walls should be retained where possible.
5. The footpath which runs along the western boundary of the site should be retained and a sensitive design should be used, including housing orienation and boundary treatments for the safe use of the path.
6. Development should also be in line with the requirements of the design and other relevant policies within the made (adopted) Haworth, Cross Roads and Stanbury Neighbourhood Development Plan.

Site Access, Highways and Transport

7. A new access is required from Worstead Road. Some reconfiguration maybe necessary to provide acceptable visibility splays. The speed limit on Halifax Road may need to be reduced due to visibility.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The northern part of the site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. There is a belt of trees protected by a Tree Preservation Order, located along the northern boundary. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
11. There are some Non-Designated Heritage Assets identified in the Neighbourhood Plan, which are located adjacent to the site.

Environmental Protection

12. The southern portion of site is located within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.
13. The western part of the site is classed as 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a deficiency in playing field provision within Haworth and Cross Roads. Additional playing field space is required to meet current and future recreational needs and is considered a high priority.
15. The site is located in an area which has low provision and moderate need for green and blue infrastructure. Development proposals should focus on green and blue infrastructure creation, carefully designed to contribute towards site-specific issues e.g. flood mitigation, urban cooling etc.

Landscape

16. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
17. The Landscape Sesnsitivity Assessment was undertaken for the western half of the site, although the principals can be broadly translated to the while site. The assement rated the sensitivity as moderate and states that there is opportunity to integrate development sensitively into this partly enclosed site. Drystone walls should be retained were possible, particularly on the site periphery as should the existing mature trees. Tree planting, particularly on the western boundary of the site where there is existing woodland would help to integrate development into the landscape.

Other Constraints

18. The site is situated within the boundary of the Haworth, Cross Roads and Stanbury Neighbourhood Development Plan (2019–2030). The western part of the site is identified in Policy H1: Worsted Road, Cross Roads of that plan and development should be in accordance with the requirements of that policy.

Green Belt (and Golden Rules)

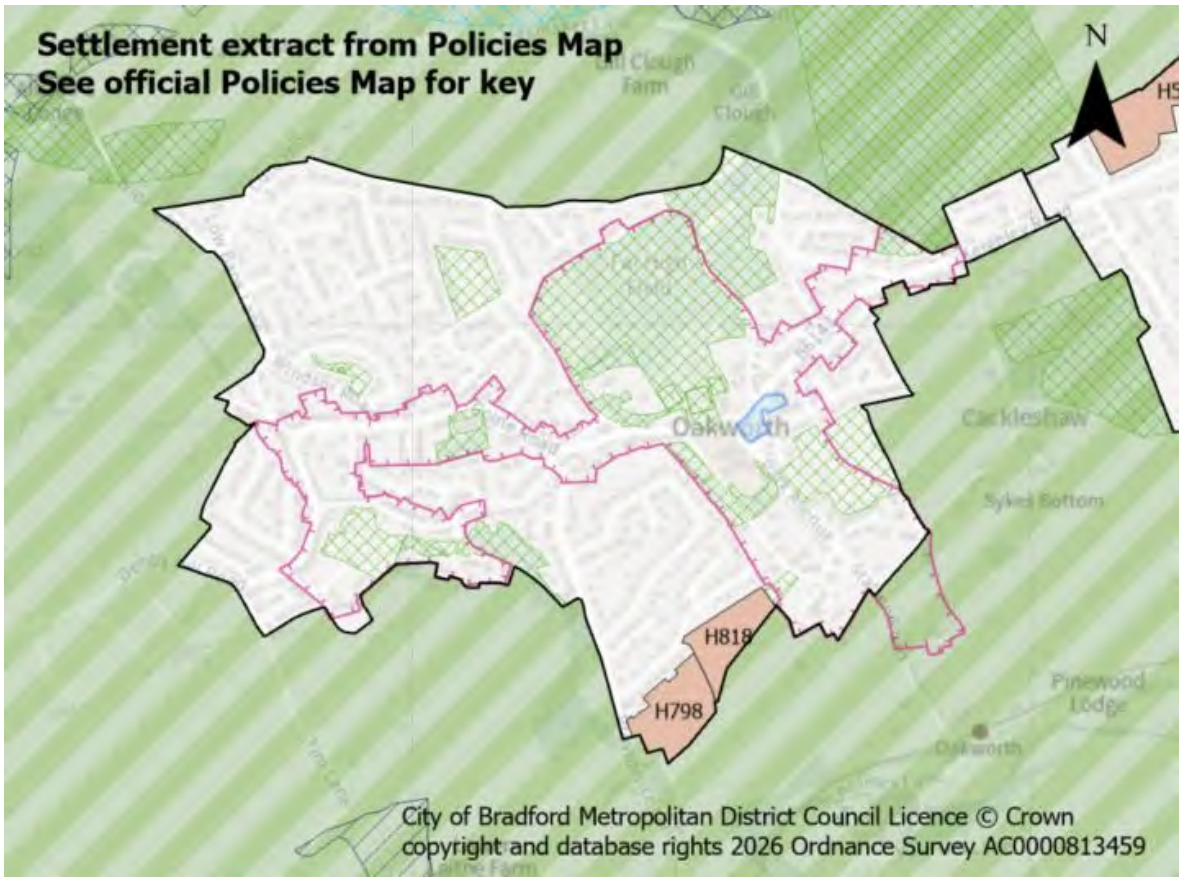
19. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY OA1 – OAKWORTH

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map. The focus for sustainable development of this medium village reflects its function and character balanced against heritage and environmental constraints.**

Meeting Growth Needs

6. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   h) Deliver approximately 84 dwellings through a combination of sites under construction, planning permissions and new site allocations through the plan period as set out in Table OA1.1

Table OA1.1 - Oakworth

	Under Construction	Planning Permission	Site Allocations
Totals	3	5	76

i) **Deliver housing site allocations as shown on the policies map and section 5:**

- **H798: Providence Farm, Providence Lane**
- **H818: Pasture Avenue**

2. **Proposals for residential development within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.**

Local Services and Facilities

3. **Support the range and quality of uses within the designated Oakworth Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

4. **Protect and enhance designated open spaces such as Holden Park in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out in the Open Spaces Study, seeking opportunities to increase the provision of outdoor sports space and play space where possible.**

5. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

6. **Maintain and enhance the landscape setting of the settlement within the character areas of the Keighley Moorland Fringe and Worth Upland Wooded River Valley and key landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

7. **Protect and enhance strategic green and blue corridors and habitat networks to the north, south and east of the village, particularly around the Branshaw Plantation and River Worth to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments. Consideration should be given to the Green and Blue Infrastructure Strategy.**

8. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

9. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

10. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Oakworth Conservation Area and various Listed Buildings as well as non-designated heritage assets.**

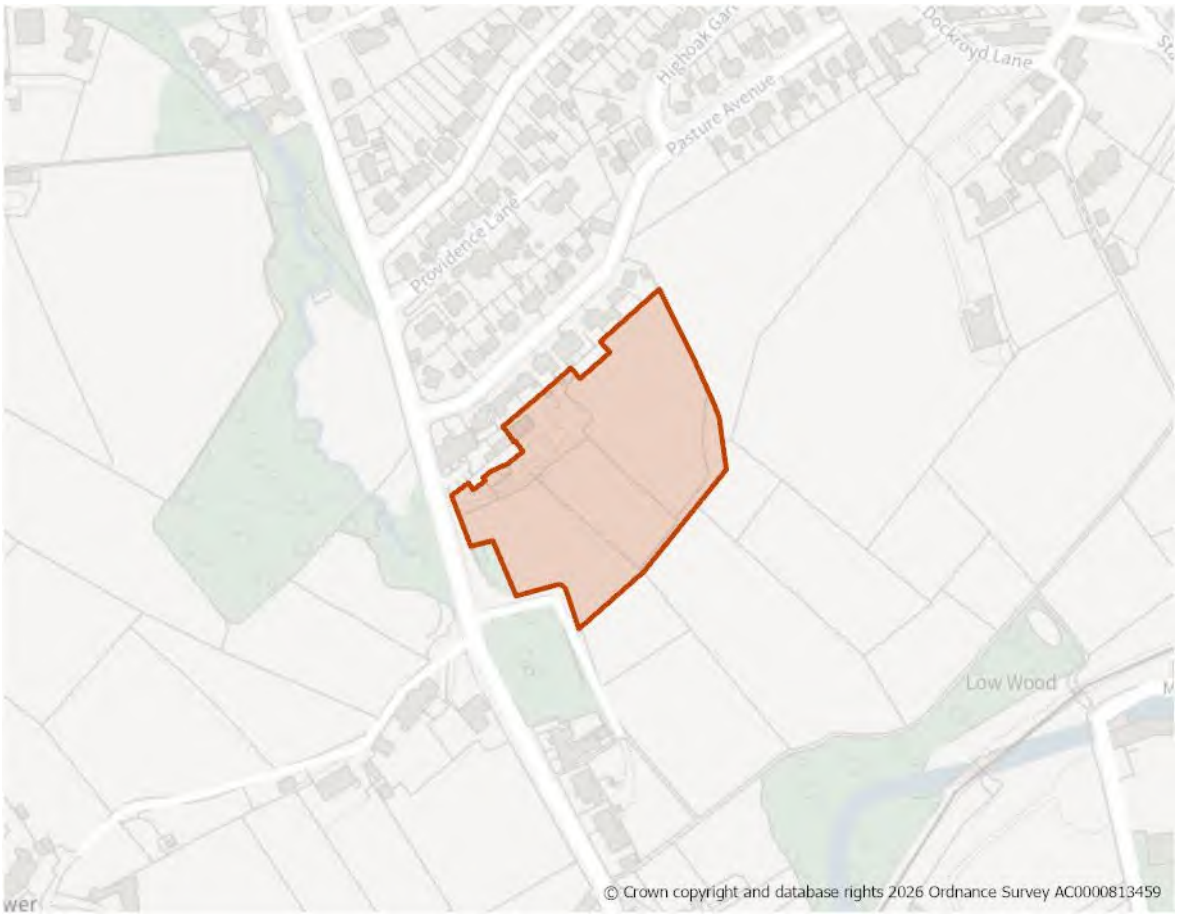
<u>Local Infrastructure</u>

11. **Support improvements and access to public transport and active travel, including enhanced links to Keighley railway station and measures to reduce traffic congestion on routes from Oakworth to Keighley, along Keighley Road.**

12. **Consider the opportunities to provide better connections between the village and Oakworth Station in order to continue to support the tourist attraction of the Keighley and Worth Valley Heritage Railway.**

13. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

H798: Providence Farm, Providence Lane, Oakworth

Site Boundary


Site Size (ha) Gross	1.35
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	43
Site Type	Greenfield
Ward	Worth Valley
Settlement	Oakworth
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 43 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required with consideration being given to the site's sloping topography and location on the edge of the settlement, as well as proximity to agricultural uses. Mitigation should be considered for any negative impacts on the surrounding landscape and to address areas of surface water floodrisk. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access would be required to join Providence Lane. There are footways and streetlights present along this road. Consideration will need to be given to providing an access to the adjacent housing allocation site (H818) and these sites could be delivered together.
4. The public right of way to the southwestern corner of site should be retained and improved.

Flooding, Water and Drainage

5. A Level 2 Strategic Flood Risk Assesssment (SFRA) has been carried out on this site and indicates that in terms of fluvial flood risk almost the entire site is located within Flood Zone 1. There is a very small area along the western boundary of the site within Flood Zone 2 and therefore at medium risk. In terms of flooding from surface water the site is at predominantly very low risk. The SFRA indicates that it should be possible to develop this site for more vulnerable uses. Any FRA should consider surface water modelling of the site and consider safe access and escape routes.

Natural and Historic Environment

6. The majority of site lies within Zone C Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3. Small parts of the western boundary are within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. There are trees protected by Tree Preservation Orders along the southwestern boundary of the site and must be retained and protected. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.

8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. The western site boundary is identified in Local Nature Recovery Strategy (LNRS) with preferred measure W4_M02 - Create new reedbeds, wet grasslands, floodplain meadows, open standing water and wet woodland around known areas of lowland raised bog. These will attract amphibians, invertebrates and birds.

Environmental Protection

10. The majority of site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Oakworth there is a need for increased provision of outdoor sports space and play provision for older children.
12. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

13. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
14. The Landscape Sensitivity Assessment indicates that the site is an area of low-moderate landscape senstivity and that the site could be developed to provide a more integrated settlement edge with sensitive design enabling open views across the valley to be maintained. It benefits from being relatively well contained by existing vegetation within its wider context, with woodland to the south-west and to the south on the railway line. The site is at a lower level than existing housing and new development could be nestled into the lower slopes. Areas of tree planting on boundaries could be retained, strengthened, and connected to soften and integrate the new development and settlement edge.

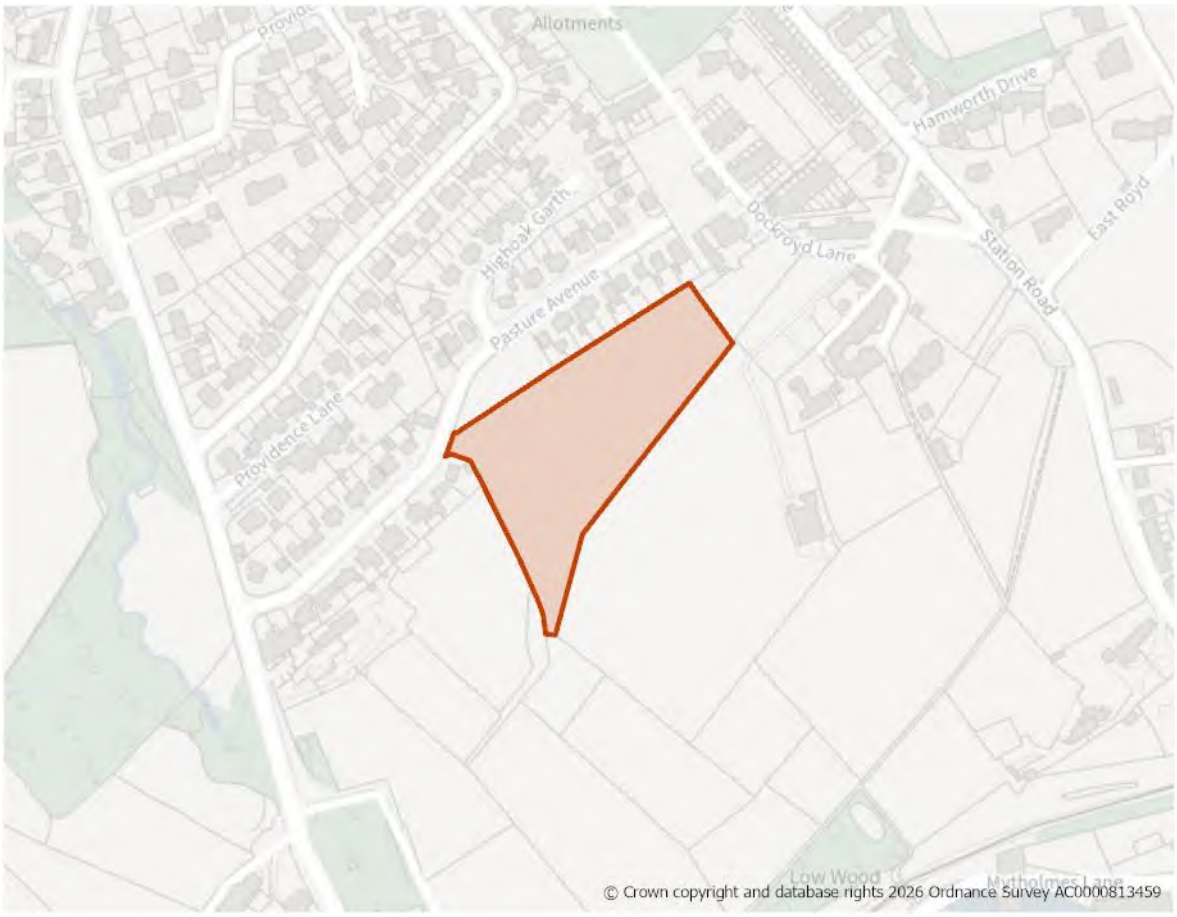
Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H818: Pasture Avenue, Oakworth

Site Boundary


Site Size (ha) Gross	1.06
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	33
Site Type	Greenfield
Ward	Worth Valley
Settlement	Oakworth
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 33 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. A sensitive design and layout should give consideration to the site's sloping topography, its proximity to, and impact on the adjacent conservation area (including consideration of the use of natural materials), and any relevant measures to mitigate impacts on drainage and the surrounding landscape. Enhancements should be made to the surrounding Green Belt land including improvements to any nearby public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access would be required at Pasture Avenue, where footways and streetlights are present. Visbility splays should be possible. Direct access off Pasture Avenue but would need to be improved to adoptable standards. Alternative access could be provided through the adjacent housing allocation H798 and consideration should be given to developing the sites together.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change, however safe access and escape routes in the long term should be considered further. Any FRA should include for a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The site is adjacent to the Oakworth Conservation Area. A Hertiage Impact Assessment (HIA) has been carried out for this site. It states that the site is at the rural fringe of Oakworth and beyond this, the landscape character changes to rural agricultural groupings and with long-range open views. While development will inevitably alter the rural setting, sensitive design may minimise harm across parts of the site.

8. Development of the site will need to be informed by and respond to the surrounding high-quality development. Likely, the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and that this should also be reflected in the materials. Design and materials should be of a very high quality. Careful consideration of the landscape strategy, including retention of the existing mature trees, will be needed. The existing stone boundary wall along the boundary of the site should also be incorporated to ensure that this element of the rural character of the site is retained. The proposed buildings should not turn their backs to the Pasture Ave and should not be more than two storeys in height to avoid excessively dominating the existing buildings in the wider context.
9. A landscaped buffer or area of open space is likely to be required around the buildings in the context of the site to enable views and to allow the buildings to be viewed in the context of open space and to allow an understanding of their function. This should be substantial enough to provide meaningful and effective separation between the development and the existing context buildings.
10. The HIA concludes that new development can be accommodated on this site, although any development in the eastern section is likely to result in less than substantial harm of an unacceptable level. With a sensitive design and appropriate mitigation measures the remaining area of the site is likely to result in less than substantial harm of an acceptable level. It will be important for the development to carefully consider and investigate the mitgiation options to protect the landscape, views, and character of the wider setting.

Environmental Protection

11. The majority of site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out Appendix 11. The Open Space Assessment indicates that in Oakworth there is a need for increased provision of outdoor sports space and play provision for older children.
13. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

14. The site is located within the Worth Upland Wooded River Valleys Landscape Character area/type (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
15. The Landscape Sensitivity Assessment indicates that the site is an area of low-moderate landscape sensitivity. The site could be developed to provide a more integrated settlement edge with sensitive design enabling open views across the valley to be maintained. It benefits from being relatively well contained by existing vegetation within its wider context, with woodland to the south-west and to the south on the railway line. The site is at a lower level than existing housing and new development could be nestled into the lower slopes. Areas of tree planting on boundaries could be retained, strengthened, and connected to soften and integrate the new development and settlement edge.

Green Belt (and Golden Rules)

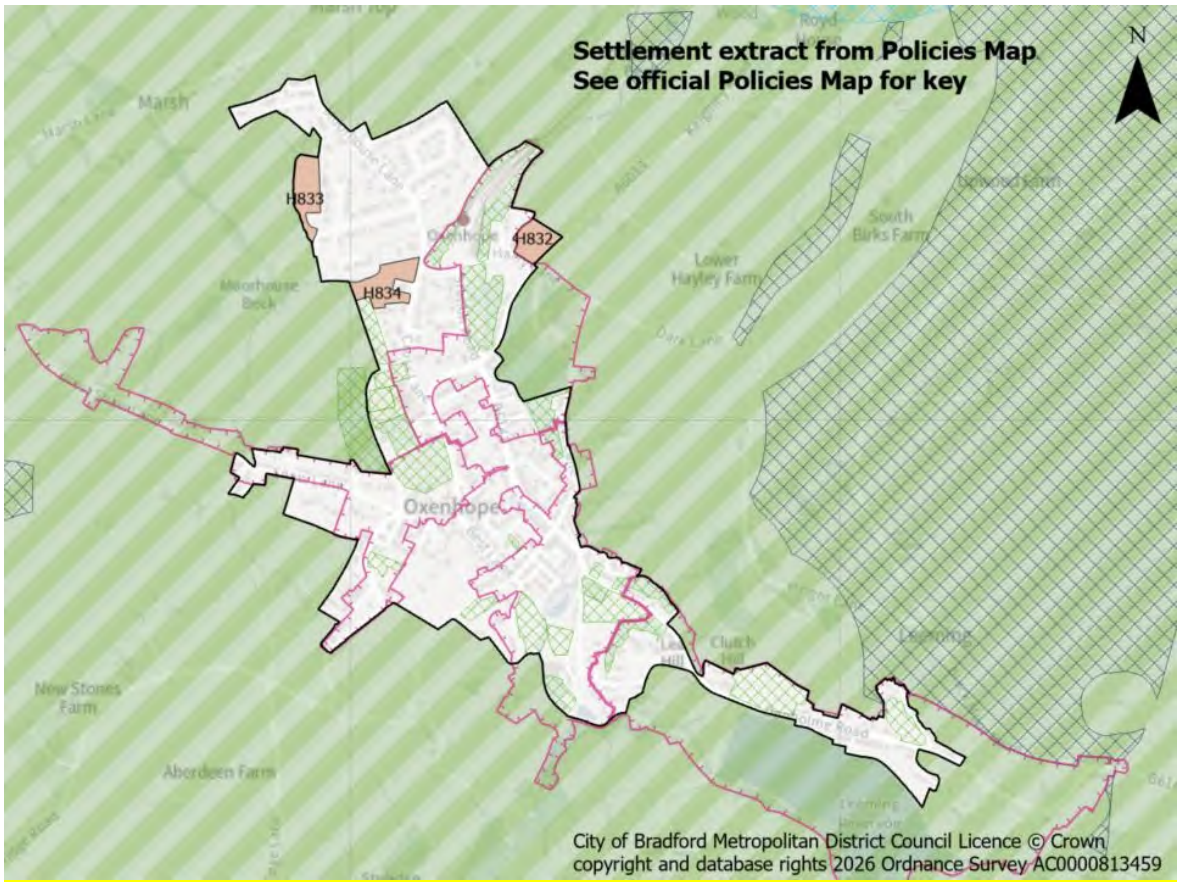
16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY OX1 – OXENHOPE

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map. The village consists of the main settlement of Oxenhope and the separate, distinct hamlet of Leeming to the southeast. The focus for sustainable development of this small village reflects its function and character balanced against heritage and environmental constraints.**

2. **The settlement features significant environmental constraints which focuses growth to its elongated settlement form.**

3. **Development proposals should have regard to and be consistent with the made (adopted) Oxenhope Neighbourhood Development Plan and Design Guide where applicable.**

Meeting Growth Needs

4. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

j) **Deliver approximately 65 dwellings through a combination of sites under construction, planning permissions and new site allocations through the plan period as set out in Table OX1.1.**

Table OX1.1 - Oxenhope

	Under Construction	Planning Permission	Site Allocations
Totals	9	5	51

k) **Deliver housing site allocations as shown on the policies map and section 5:**

- **H832: Land on Harry Lane**
- **H833: Crossfield Road**
- **H834: Cross Lane**

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.**

6. **Support initiatives for the sustainability and diversification of agricultural and rural enterprises.**

7. **Support start-up and small businesses within creative and digital industries in line with Policy ED5 of the made (adopted) Oxenhope Neighbourhood Development Plan.**

Local Services and Facilities

8. **This scale of development within this small village will help to sustain local services and facilities.**

9. **Protect and enhance Local Green Spaces identified in Policy GS1 of the made (adopted) Neighbourhood Development Plan and designated open spaces in the Local Plan such as the Millennium Green, and playing fields around Shaw Lane in compliance with Policy NE2. Support proposals which address deficiencies in open space provision as set out in the Open Spaces Study, seeking opportunities to increase provision of outdoor sports spaces, parks and gardens and expand provision of play areas where possible.**

10. **Maintain and enhance sporting and recreation facilities, including those identified in Policy GP3 of the made (adopted) Neighbourhood Development, whilst widened community access will be supported.**

Landscape

11. **Maintain and enhance the landscape setting of the settlement within the character areas of the Worth Upland Wooded River Valleys and Cullingworth and Haworth Moorland Fringe, and key landscape features, fields and overall settlement pattern.**

12. **Protect and enhance important views identified in Policy GP7 of the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

13. **Protect and enhance strategic green and blue corridors and habitat networks particularly to the east of the village along the Leeming water corridor, and also to the south of the village in the moorland and wood valleys around Paul Clough and Nan Scar Beck. Enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments in line with Policy H4 of the made (adopted) Neighbourhood Development Plan. Consideration should be given to the Green and Blue Infrastructure Strategy**

14. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

15. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

16. **Continue to protect the historic character of the village, ensuring new developments conserve and where appropriate, enhance the heritage significance and setting of relevant heritage assets and their settings within and adjacent to the settlement including the four Conservation Areas and variety of Listed Buildings as well as non-designated heritage assets identified within Policy GP2 of the made (adopted) Neighbourhood Development Plan.**

17. **Promote sustainable tourism in the village in association with the Keighley and Worth Valley Heritage Railway and the wider links to the surrounding moorland associated with the Brontes.**

Local Infrastructure

18. **Support improvements and access to public transport and active travel, including enhanced links to Keighley railway station.**

19. Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H832: Land on Harry Lane, Oxenhope

Site Boundary

Site Size (ha) Gross	0.54
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	17
Site Type	Greenfield
Ward	Worth Valley
Settlement	Oxenhope
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 17 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4), an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into considertation the site's location as a gateway into the village and within the setting of the Oxenhope Station Road conservation area, as well as its edge of settlement position and relationship with the wider landscape. Enhancements should be made to the surrounding Green Belt land including improvements to public rights of way which may offer opportunities for residents to access the countryside.
3. The design and layout should also reflect relevant policies within the made (adopted) Oxenhope Neighbourhood Development Plan and the Oxenhope Design Guide.

Site Access, Highways and Transport

4. A new access would be required from Keighley Road or improvements made to the access off Harry Lane, then on to Keighley Road. There are footways and streetlights on Keighley Road.

Flooding, Water and Drainage

5. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. There is a small area of surface water flood risk on the southern corner of the site. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. Any FRA should include a drainage strategy which looks at the surface water flow path as part of the site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area and there is deciduous woodland priority habitat located across the road to the east and south. Development proposals should respond positively to these assets. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is identified in the LRNS with the preferred measure G3_M03 - Buffer and link existing neutral grasslands.
9. The site is directly adjacent to the Oxenhope Station Road conservation areas. A Heritage Impact Assessment (HIA) has not been carried out for this site. The design of any development on the site should be in line with the requirements of Policy HE1.

Environmental Protection

10. The eastern part of the site is crossed from north to south by a lower voltage electricity transmission cable. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstartes how the Northern Power Grid and HSE Guidance have been applied as part of the desgin and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Oxenhope there is a need for increased provision of outdoor sports, parks and gardens, and play provision for older children.
12. The site is located in an area with moderate to high provision, and moderate need, for existing green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

13. The site is located within the Worth Upland Wooded River Valleys LCA (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

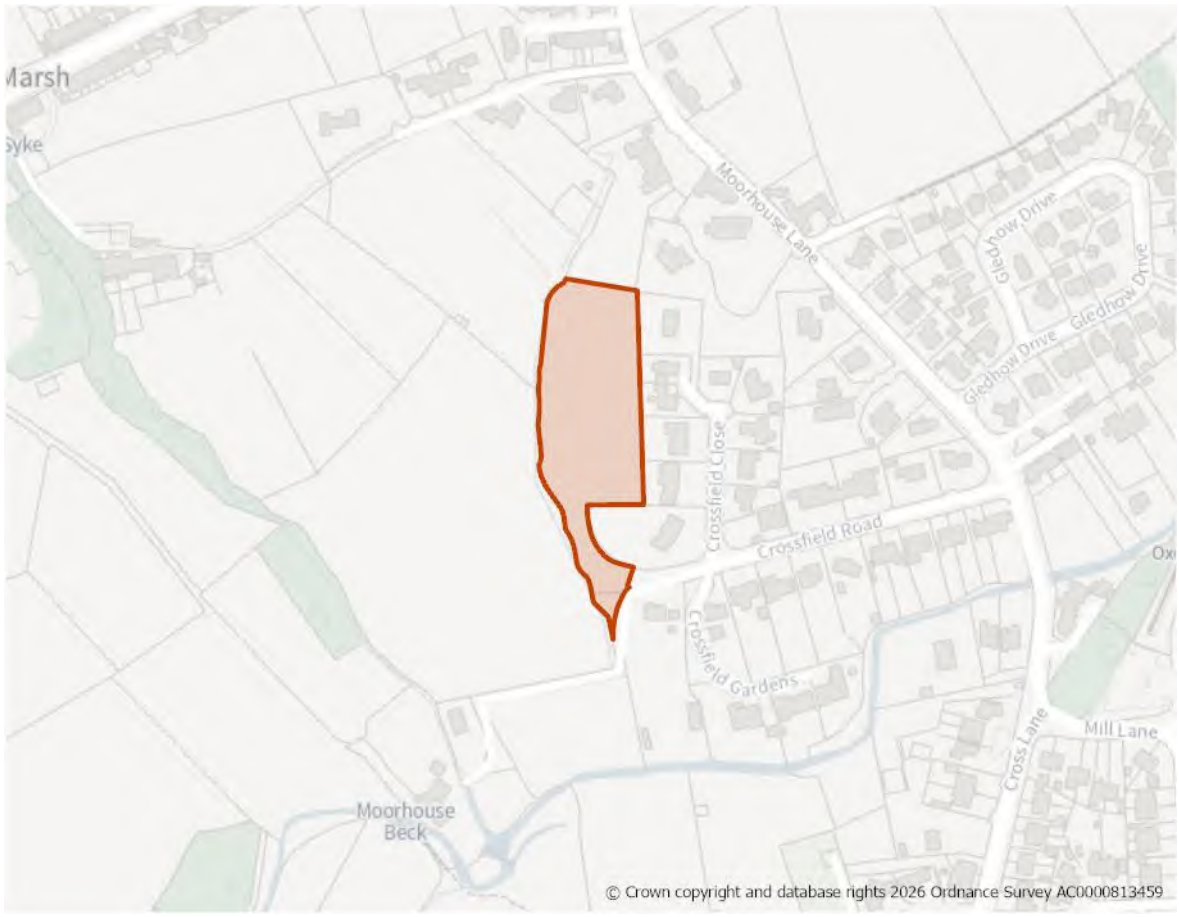
Green Belt (and Golden Rules)

14. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H833: Crossfield Road, Oxenhope

Site Boundary


Site Size (ha) Gross	0.69
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	9
Site Type	Greenfield
Ward	Worth Valley
Settlement	Oxenhope
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4), an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and its relationship to the surrounding rural landscape and existing residential development. Enhancements should be made to the surrounding Green Belt land including improvements to public rights of way which may offer opportunities for residents to access the countryside.
3. Design and layout should also reflect relevant policies within the made (adopted) Oxenhope Neighbourhood Development Plan and the Oxenhope Design Guide.

Site Access, Highways and Transport

4. A new access would need to be provided off Crossfield Road. There are footways and streetlights present along this road.

Flooding, Water and Drainage

5. A Level 2 Strategic Flood Risk Assessment has been carried out for this site and indicates that development should avoid areas of the site modelled to be at surface water flood risk, as well as areas in the south of the site modelled to be at residual risk from reservoir failure. The unmodelled tributary should be modelled to ascertain current and future fluvial flood risk to this site. No development should take place over the top of a culvert nor within 8m either side of the culverted section of watercourse. Surface water management is required and will involve detailed surface water modelling based on layout plans and detailed design as well as full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated for suitability across the majority of the site. Any FRA for this site would need to be accompanied with a detailed drainage strategy informed by further pluvial modelling to help inform the identification of access and escape routes that are safe in all observed events.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. Existing woodland along the northern boundary of the site is protected by a Tree Preservation Order and these trees should be protected and enhanced with additional planting.
8. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. Land directly to the west of the site is identified in the LRNS with the preferred measure T2_M04 - Extend and connect tree and woodland cover across the White Rose Forest.

10. A Heritage Impact Assessment has been carried for this site and indicates that development of this site has potential to result in harm to the setting of designated and undesignated heritage assets. There would be some impacts on setting and loss of spatial significance in the context of the properties and their relationship to open landscape. Mitigation would acceptably reduce impact, especially through careful siting of development and effective landscaping, and it should be expected that any development would achieve an impact of Less than Substantial Harm (of an Acceptable Level).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Oxenhope there is a need for increased provision of outdoor sports, parks and gardens, and play provision for older children.
12. The site is located in an area with moderate to high provision, and moderate need, for existing green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

13. The site is located within the Worth Upland Wooded River Valleys LCA (C2). The Landscape Sensitivity Assessment reconises that the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place.
14. The landscape sesnsitivity assessment was undertaken for the site, it rated the sensitivity as moderate and states that development should seek to retain mature trees and provide a buffer from the watercourse which is a valued characteristic of the landscape to the west. Tree planting on the boundary and within the development would provide integration.

Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

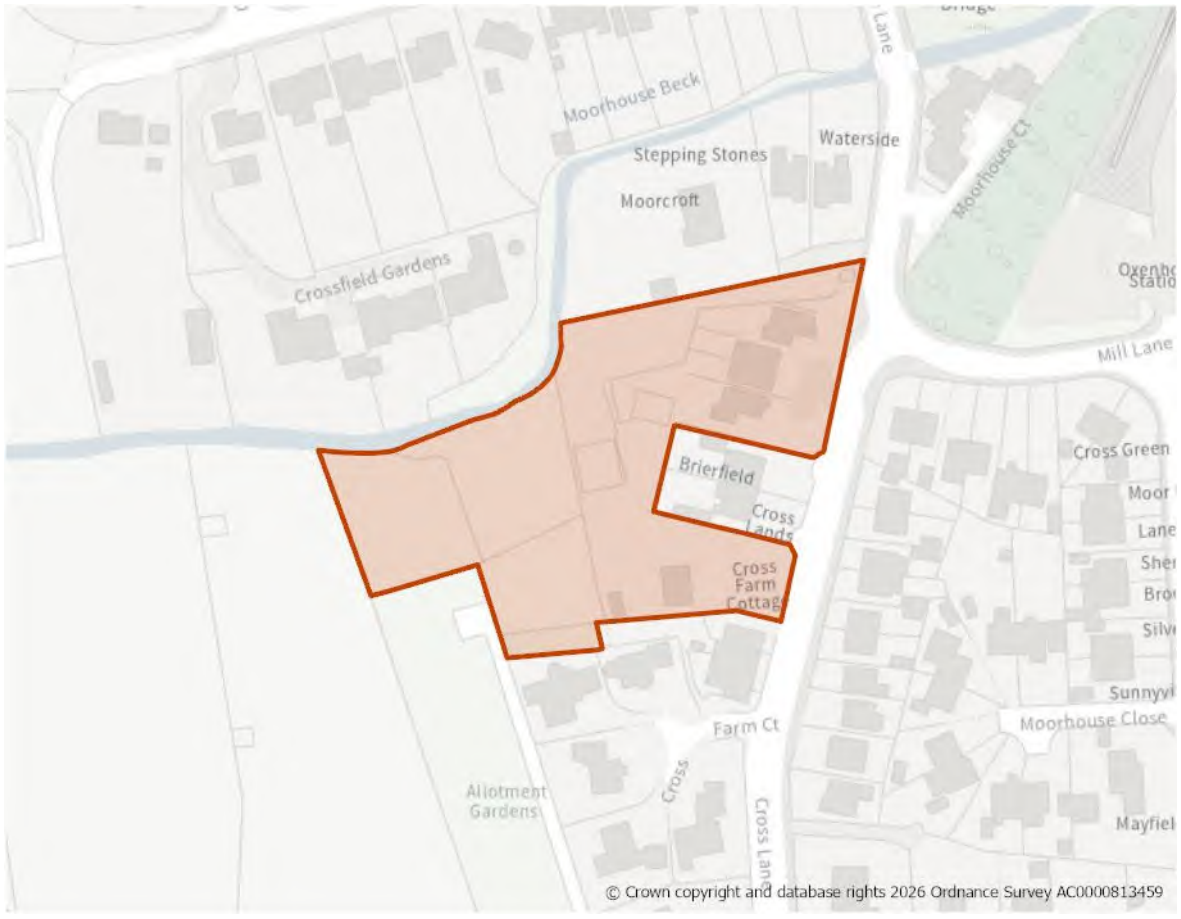
Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

17. The majority of site benefits from planning permission for 9 dwellings (25/01814/PIP) granted on 30th April 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly it has been identified as a site allocation.

H834: Cross Lane, Oxenhope

Site Boundary


Site Size (ha) Gross	0.78
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	25
Site Type	Greenfield
Ward	Worth Valley
Settlement	Oxenhope
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4), an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking account of the site's location between existing areas of housing and the countryside to the west.
3. The design and layout for any future application for the allocated area should also reflect relevant policies within the made (adopted) Oxenhope Neighbourhood Development Plan and the Oxenhope Design Guide.

Site Access, Highways and Transport

4. A new access would need to be provided off Cross Lane. Footways and streetlighting are present on the opposite side of this road.

Flooding, Water and Drainage

5. A Level 2 Strategic Flood Risk Assessment has been carried out for this site and indicates that development be acceptable provided it can avoid the northwestern / northern boundary of the site at modelled fluvial and surface water risk. This area should be used as a blue green corridor. An update to the SFRA and/or any future FRA should provide updated information on existing and future flood risk from Moorhouse Beck before development can proceed.
6. There is potential reservoir risk to the site, developers should consider: consulting with the local resilience forum for advice on emergency planning, consulting with relevant reservoir owners to understand the impact development may have on their reservoirs, and demonstrate that any proposed development will be safe throughout its lifetime. There is residual risk to the site from a blockage of the Moorhouse Beck culvert beneath Moorhouse Lane. The ongoing and future funding and maintenance arrangements for this asset also need to ascertained. Any FRA should produce a detailed drainage strategy which should include ground investigation for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
8. Existing woodland along the northern boundary of the site protected by a Tree Preservation Order (TPO), these should be protected and enhanced with additional planting.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site is partially identified in the LRNS with the preferred measure G2_M03 - Restore Magnesian Limestone quarries to limestone grasslands and, along Moorhouse Beck, W2_M02 - Restore or recreate lost wetlands.

11. The site is adjacent to the Oxenhope Station Road conservation area. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that development of the site would present only a slight impact for the setting of the conservation area. With careful attention to design and appearance, it is concluded that development would not cause harm, and should result in an impact of Less than Substantial Harm (of an Acceptable Level).

Open Space and Green / Blue Infrastructure

12. The site is part of an area of amenity open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Oxenhope there is a need for increased provision of outdoor sports, parks and gardens, and play provision for older children.
13. The site is located in an area with moderate to high provision, and moderate need, for existing green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

14. The site is located within the Worth Upland Wooded River Valleys LCA (C2), where the wealth of topographic diversity, time depth and cultural associations displayed in the area create a strong sense of place. The site is located within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

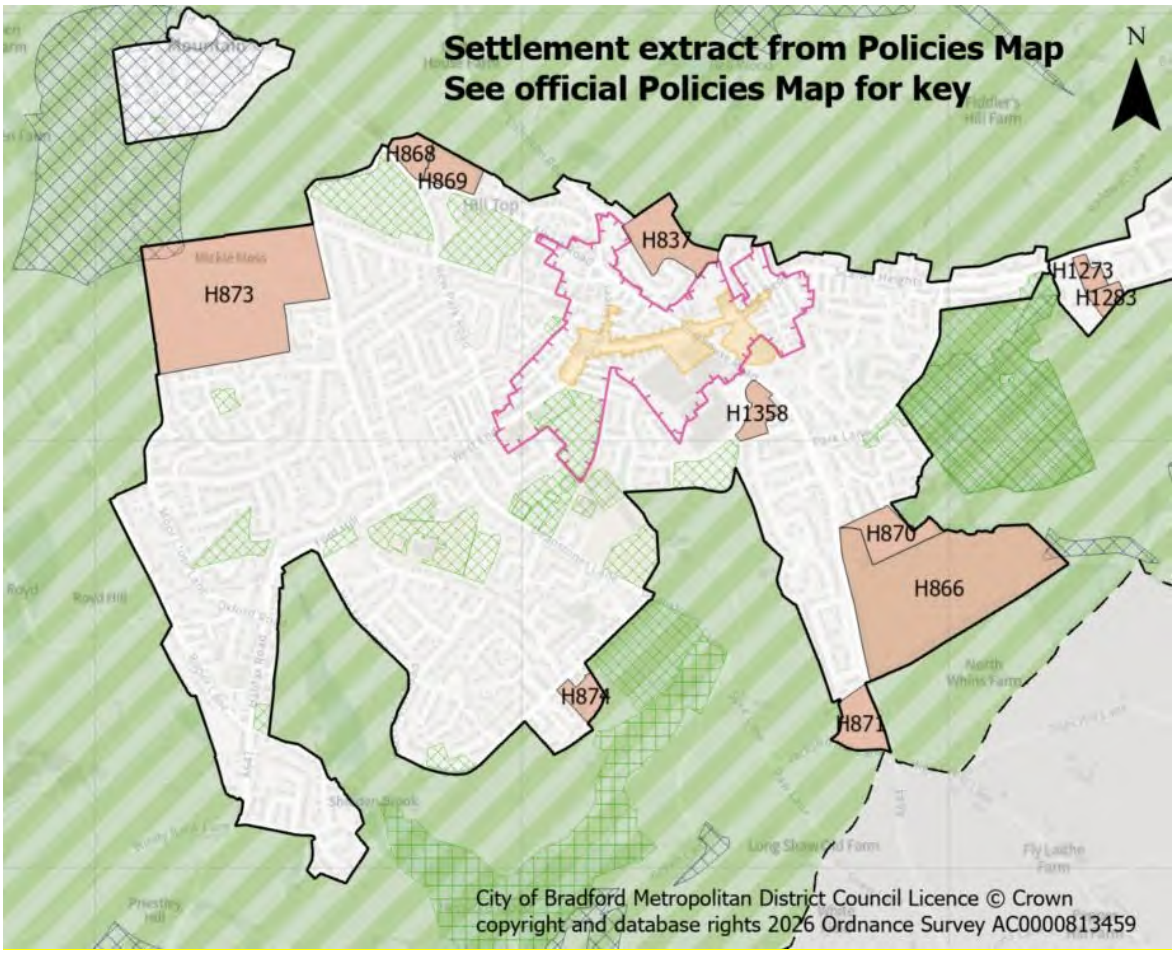
15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

16. The eastern half of the site benefits from planning permission for 9 dwellings (24/04561/REM) granted July 2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly it has been identified as a site allocation.

POLICY QB1 – QUEENSBURY

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The town boundary is defined on the policies map and includes Queensbury and Mountain. The focus for sustainable development of this small town reflects its function and character balanced against heritage and environmental constraints.**

2. **The close proximity of open moorland to Queensbury, the significance of heritage assets and viewpoints mean that development in this settlement must be of high quality and sensitively managed.**

Meeting Growth Needs

3. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

l) **Deliver approximately 838 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table QB1.1**

Table QB1.1 - Queensbury

	Under Construction	Planning Permission	Site Allocations
Totals	4	4	830

m) **Deliver housing site allocations as shown on the policies map and section 5:**

- **H837: Sharket Close**
- **H866: Queensbury Golf Course**
- **H868: Albert Road/Denholme Road (west)**
- **H869: Albert Road/Denholme Road (east)**
- **H870: Brighouse Road**
- **H871: Jackson Hill Lane/Brighouse Road**
- **H873: Old Guy Road/Fleet Lane**
- **H874: Land south of Long Lane**
- **H1358: Old Mill Dam Lane**

4. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting meeting relevant Local Plan policies.**

5. **Good public transport links with Bradford City Centre and Halifax Town centre provide the opportunity to access a wider range of employment prospects.**

<u>Local Services and Facilities</u>

6. **Support the range and quality of uses within the designated Queensbury District Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

7. **Protect and enhance designated open spaces in compliance with Policy NE1 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study, seeking to increase provision of amenity greenspace, allotments and play areas.**

8. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

9. **Maintain and enhance the landscape setting of the settlement within the character areas of the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character Area.**

Historic and Natural Environment

10. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including Queensbury's historic core particularly within the Conservation Area and Listed Buildings as well as non-designated heritage assets.**

11. **Support the reuse and restoration of key heritage assets such as the Black Dyke Mills complex and Victoria Hall, recognising the importance of these buildings to the historic development of Queensbury and to the local community**.

12. **Protect and enhance strategic green and blue networks and corridors within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

13. **Protect and enhance the designated Local Nature Reserve (Littlemoor Park) and Local Wildlife Sites as well as habitat networks and priority habitats within and adjacent to the settlement.**

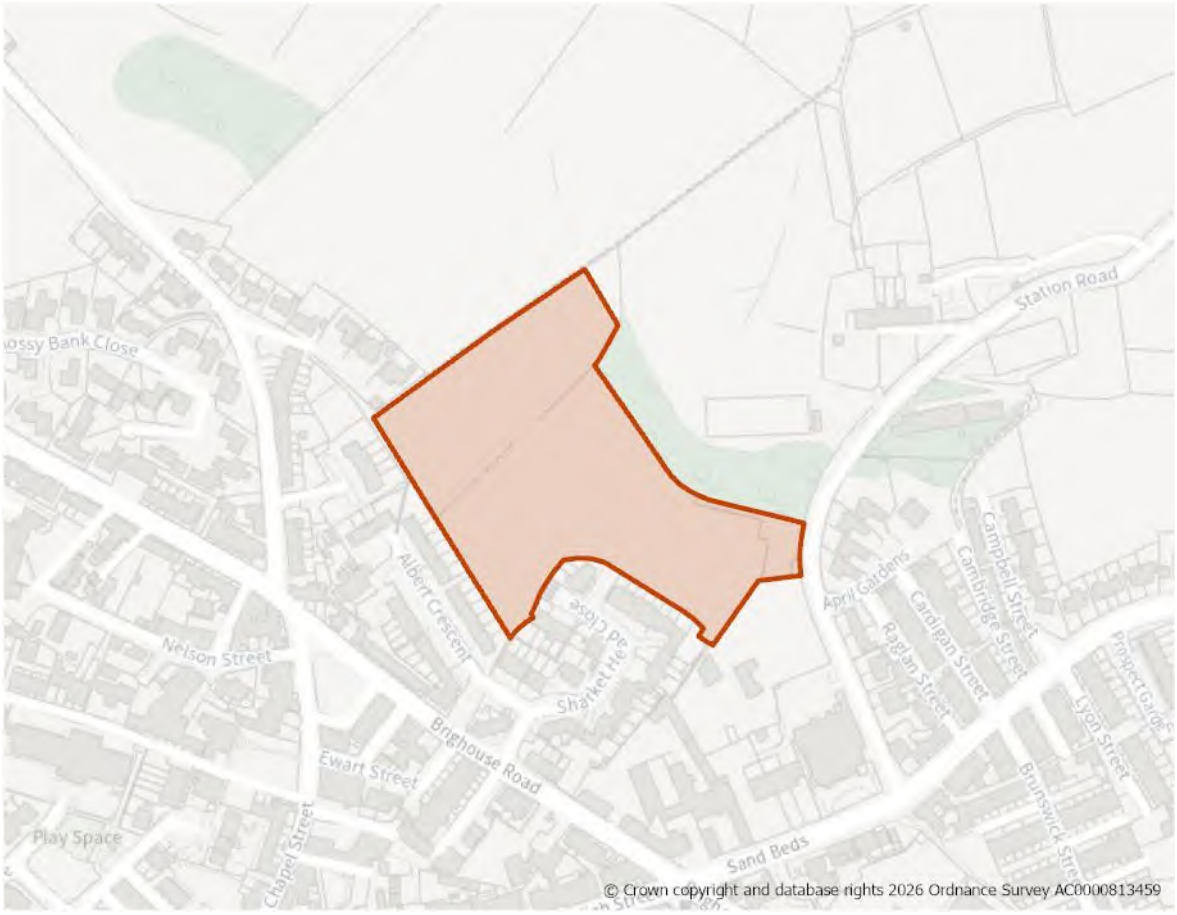
14. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

Local Infrastructure

15. **Support improvements and access to public transport and safe active travel routes to services and facilities and connections to the Great Northern Railway Trail.**

16. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

H837: Sharket Close, Queensbury

Site Boundary


Site Size (ha) Gross	2.03
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	53
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 53 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location within the setting of the Queensbury conservation area and a number of listed buildings, as well as its edge of settlement position and relationship with the wider landscape. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. Existing access off Station Road. There are footways and streetlights to the right of the existing access. There is also potential for a secondary access off Sharket Head Close.

Flooding, Water and Drainage

4. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is not identified in the LNRS as a priority area for nature recovery.
7. There are trees which are protected by Tree Preservation Orders located along the northeastern and eastern boundaries of the site. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricultural survey should be provided as part of any planning application.
8. A Heritage Impact Assessment has been prepared for this site and indicates that its development is likely to result in some harm to the setting of Queensbury Conservation Area. This harm is likely to be less than substantial and must be weighed against the public benefits of development. It may be possible to mitigate some of the harm through careful consideration of design, scale and layout as well as incorporating well thought out landscaping within the site.
9. Development of the site will need to be informed by and respond to nearby built form. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the materials. The height of development

should not exceed two or possibly three storeys. Careful consideration of the landscape strategy including retention of the existing trees will be needed. It is also suggested that well placed additional landscaping be used around the north-western boundaries of the site to filter views from within the conservation area, across the site.

Environmental Protection

10. The site contains a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2. Land stability issues should also be identified and appropriately addressed.
11. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).
12. The site is within a Mineral Safeguarding Area (MSA) for coal and partly in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal or sandstone resource.

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
14. The site is located within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on the creation of carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood risk mitigation, urban cooling etc.

Landscape

15. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
16. The Landscape Sensitivity Assessment states that the most sensitive element of the site is its proximity to the Queensbury Conservation Area. The shelter belt of trees at the eastern and northern boundaries of the site should be retained to maintain existing screening from the adjacent Queensbury Conservation Area, and in longer distance views to the north. Additional planting could also be utilised to integrate the western edge of the development with the existing broadleaved shelterbelt (including in views from the adjacent PRoW). The historic drystone wall boundary should be retained, and restored where in degraded condition. Built form should use local materials, e.g. light sandstone to ensure it adheres with the wider character.

Other Constraints

17. Consultation maybe required with Yorkshire Water in relation to water and waste water infrastructure which is present on part of the site.

Green Belt (and Golden Rules)

18. This site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H866: Queensbury Golf Course, Queensbury

Site Boundary

Site Size (ha) Gross	10.76
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	282
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 282 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement and proximity to agricultural uses. It will need to integrate existing green and blue infrastructure assets within the design, retaining trees and hedgerows. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. There is existing site access from Brighouse Road. Footways and street lights are present along the western side of this road. Given the proposed capacity of the site, a secondary access point will need to be provided.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been prepared for this site and shows that it indicates that development should be possible at this site given the low fluvial and very low surface water flood risk to the site. However, potential fluvial risk from Blackshaw Beck must be confirmed. Updated National Flood Risk mapping indicates that there are very small areas of Flood Zones 2, 3 and 3b along the northeastern and eastern part of the site following the path of Blackshaw Beck. The majority of the site is located in Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. There should be no development within the existing area of functional floodplain present on site and the area of Flood Zone 2 and 3 should also be avoided unless it can pass the exception test.
5. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. However, potential fluvial risk from Blackshaw Beck must be confirmed.
6. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
7. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

9. There are a number of trees which are protected by Tree Preservation Orders located along all the site boundaries. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural survey should be provided as part of any planning application.
10. The site is located within a bat alert area and also includes areas of grassland and woodland which are part of the Bradford Habitat Network. Development proposals should respond positively to the assets which make up the networks, including the retention of trees which bound the site. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
11. Littlemoor Local Nature Reserve is in close proximity to the site, with development providing opportunities to contribute to its enhancement.
12. The site is identified in the LNRS with preferred measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

Environmental Protection

13. Part of the southern extent of the site is within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.
14. The site is within a Mineral Safeguarding Area (MSA) for coal and partly in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal or sandstone resource.

Open Space and Green / Blue Infrastructure

15. This site currently comprises of Queensbury Golf Course. The redevelopment of the site would result in the loss of this recreation open space. Replacement provision, or enhancement to other facilities within the District should be made to mitigate its loss. Open space should be provided on-site in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
16. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure. There is opportunity in this location to improve existing assets which are located close by.

Landscape

17. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
18. The Landscape Sensitivity Assessment states that mature broadleaved trees along the site boundaries and in its interior provide a soft green edge to the settlement and in combination with Foster Park to the north, provide a parkland setting to this corner of the settlement. This tree cover should be retained to help integrate any new development into the landscape. Concentrate new

development within the western section of the site, maintaining distance from and a buffer to the more sensitive Littlemoor Park (Foster Park) to the north.

Green Belt (and Golden Rules)

19. This site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H868: Albert Road/Denholme Road (west), Queensbury

Site Boundary

Site Size (ha) Gross	0.70
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 22 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required which responds to the site's location on the edge of the settlement, its elevated position and its relationship with the wider landscape. This should include appropriate landscaping, incorporating trees to reinforce the settlement edge. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access will be required. This would be from Albert Road, where footways and street lighting are present. Consideration should be given as to whether the site could be developed together with the adjacent allocation H869 and whether a shared access could be secured.

Flooding, Water and Drainage

4. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is identified in the LNRS with preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

7. The site is within 150m of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
8. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in

Queensbury there is a need for increased provision of parks and gardens, outdoor sports space and play provision for both young and older children.

10. The site is partly within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Landscape

11. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
12. The Landscape Sensitivity Assessment states that existing hedgerows should be maintained, and boundary tree planting reinforced to filter views from the adjacent bridleway on Harp Lane.

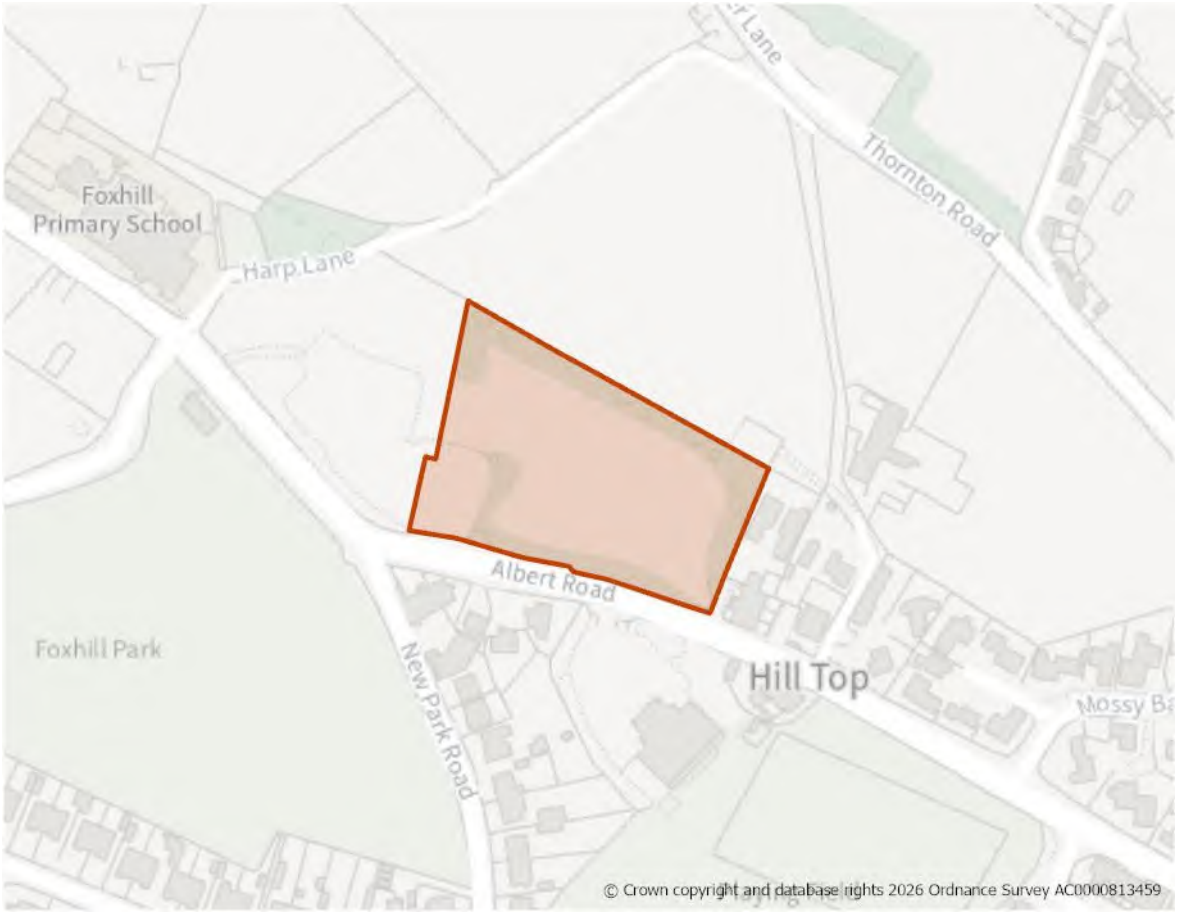
Green Belt (and Golden Rules)

13. The site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H869: Albert Road/Denholme Road (east), Queensbury

Site Boundary


Site Size (ha) Gross	0.97
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	47
Site Type	PDL
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 47 dwellings and should form part of a high-quality built environment in line with Policies ST4 and DS1. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required reflecting the location of the site on the edge of the settlement and its interactions with the wider landscape to the north.

Site Access, Highways and Transport

3. A new access could be created in the centre of the frontage of the site on Albert Road. There are footways and streetlighting present on this street. Consideration should be given as to whether the site could be developed together with the adjacent allocation H868 and whether a shared access could be secured.

Flooding, Water and Drainage

4. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is identified in the LNRS with preferred measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

Environmental Protection

7. The northeastern half of the site contains a former landfill site and the remainder is within 150m. The site was also formerly occupied by a car repair and sales garage. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2. Land stability issues should also be identified and appropriately addressed.
8. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.

10. The site is partly within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Landscape

11. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

12. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H870: Brighouse Road, Queensbury

Site Boundary

Site Size (ha) Gross	1.43
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	45
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 45 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing need evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the key constraints of the adjacent protected trees and wider wildlife habitat network. A landscaping scheme will need to be provided, integrating important on-site and adjacent environmental assets. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access will need to be provided off Harrowins Farm Drive / The Harrowins. There are footways and streetlights present on these roads. Conisderation should also be given to accessing the site from the adjacent housing allocation (Site H866) where there may be opportunity to provide an alternative access point.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been prepared for this site and shows that it is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision.
6. Any FRA should include a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is identified in the LNRS with preferred measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.
9. The site is surrounded on three sides by substantial trees which are protected by Tree Preservation Orders. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural survey should be provided as part of any planning application.

10. The site is located within a bat alert area and also within the grassland and woodland Wildlife Habitat Networks. Development proposals should respond positively to the assets which make up the networks, including the retention of trees which bound the site. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

11. The site is within a Mineral Safeguarding Area (MSA) for coal and partly in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal or sandstone resource.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
13. The site is identified as being within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure. There is opportunity in this location to improve existing assets which are located close by.

Landscape

14. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is directly adjacent to the settlement, well enclosed by existing development and trees. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

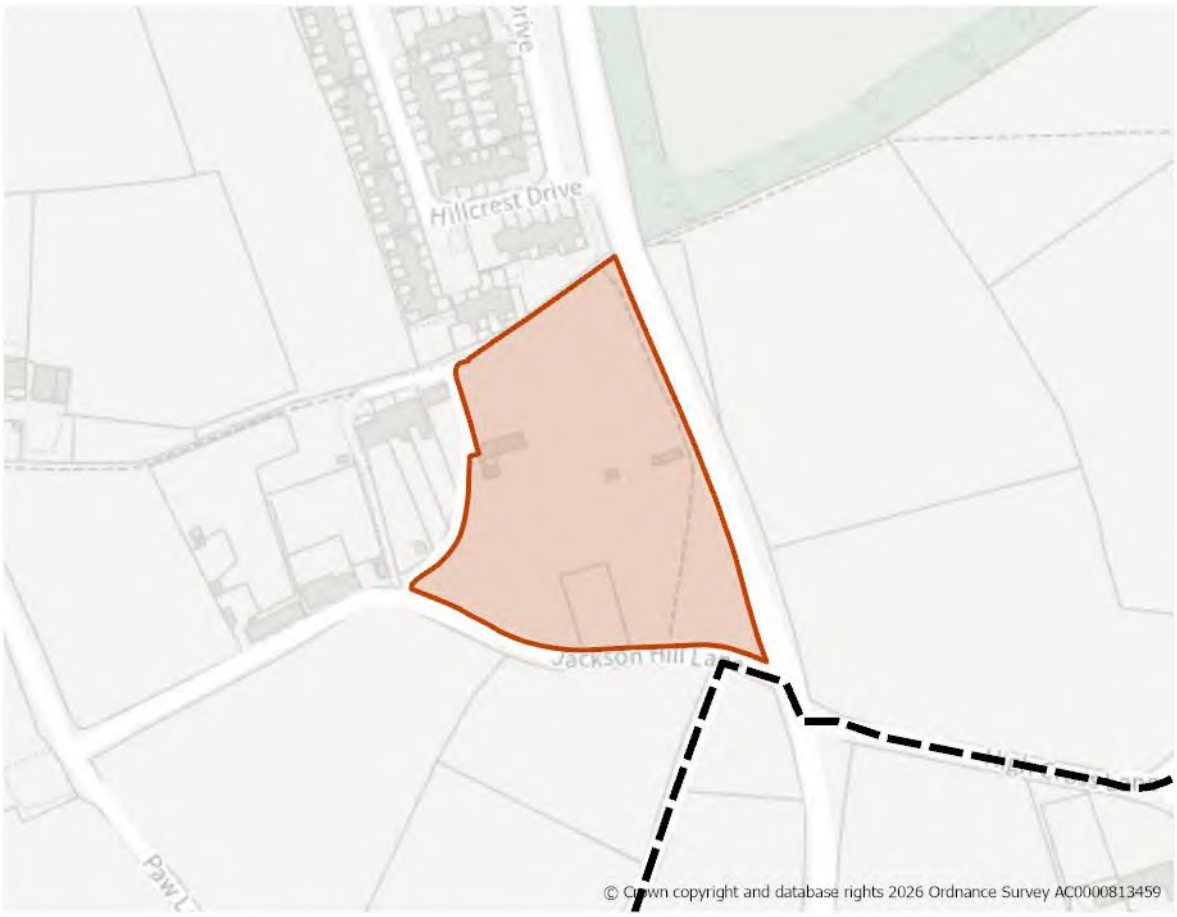
Green Belt (and Golden Rules)

15. The site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H871: Jackson Hill Lane/Brighouse Road, Queensbury

Site Boundary


Site Size (ha) Gross	1.29
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	41
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 41 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing need evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlemennt as well as the proximity to agricultural uses. The site provides a gateway into Queensbury and its development present an opportunity to enhance the initial impression of the town. It will be important to given careful consideration to the positioning of buildings along the road frontage and use of natural materials which reflect the historic nature of the town. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access would need to be created off Brighouse Road. There are footways and street lights along the frontage of this site on Brighouse Road.

Flooding, Water and Drainage

4. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area and adjacent to the grassland Wildlife Habitat Network. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. Parts of the site are identified in the LNRS with the following preferred measures B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places; and U1_M01: Fully restore the hydrology of all peatlands.

Environmental Protection

8. Telecommunication cables pass through the centre of the site from east to west.
9. The site is within a Mineral Safeguarding Area (MSA) for coal and partly in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the exten and availability of any coal or sandstone resource.
10. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
12. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

13. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is directly adjacent to the settlement and provides a gateway which transistions from a more rural landscape to the urban area. No landscape sensitivity assessment was undertaken for this site.

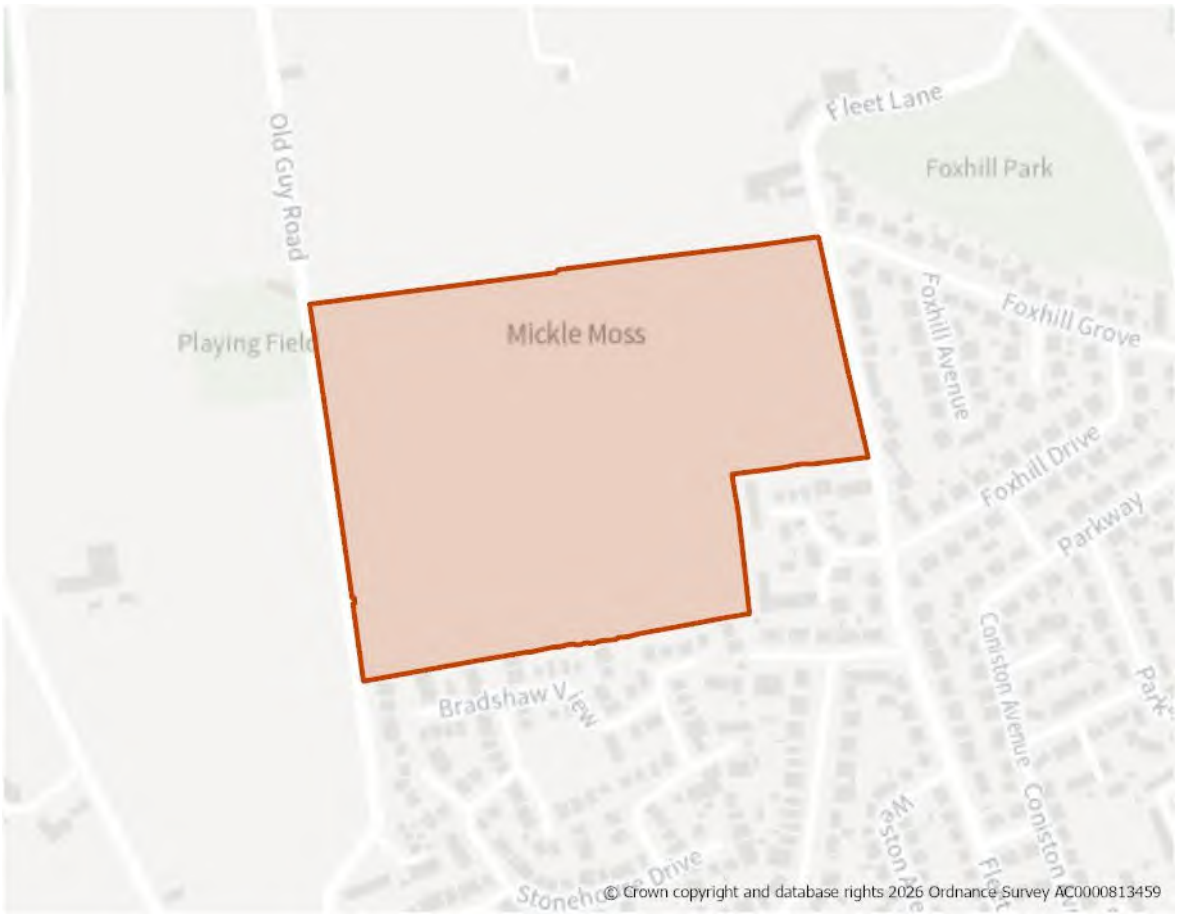
Green Belt (and Golden Rules)

14. The site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H873: Old Guy Road/Fleet Lane, Queensbury

Site Boundary


Site Size (ha) Gross	11.00
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	295
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 295 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing need evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement, proximity to agricultural uses and its elevated position in the landcape.
3. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. A new access is required off Old Guy Road and Fleet Lane.

Flooding, Water and Drainage

5. A nominal flood risk assessment has been prepared for this site and shows that it is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision (para 014 FRCC-PPG).
6. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include for a drainage strategy which includes the ponded areas and flow path in site design.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. A small part of the site is identified in the LNRS with the preferred measure U1_M01: Fully restore the hydrology of all peatlands.

Environmental Protection

9. Records indicate that the site contains a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

10. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).
11. The site is within a Mineral Safeguarding Area (MSA) for coal and partly in a MSA for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal or sandstone resource.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
13. The site is within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure. There is opportunity in this location to improve existing assets which are located close by.

Landscape

14. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
15. The Landscape Sensitivity Assessment states that sensitive elements of the site include the distinctive rectilinear field pattern and the presence of PRoW. Retain existing drystone walls where possible. In this exposed plateau location woodland could be perceived as out of character and should therefore not be used in the location to soften development. It is recommended that any new development be limited to the to the southern extent of the site to retain the undeveloped gap between Queensbury and Mountain and avoid impinging on the PRoW network.

Green Belt (and Golden Rules)

16. The site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

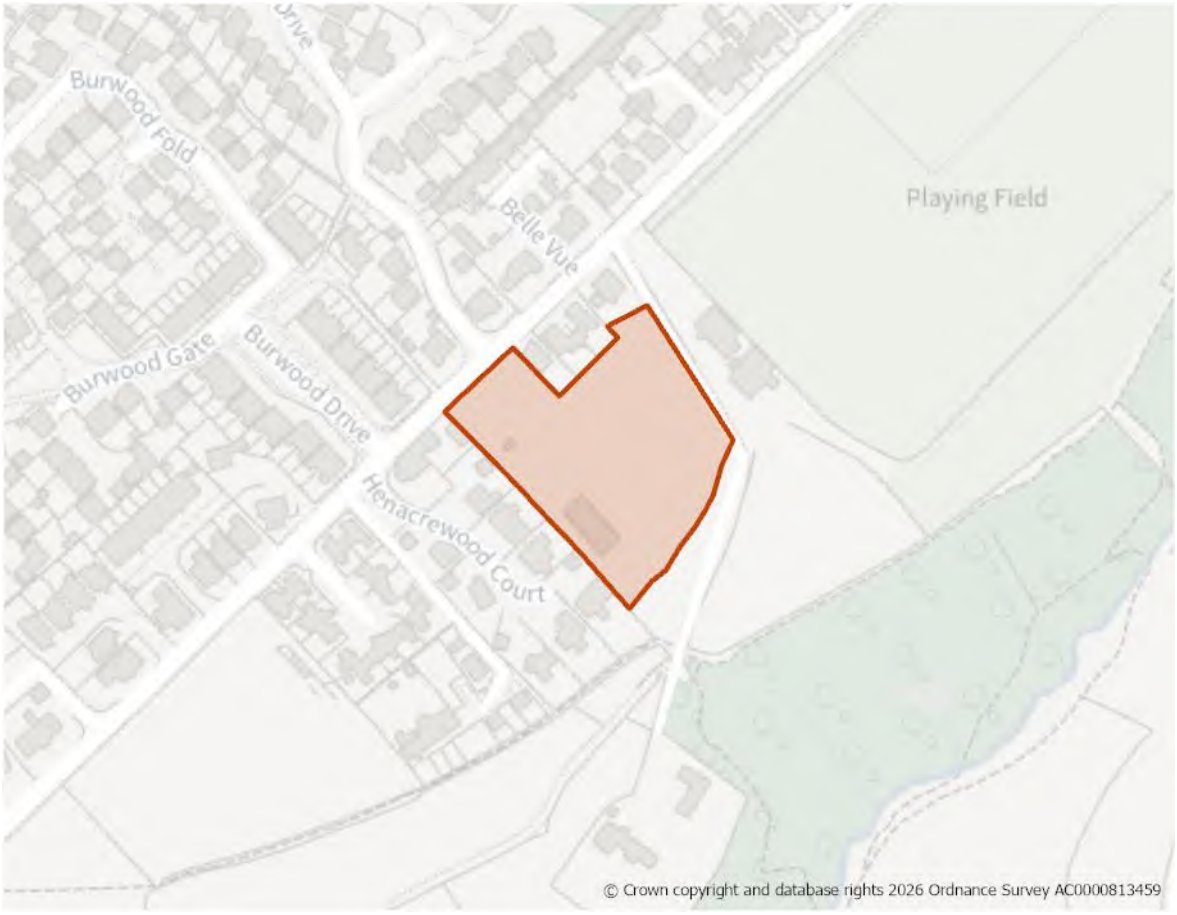
Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

18. This site benefits from planning permission for the construction of 295 dwellings, open space, landscaping, and associated infrastructure (25/00842/MAF). This permission was granted after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.

H874: Land south of Long Lane, Queensbury

Site Boundary


Site Size (ha) Gross	0.69
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	22
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 22 dwellings and should form part of a high-quality built environment in lime with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement, its proximity to the nearby by argicultural uses and wider countryside. This should include an appropriate landscaping scheme to create a defined edge to the settlement. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access will need to be created off Long Lane. There are footways and streetlights present on this highway.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been prepared for this site and shows that it is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. The proposed development would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF. Given the change in use and therefore vulnerability of the site, the FRA must show that the development can be designed to be safe and that there is adequate emergency planning provision.
6. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change, however the flow path through the centre of the site in the long term should be maintained within site design. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is located within a bat alert area, is adjacent to the Shibden Head Local Wildlife Site, and the grassland Wildlife Habitat Network. Development proposals should respond positively to these assets. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

9. The site is not identified in the LNRS as a priority area for nature recovery.

Environmental Protection

10. The site contains a former landfill site and there are records of quarrying activity. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2. Land stability issues should also be identified and appropriately addressed.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
12. The site is located in an area with moderate to high provision, and moderate need, for green and blue infrastructure. Development proposals should focus on the protection and enhancement of these assets.

Landscape

13. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
14. The Landscape Sensitivity Assessment states that the most sensitive elements of the site are its elevated location above Shibden Dale and the adjacent PRoW which provide access into this wooded valley from Queensbury. Tree planting could be utilised to help soften the settlement edge in longer distance views from the south-east (as per adjacent development) and mitigate impacts on recreational users of the PRoW.

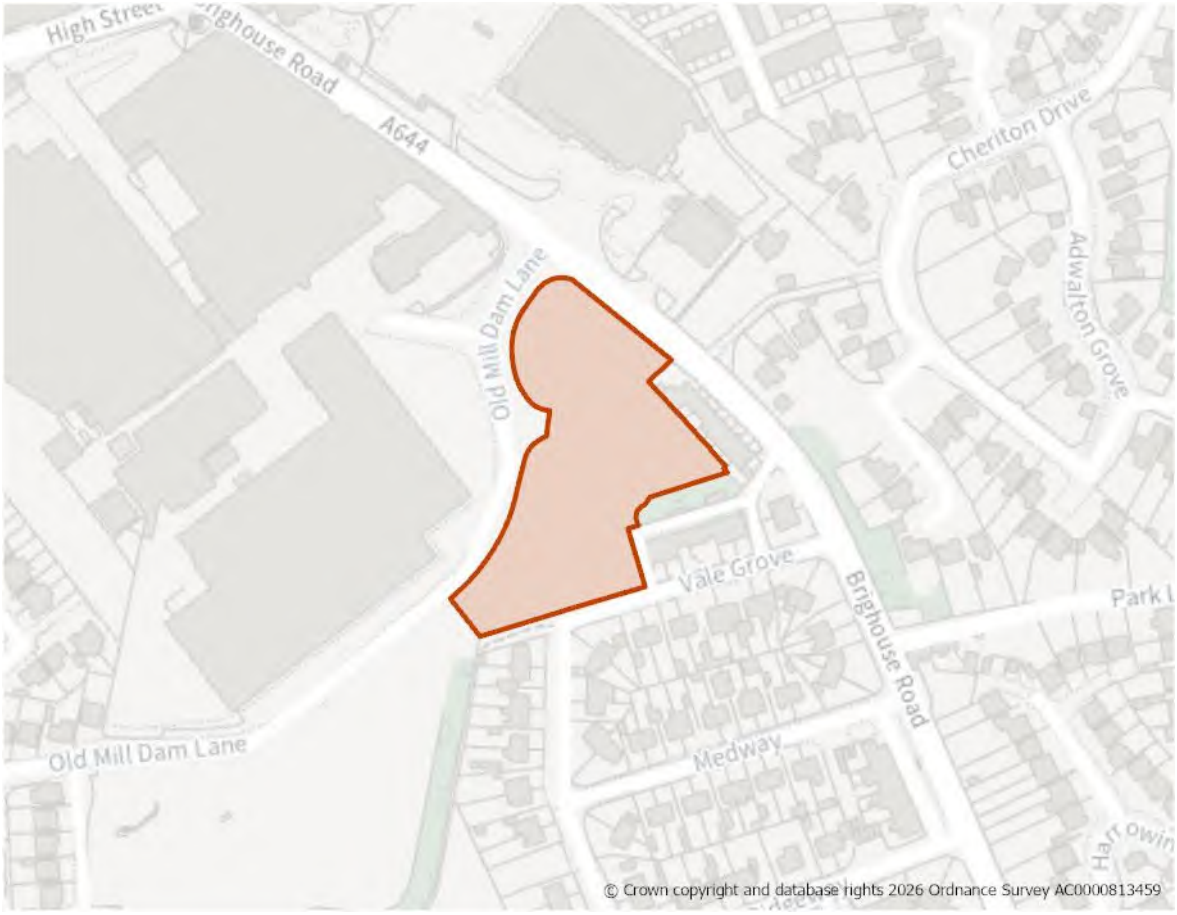
Green Belt (and Golden Rules)

15. The site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible gree space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1358: Old Mill Dam Lane, Queensbury

Site Boundary


Site Size (ha) Gross	0.74
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	23
Site Type	Greenfield
Ward	Queensbury
Settlement	Queensbury
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should aim to provide at least 23 dwellings taking account of the heritage constraints adjacent to the site. The development should form part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the charaacter of the area).
2. This site is particularly sensitive as it forms part of the setting of the Grade II Listed Black Dyke Mills. The design of any new development will need to use appropriate materials and ensure a suitable landscaped buffer is provided in the northwest part of the site to protect and enhance the views of the important heritage asset. Depending on the design of the scheme a reduced capacity may be necessary.

Site Access, Highways and Transport

3. There is an existing access off Old Mill Dam Lane, there are footways and streetlights present on this road.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been prepared for this site and shows that it is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site. Any FRA should include a drainage strategy which looks at the surface water flow path as part of the site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. The site lies within Zone C (Recreational Pressure) of the South Pennine Moors SPA/SAC - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. There are trees protected by Tree Preservation Orders on the northern and eastern boundaries of the site. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is identified in the LNRS with preferred measure G1_M03: Significantly enhance the biodiversity of remaining unimproved and species-rich semi-improved grasslands.
9. The site is located adjacent to the Grade II Listed Black Dyke Mills. A Heritage Impact Assessment (HIA) has been carried out for this site and indicates that

its development would result in harm of an unacceptable level as there is limited opportunity to effectively mitigate the resulting impact of development on the designated heritage asset.

10. However, the wider public and sustainability benefits provided by the sensitive re-development of the site are such that its allocation in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA for the specific proposed scheme will need to be carried out at the planning application stage, working closely with the Council's Heritage team to develop appropriate mitigation measures to reduce the harm as much as is possible.
11. It is considered that there is some opportunity within the site for development provided that it is located in the eastern part of the site and a sufficient buffer is provided to enable the setting of the Grade II Listed Black Dyke Mills to be protected and appreciated from Brighouse Road. However, the views from the elevated ground at Vale Grove are also important, and the land levels would need to be regraded to ensure the resulting development would not obscure these views. Views across to the mill buildings should be protected with careful consideration being given to the position, scale and size of the new dwellings.

Environmental Protection

12. The site includes a series of earth mounds, partially formed from previous development works. A regrading of the land may be required to create suitable development platforms.
13. There are records of part of the site being part of a former landfill site, with the remainder being within 150m of the site landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

14. The site is part of an area of amenity open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Queensbury there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
15. The site is partly within an area of low provision and high need for green and blue infrastructure. Development proposals should focus on the creation of carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood risk mitigation, urban cooling, etc.

Landscape

16. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1) where, despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is within the settlement and no landscape sensitivity assessment was

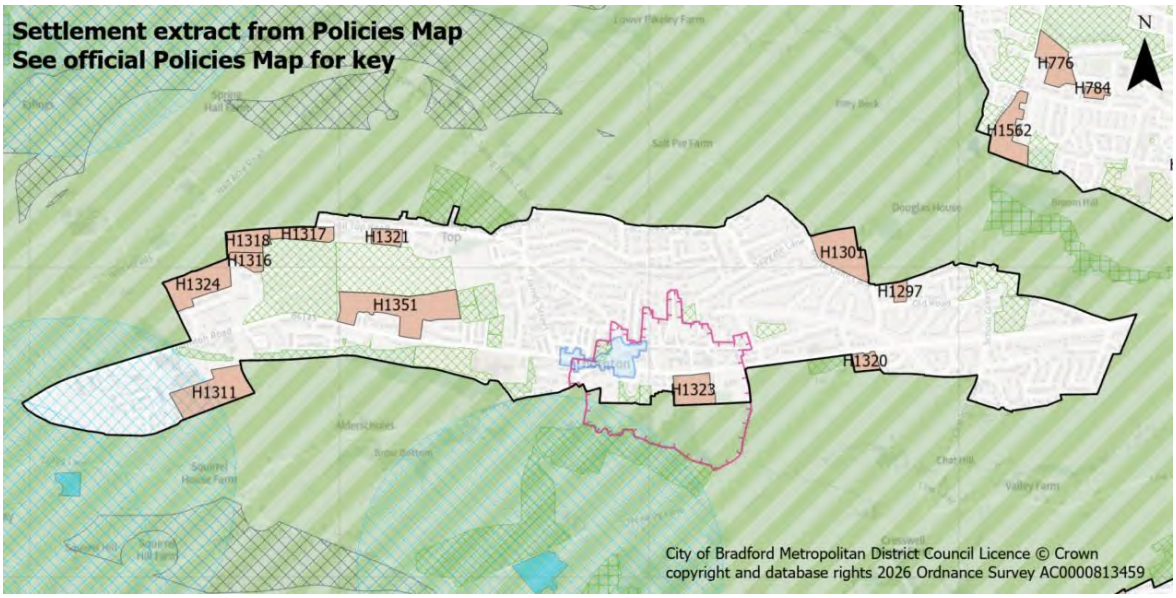
undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY TH1 – THORNTON

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the policies map. The focus for sustainable development of this large, linear village reflects its function and character balanced against heritage and environmental constraints, as well as its proximity to the Regional City of Bradford.**

Meeting Growth Needs

2. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   n) **Deliver approximately 621 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table TH1.1.**

   Table TH1.1 - Thornton

	Under Construction	Planning Permission	Site Allocations
Totals	165	27	429

   o) **Deliver housing site allocations as shown on the policies map and section 5:**

   - **H1297: Old Road, Thornton**
   - **H1301: North Cliffe Lane, Thornton**
   - **H1316: Land north of Close Head Lane, Thornton**

- **H1317: Hill Top Road (east), Thornton**
- **H1318: Hill Top Road (west), Thornton**
- **H1320: Thornton Road (2)**
- **H1321: Land south of Hill Top Road, Thornton**
- **H1323: Site of Dole and Prospect Mills, Thornton Road, Thornton**
- **H1324: Close Head Drive, Thornton**
- **H1351: Land north of Thornton Road, Thornton**

3. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan policies.**

4. **Employment uses will continue to be supported at the Fireclay Business Park to the west of the settlement and within the village centre.**

Local Services and Facilities

5. **Support the range and quality of uses within the designated Thornton Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs, including the South Square Centre. Support the retention and improvement of local services and facilities.**

6. **Protect and enhance designated open spaces and compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study, seeking to increase provision of amenity greenspace, allotments, and play areas.**

7. **Maintain and enhance sport and recreation facilities with support for widened community access.**

Landscape

8. **Maintain and enhance the landscape setting of the settlement within the character areas of Thornton, Queensbury and Wilsden Mixed Upland Pasture and Clayton Urban Edge Wooded Valleys and Slopes, and key landscape features, fields and overall settlement pattern.**

Historic and Natural Environment

9. **Protect and enhance strategic green and blue networks and corridors including the Pitty & Clayton Becks Corridor to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

10. **Protect and enhance the designated Local Wildlife Sites as well as habitat networks and priority habitats within and adjacent to the**

settlement. Development proposals should also pay particular attention to avoiding impact on the route of the Great Northern Trail including the viaduct, which includes priority habitats and is part of the wider habitat network.

11. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

12. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

13. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Conservation Area and significant number (256) of Listed Buildings and Structures, including two Grade II* Listed buildings (74 Market Street, the birthplace of the Bronte Sisters and Thornton Hall), the Grade II Listed Thornton Viaduct and a wealth of non-designated heritage assets.**

Local Infrastructure

14. **Support improvements and access to public transport and active travel, including enhanced links to Bradford and measures to reduce traffic congestion on Thornton Road.**

15. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, as well as having regard to the Local Infrastructure Plan.**

H1297: Old Road, Thornton

Site Boundary

Site Size (ha) Gross	0.29
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development of this site should take place in line with the planning permission (23/02144/MAR).

Site Access, Highways and Transport

2. There is an existing access from Old Road.

Natural and Historic Environment

3. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
4. The site is not identified in the LNRS as a priority area for nature recovery.

Open Space and Green / Blue Infrastructure

5. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
6. The site is located in an area which has low provision and moderate need for green and blue infrastructure. Development proposals should focus on green and blue infrastructure creation, carefully designed to contribute towards site-specific issues e.g. flood mitigation, urban cooling etc.

Landscape

7. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

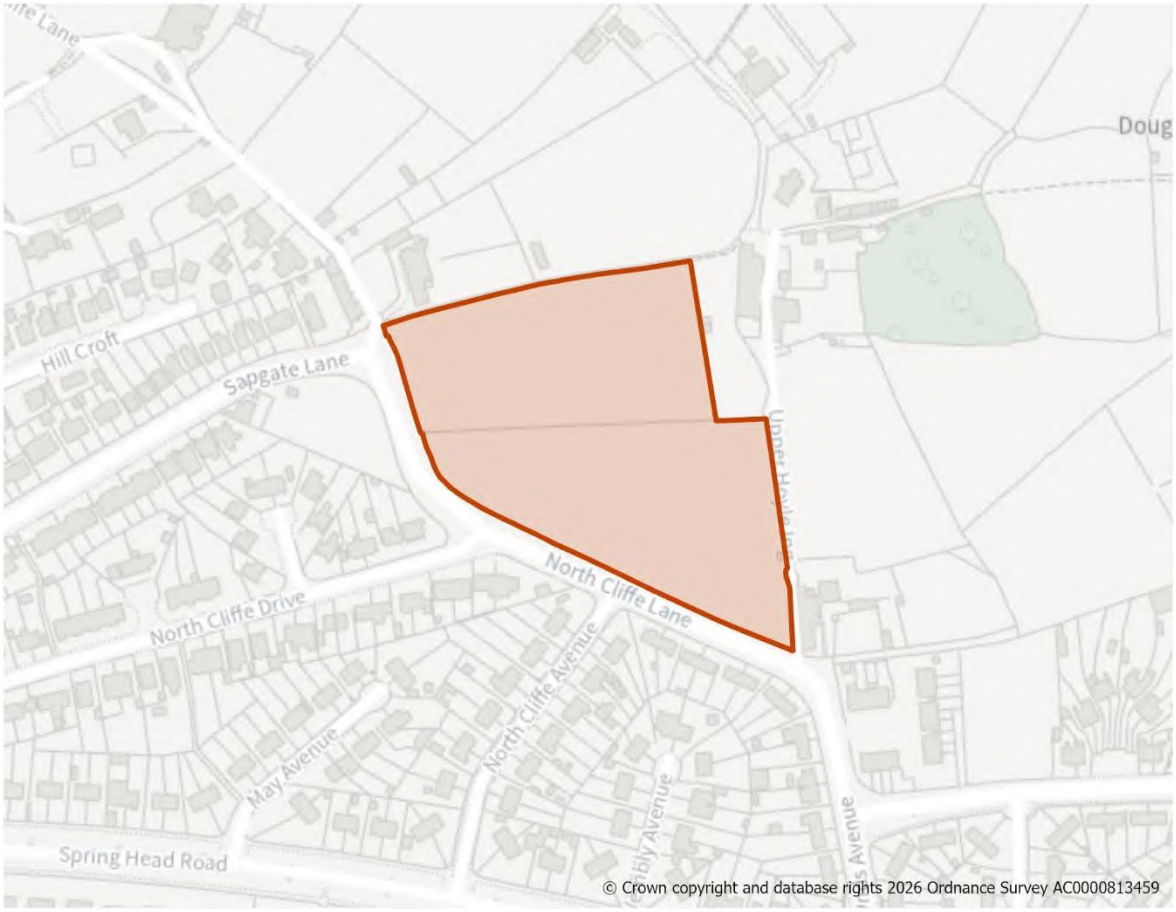
Infrastructure Requirements

8. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

9. The site benefits from planning permission for 12 dwellings with associated access and landscaping (23/02144/MAR) granted in May 2026. This was after 1 April 2025 (the base date for the Local Plan). Accordingly it has been identified as a site allocation.

H1301: North Cliffe Lane, Thornton

Site Boundary


Site Size (ha) Gross	1.97
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	62
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 62 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Development should be located within the western portion of the site, with an appropriate landscaped buffer provided to screen the development from the Grade II Listed Buildings (Grandage Gate Farm) adjacent to the eastern boundary.
3. Trees within the south-eastern corner of the site should be retained and supplemented with additional planting. Given the site's topography, a sensitive design approach will be required to minimise impacts on drainage, the surrounding landscape, and green infrastructure assets. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. A new access will be required from North Cliffe Lane, where a footway and streetlights are present.

Flooding, Water and Drainage

5. Across the east of the site (and an area to the west), groundwater levels are between 0.025m and 0.5m below the ground surface. There may be a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. There are two trees on the southern tip of the site that are protected by Tree Preservation Orders (TPOs). The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural survey should be provided as part of any planning application.
8. The site is not identified in the LNRS as a priority area for nature recovery.
9. A Heritage Impact Assessment has been carried out for this site and indicates that there is potential for the new development to be accommodated on the site however, any development to the eastern section closer to the listed buildings (Grandage Gate Farm and Hoyle Ing House) is likely to result in less than substantial harm (unacceptable). If sufficient mitigation measures are employed on the site, then the site except the eastern section of the site is likely to result in less than substantial harm (acceptable).
10. The strengthening of landscaping along the boundaries to the east of the site (proximity to Grandage Gate Farm and Hoyle Ing House) with trees and buffer

space, will help to generate a sense of separation and visual distinction from the designated assets and their setting. the development of the site will need to be informed by and respond to the surrounding high-quality development. Likely, the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and this should also be reflected in the materials. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed. The existing stone boundary wall along the boundary with North Cliffe Lane and Upper Hoyle Ing should also be incorporated to ensure that this element of the rural character of the site is retained.

Environmental Protection

11. The site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
12. The majority of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

13. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
14. The site is located in an area which has low provision and moderate need for green and blue infrastructure. Development proposals should focus on green and blue infrastructure creation, carefully designed to contribute towards site-specific issues e.g. flood mitigation, urban cooling etc.

Landscape

15. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
16. The Landscape Sensitivity Assessment states that any development should be limited to the western extents of the site adjacent to North Cliffe Lane and existing development at Sapgate Lane/Cliffe Lane. This would help to maintain the gap between the settlement edge and the Grade II Listed Grandage Gate Farm and Upper Hoyle Ing Farm and minimise the extension of development into the rural hinterland of the Pitty Beck valley.

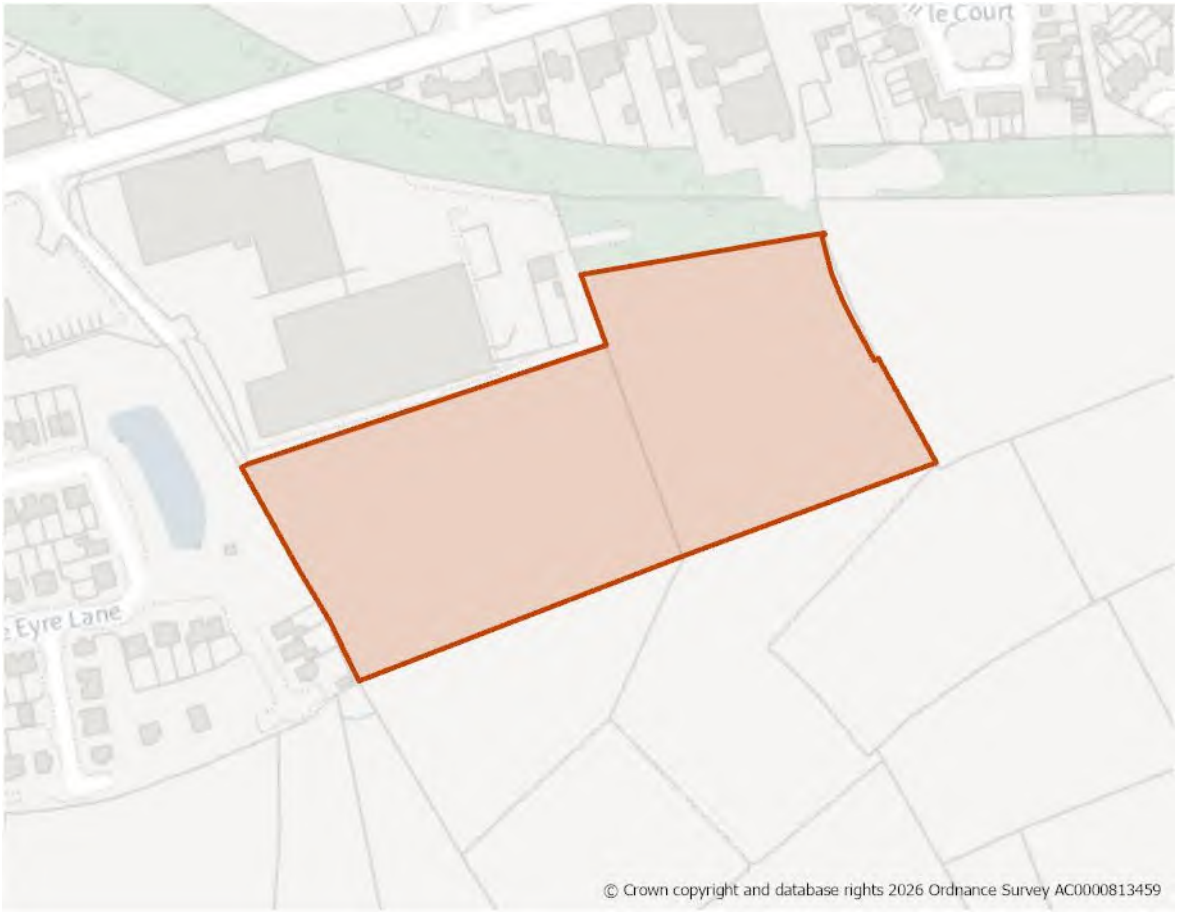
Green Belt (and Golden Rules)

17. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1311: Thornton Road (west- extension), Thornton

Site Boundary


Site Size (ha) Gross	2.41
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	63
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 63 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. The site access is to be taken from Thornton Road.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been prepared for this site and shows that it is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Safe access and escape routes should be investigated further as part of a site-specific FRA. Routes may need to be raised above the existing surface water flow path along the northern boundary to allow surface water to flow naturally. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) – Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is not identified in the LNRS as a priority area for nature recovery.

Environmental Protection

9. The site located within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
10. The site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
11. The majority of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
13. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

14. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

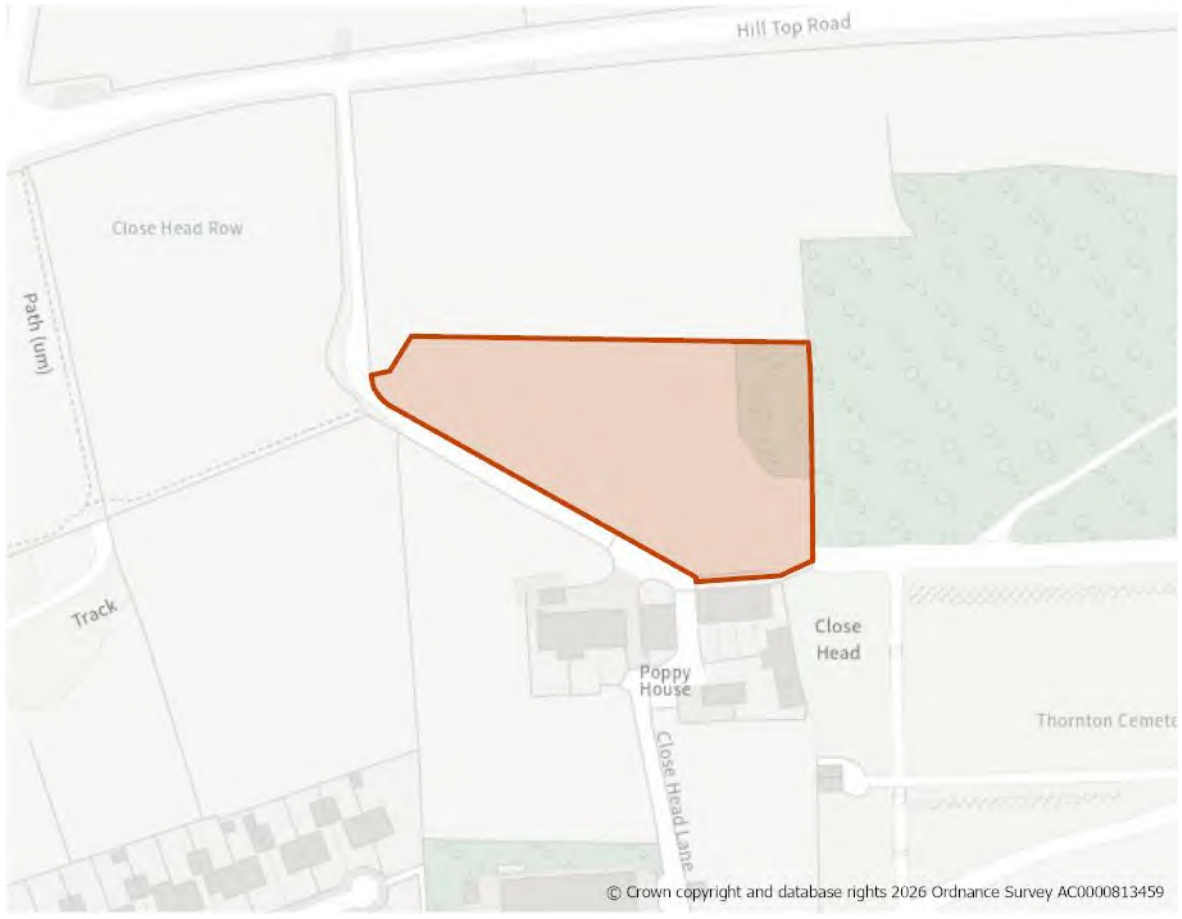
Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1316: Land north of Close Head Lane, Thornton

Site Boundary


Site Size (ha) Gross	0.52
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. Given the site's topography, a sensitive design will be required to minimise impacts on the surrounding landscape, and nearby green infrastructure assets. The footpath to the south of the site should be retained and protected through sensitive design and boundary treatments as it forms part of the Bronte Way promoted route.

Site Access, Highways and Transport

3. A new access into the will be required through an upgrade to the existing track from Hill Top Lane. Consideration should be given to alternative access through adjacent housing allocation site H1318.

Flooding, Water and Drainage

4. Across the south part of the site, groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally. In the centre of the site the levels are between 0.5 and 5m, where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
5. Due to the site topography and existing constraints, additional detailed work in relation to the drainage infrastructure for the site should be undertaken in a comprehensive manner across the other adjacnet development sites to plan suitable drainage routes, connections and new drainage infrastructure provision.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The southern part of the site is adjacent to an area which contain trees protected by Tree Preservation Orders (TPOs). The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural survey should be provided as part of any planning application where appropriate.
8. The site is not identified in the LNRS as a priority area for nature recovery.

Environmental Protection

9. The site is located within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.
10. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
12. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

13. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
14. The Landscape Sensitivity Assessment states that any development should seek to respond to the existing linear form of development along Hill Top Road, which would also maintain some distance from the Brontë Way and Thornton Cemetery to the south. Historic drystone walls and boundary trees should be retained and enhanced.

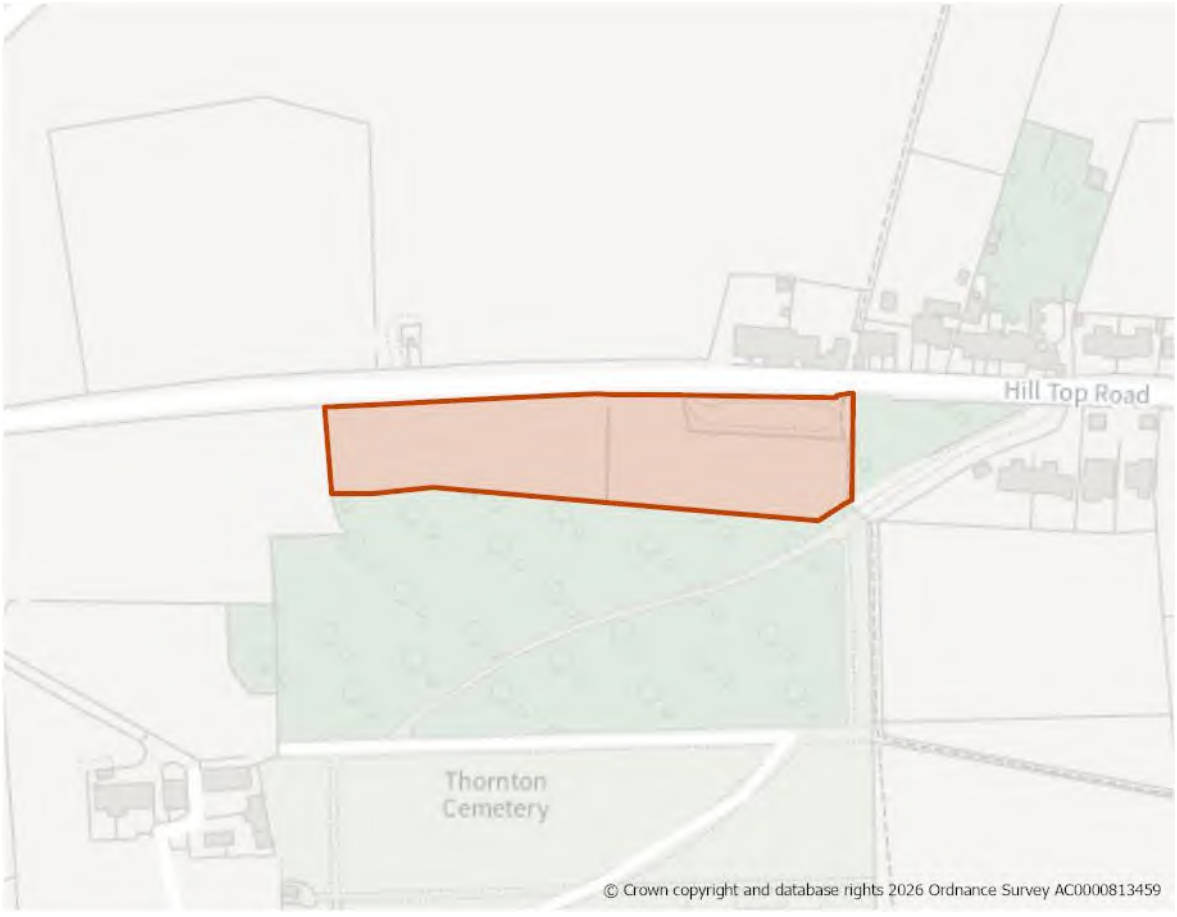
Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1317: Hill Top Road (east), Thornton

Site Boundary


Site Size (ha) Gross	0.86
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	27
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 27 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. The design of the scheme should take account of the hill top, gateway location into Thornton, the trees situated to the south and wider rural landscape.

Site Access, Highways and Transport

3. A new access would need to be provided on to Hill Top Road. There are no footways at this point on the road, but streetlights are present.

Flooding, Water and Drainage

4. Across the site, groundwater levels are between 0.5m and 5m below the ground surface, where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Natural and Historic Environment

5. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. North-east corner of the site is identified in the LNRS with the prefered measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

7. The site is located predonimantly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
8. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

9. The site is part of an area of amenity open space and replacement provision or improvements should be made through new development. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider green infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
10. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and

improving existing assets as well as the creation of new green and blue infrastructure.

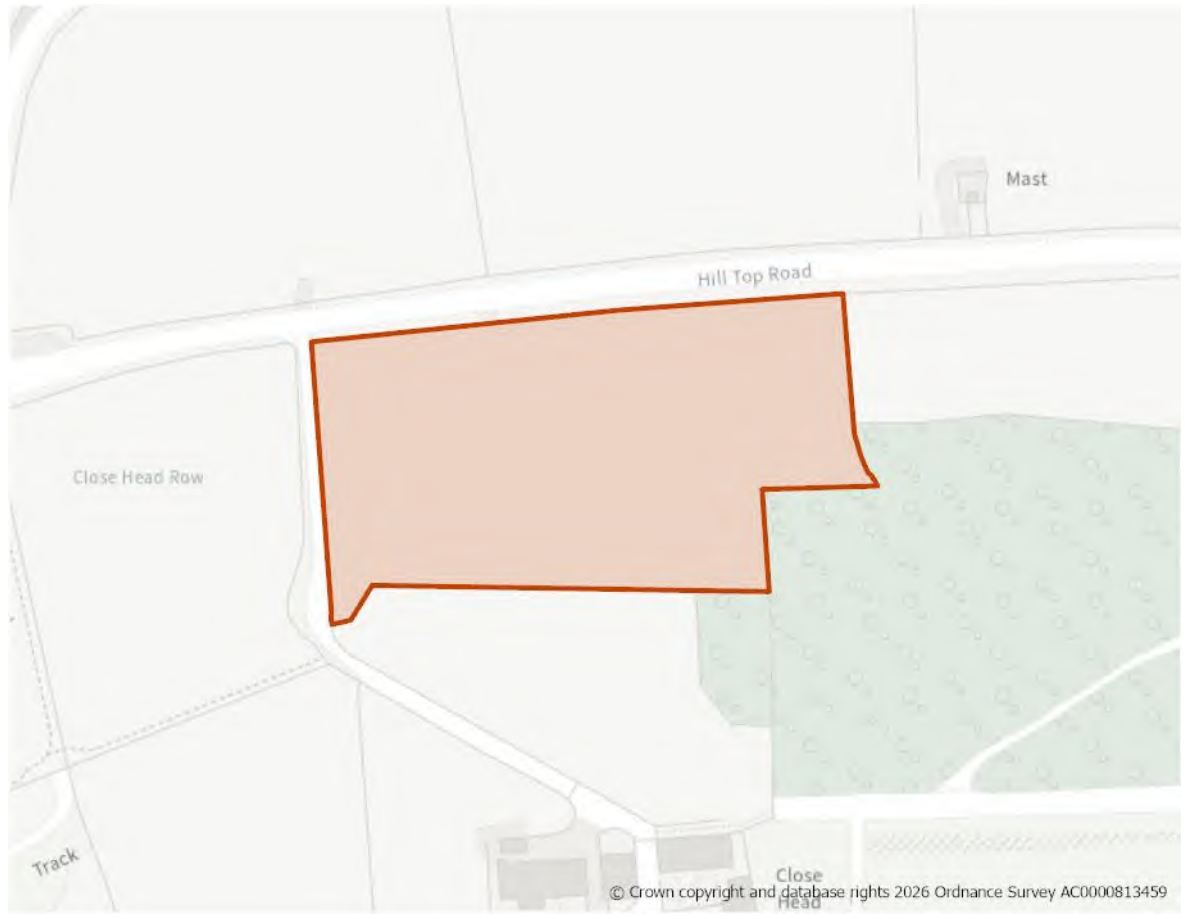
Landscape

11. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
12. The Landscape Sensitivity Assessment states that any development should seek to respond to the existing linear form of development along Hill Top Road, which would also maintain some distance from the Brontë Way and Thornton Cemetery to the south. Historic drystone walls and boundary trees should be retained and enhanced.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1318: Hill Top Road (west), Thornton

Site Boundary


Site Size (ha) Gross	0.96
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	30
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Public
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 30 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. The design of the scheme should take account of the hill top, gateway location into Thornton and wider rural landscape setting. The footpath to the west of the site should be retained and protected through sensitive design and boundary treatments as it adjoins the Bronte Way promoted route. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access needs to be provided from Hill Top Road. There are no footways at this point on the road, but streetlights are present.

Flooding, Water and Drainage

4. Across the north of the site, groundwater levels are between 0.5m and 5m below the ground surface, where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. South-east corner of the site is identified in the LNRS with the prefered measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.

Environmental Protection

7. The site is located predonimantly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
8. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider green infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas

within the settlement, which should be taken into account when considering opportunities for new open space provision.

10. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

11. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
12. The Landscape Sensitivity Assessment states that any development should seek to respond to the existing linear form of development along Hill Top Road, which would also maintain some distance from the Brontë Way and Thornton Cemetery to the south. Historic drystone walls and boundary trees should be retained and enhanced.

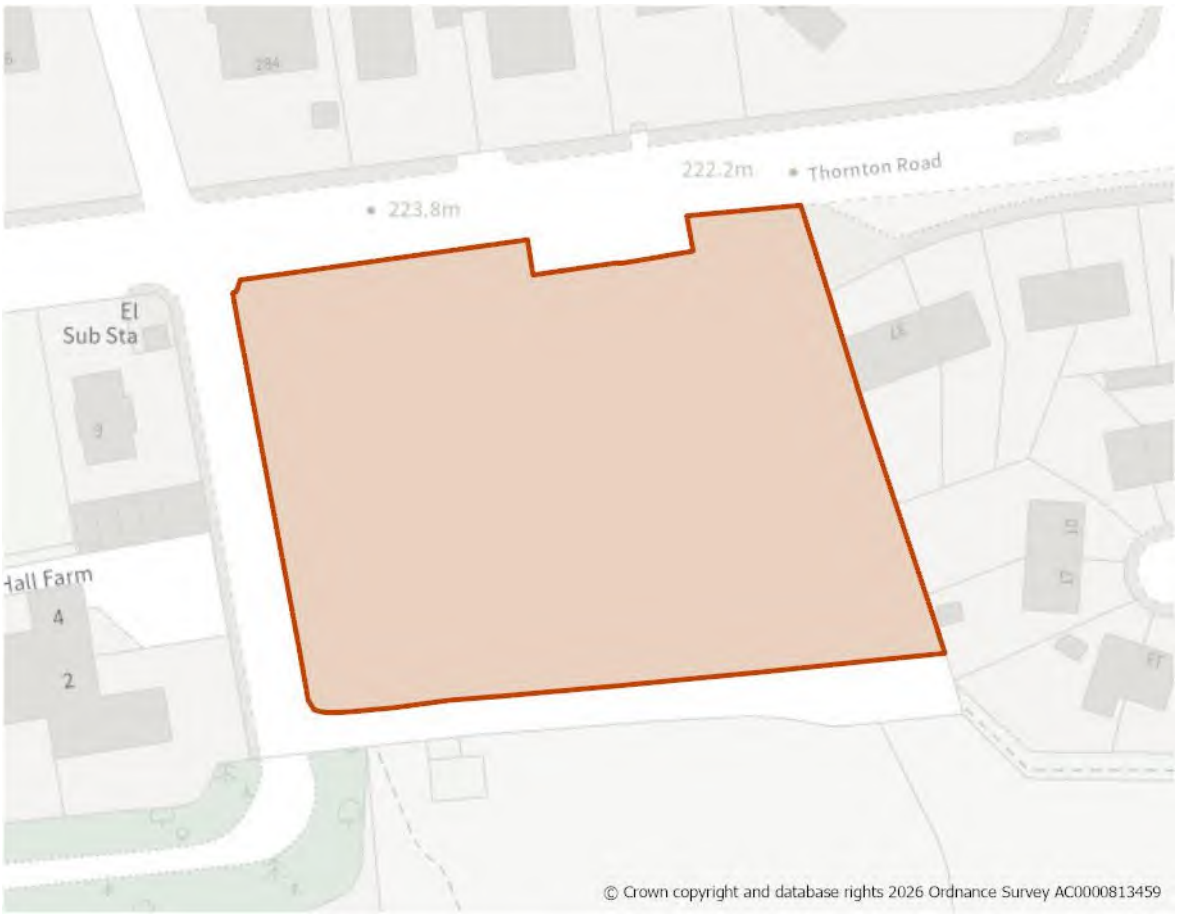
Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1320: Thornton Road (2)

Site Boundary


Site Size (ha) Gross	0.47
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	15
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 15 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout is required on this site, respecting the designated heritage assets located to the west. Tree planting should be used to screen the development. The design of the properties should not exceed two storeys. The footpath to the west and south of the site should be retained and protected. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

3. A new access will be required from Thornton Road and this may involve the relocation of the adjacent bus stop.

Flooding, Water and Drainage

4. Across a small part of the south of the site, groundwater levels are either at or very near to the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

Natural and Historic Environment

5. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is not identified in the LNRS as a priority area for nature recovery.
7. A Heritage Impact Assessment (HIA) has been carried out for this site and identifies that the main impacts of development would be on the character and appearance of the approach to Thornton Hall and Thornton Hall Farm. Any development should be carefully designed and positioned to reflect the area's local character, with buildings facing the access road, limited to two storeys in height, and set back sufficiently from the road to preserve views towards the existing historic buildings.
8. Development should use natural local materials, incorporate high-quality responsive design, and include landscaping along the southern boundary to soften the transition to the open countryside. No additional enhancement or mitigation measures are anticipated beyond these design requirements.

Open Space and Green / Blue Infrastructure

9. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and

contribute to the wider green infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.

10. The site is located in an area which has low provision and moderate need for green and blue infrastructure. Development proposals should focus on green and blue infrastructure creation, carefully designed to contribute towards site-specific issues e.g. flood mitigation, urban cooling etc.

Landscape

11. The site is within the Clayton Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H2), where the enclosed and partly wooded nature of this area, in conjunction with characteristic drystone walls and long distance views from the elevated valley sides, creates a distinct sense of place very different from the urban area to the east or the open plateau to the west. No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

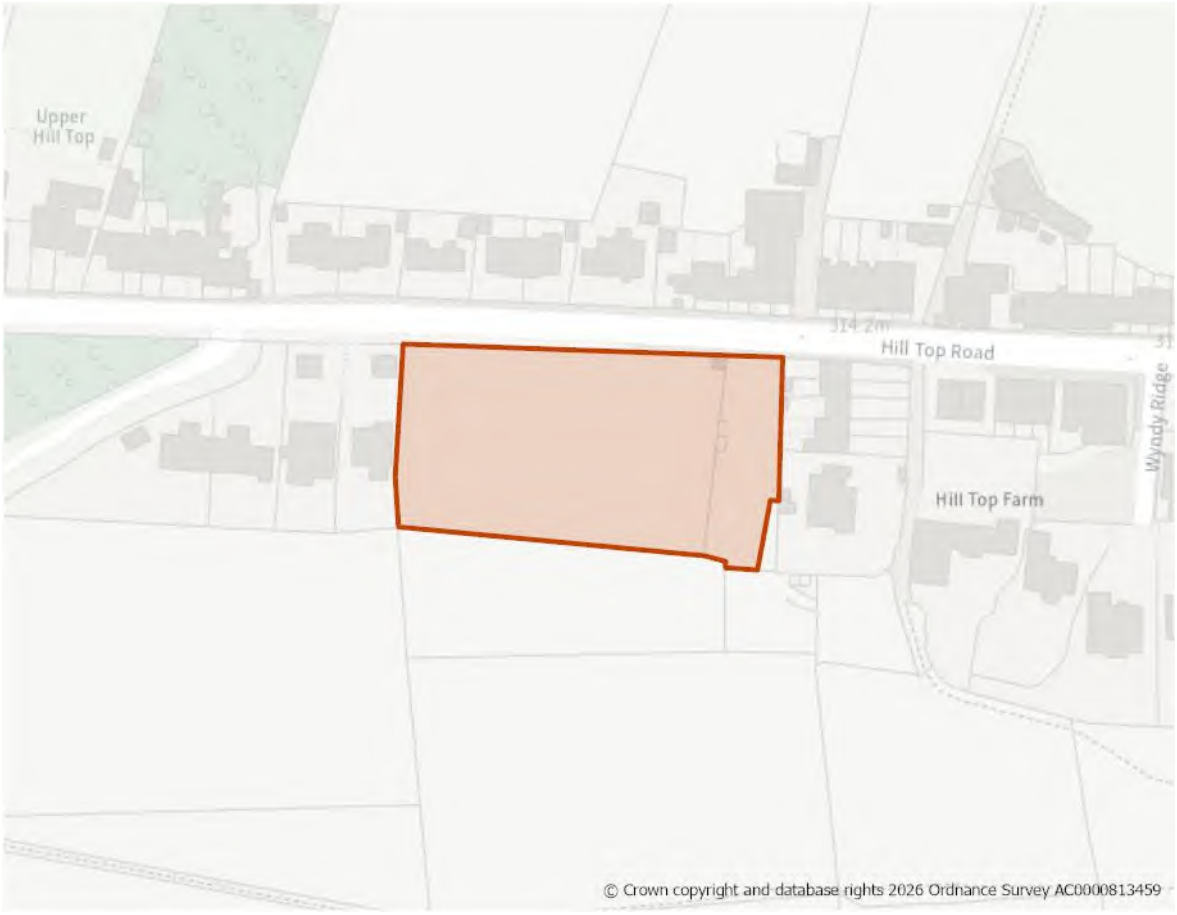
Green Belt (and Golden Rules)

12. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1321: Land south of Hill Top Road, Thornton

Site Boundary


Site Size (ha) Gross	0.51
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	16
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 16 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into account the site's elevated position and the heritage assets located to the east and north.

Site Access, Highways and Transport

3. A new access point will be required from Hill Top Road. There are footways and streetlighting present on the opposite side of the road.

Flooding, Water and Drainage

4. Across the north of the site, groundwater levels are between 0.5m and 5m below the ground surface, where there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Natural and Historic Environment

5. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is not identified in the LNRS as a priority area for nature recovery.
7. A Heritage Impact Assessment (HIA) has been carried out for this site. It indicates that there is potential for the new development to be accommodated on the site however, any development to the top north-eastern section (towards the Hill Top Road), closer to the listed buildings, is likely to result in less than substantial harm of an unacceptable level. If sufficient design and appropriate mitigation measures are employed on the site, then the rest of the site (except the top north-eastern section) is likely to result in less than substantial harm of and acceptable level.
8. The strengthening of landscaping along the boundaries to the east of the site (in close proximity to designated heritage assets) with trees and buffer space, will help to generate a sense of separation and visual distinction from the designated assets and their setting.
9. The development of the site must be informed by and respond to its surroundings with high-quality development. To respect the local distinctiveness here, the layout, scale, orientation, style, and siting of any built form within the proposed site should take design cues from the nearby traditional buildings, and this should also be reflected in the materials with careful consideration. Both design and materials should be of very high quality, including the use of natural local materials and elements. Careful consideration of the landscape strategy, including the retention of existing trees, will be necessary. The existing stone boundary wall along the north and west boundary should also be incorporated to ensure that this element of the site’s rural character is retained. The proposed buildings should not turn their backs to the Hill Top Road and should not be more

than two-storeys in height to excessively dominate the existing buildings in the wider context.

Environmental Protection

10. The site is located predonimantly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
12. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

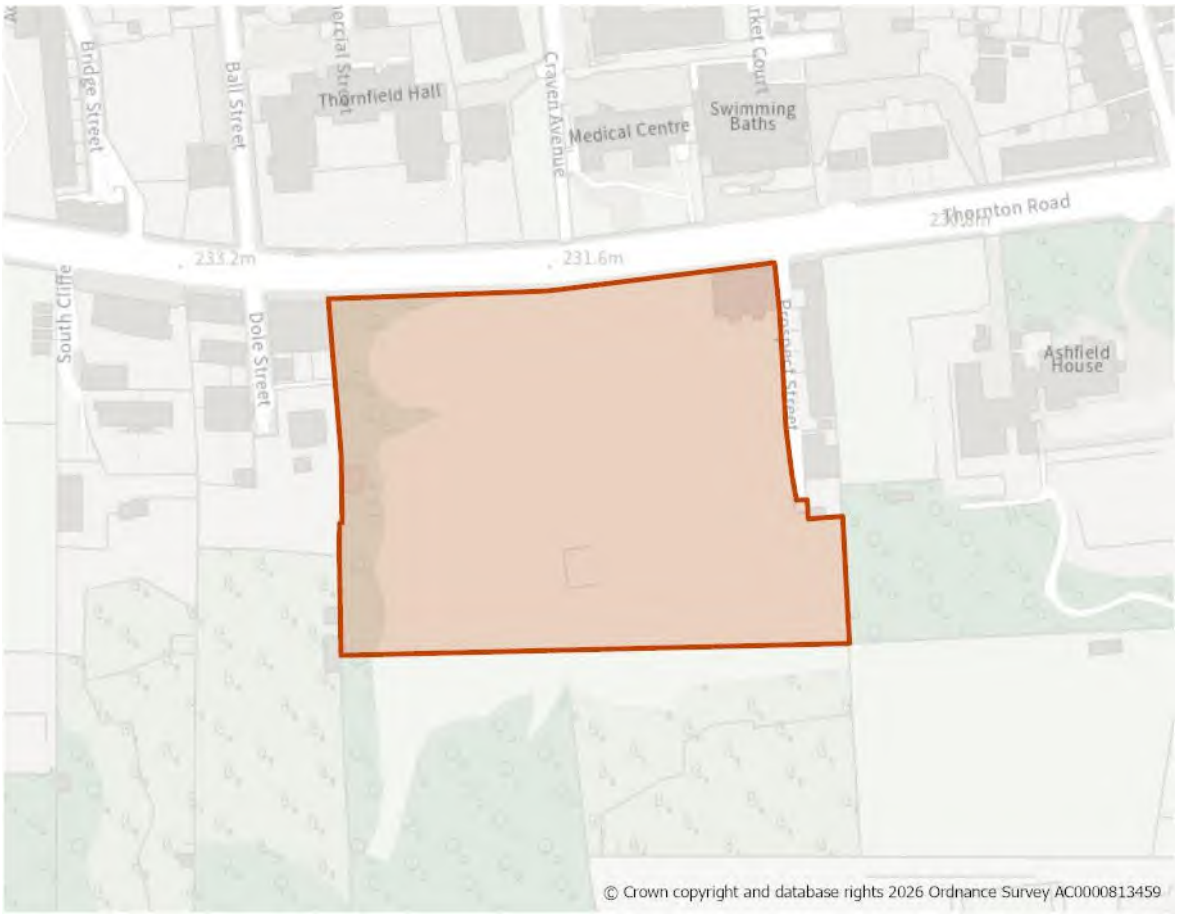
Landscape

13. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
14. The Landscape Sensitivity Assessment advises that drystone walls should be retained wherever possible. Existing woodland and mature trees within the site should be preserved, and additional tree planting should be incorporated along the southern boundary to protect and enhance the wooded character of the settlement. Any development should carefully consider the site's proximity to a number of Listed Buildings along Hill Top Road, and the use of vernacular architectural styles and materials should be encouraged to ensure development responds positively to local character. Development should be sensitively planned and designed to avoid drawing attention to the site or detracting from views from Thornton Viaduct.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1323: Site of Dole and Prospect Mills, Thornton Road, Thornton

Site Boundary


Site Size (ha) Gross	1.19
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	37
Site Type	PDL
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 37 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required to reflect the historic nature of the site in the centre of the Thornton conservation area. The design should take cues from the former mill buildings that previously occupied the site and the surrounding heritage assets.

Site Access, Highways and Transport

3. The site can be access off Thornton Road. There are footways and streetlights on this road.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include for a drainage strategy which includes the ponded area and flow path in site design and investigate ground conditions for infiltration SuDS suitability
6. Across the northern half of the site, groundwater levels are either at or very near to the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.

Natural and Historic Environment

7. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The site is partly located within a bat alert area. The western and southern parts of the site are classed as semi-improved acid grassland, scattered scrub in the Bradford Habitat Network. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. Land adjacent to the east contain trees which are protected by Tree Preservation Orders (TPOs) and must be protected.
10. The site is identified in the LNRS with the prefered measure G1_M03: Restore and enhance existing species-rich grasslands.
11. A Heritage Impact Assessment (HIA) has been carried out for this site. It indicates that development of the site should strive to have an impact of less than substantial harm of an acceptable level with the potenial to improve the

settings of the listed buildings and an expectation to enhance the character of the conservation area.

12. Appropriately designed development would be expected to enhance the Thornton Conservation Area and the settings of the affected listed buildings. It could be that high density built form reflecting the massing and scale of elements of the former mill might be appropriate, and more complementary than a generic residential layout. A design statement illustrating how the design responded to character and achieved positive impacts would be expected to accompany any development proposal.
13. The use of materials and appearance responding to local distinctiveness would be essential. the scale, layout and form of development would be crucial especially in proximity to the listed buildings at Prospect Street and Thornton Road. Careful attention would be required to the southern edge of any development where it abuts the open countryside and is widely visible. An overtly suburban layout or appearance here would be incongruous and undesirable.

Environmental Protection

14. The site consists of a former mill complex, remdiation of the previous uses may be necessary. A Land Contamination Assessment – Phase 1 Report may be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
15. The southern half of the site is within a Development High Risk Area for former coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
16. The site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

Open Space and Green / Blue Infrastructure

17. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider green infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
18. The site is within an area of moderate provision but high need for green and blue infrastructure. Development proposals should concentrate on the creation of new, and enhancement of existing green and blue infrastructure.

Landscape

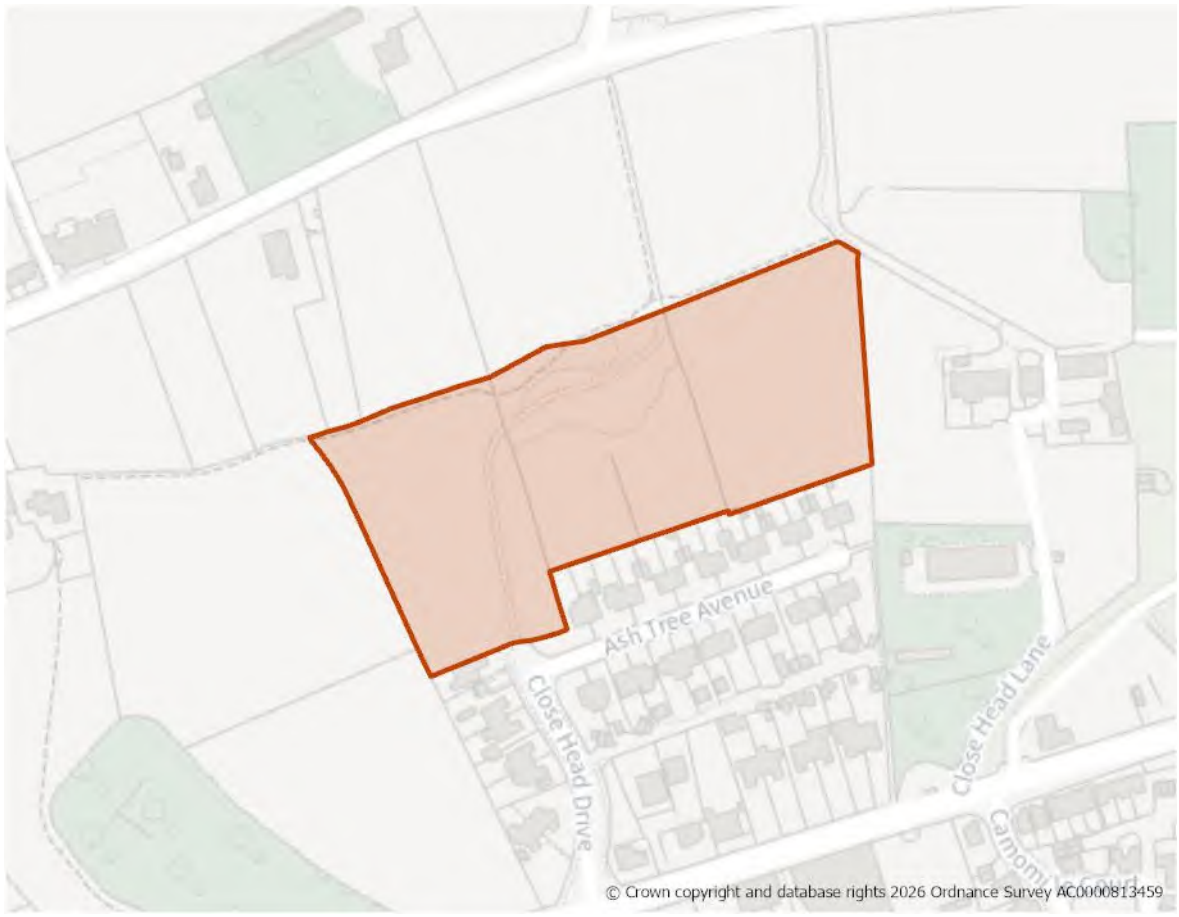
19. The north of the site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The southern half is within the Clayton Urban Edge Wooded Valleys and Slopes Landscape Character area/type (H2), where the enclosed and partly wooded

nature of this area, in conjunction with characteristic drystone walls and long distance views from the elevated valley sides, creates a distinct sense of place very different from the urban area to the east or the open plateau to the west. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1324: Close Head Drive, Thornton

Site Boundary


Site Size (ha) Gross	1.89
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	60
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 60 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. The design and layout of the site should take into consideration the hillside location and proximity to agricutural uses. The footpath to the north of the site should be retained and protected through sensitive design and boundary treatments as it forms part of the Bronte Way promoted route.

Site Access, Highways and Transport

3. The site should be accessed via Close Head Drive. A alternative, additional access may be possible from the north as part of the wider development of housing site allocations H1316 and H1318.

Flooding, Water and Drainage

4. Across the centre of the site, groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is partly located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

7. The site is located predonimantly within the 250m buffer of a former landfill site. Impacts should be addressed in line with Policy CR2.
8. Site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
9. The majority of the site is classed as Grade 4 on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas

within the settlement, which should be taken into account when considering opportunities for new open space provision.

11. The site is partly within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

12. The site is located within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
13. The Landscape Sensitivity Assessment states that any development should seek to respond to the existing linear form of development along Hill Top Road, which would also maintain some distance from the Brontë Way and Thornton Cemetery to the south. Historic drystone walls and boundary trees should be retained and enhanced.

Green Belt (and Golden Rules)

14. Eastern half of the site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

15. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1351: Land north of Thornton Road, Thornton

Site Boundary

Site Size (ha) Gross	3.46
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	91
Site Type	Greenfield
Ward	Thornton & Allerton
Settlement	Thornton
Ownership	Mixed
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 91 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking account of the position of the site in a tranistionary location between the urban and rural areas. The scheme should reflect the pastoral landscape. The footpaths to the west and east of the site should be retained and protected through sensitive design and boundary treatments. Particular attention should be paid to preserving the route of the Bronte Way, ensuring views from the footpath across to the wider countryside are retained.

Site Access, Highways and Transport

3. A new access point will be required from Thornton Road. Significant engineering works may be required to form the access due to the level changes from Thornton Road into the site which may be challenging. Significant visibility splays will be required. The site currently has a large retaining wall along the southern boundary which should be retained where possible.

Flooding, Water and Drainage

4. For the majority of the site, groundwater levels are between 0.025m and 0.5m below the ground surface. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.

Natural and Historic Environment

5. Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The western part of the site and a small part to the centre (adjoining Thornton Road) is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.

Environmental Protection

8. The site is located predonimantly within the 150m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to determine any potential impacts. Impacts should be addressed in line with Policy CR2.
9. The site is partially within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.

10. The majority of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment identifies a need to secure the provision of amenity greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider green infrastructure network. The Assessment also highlights deficiencies in the provision of allotments and children's play areas within the settlement, which should be taken into account when considering opportunities for new open space provision.
12. The site is within an area of moderate provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on enhancing and improving existing assets as well as the creation of new green and blue infrastructure.

Landscape

13. The site is located within Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
14. The Landscape Sensitivity Assessment was carried out on a large iteration of this site. As a result the site boundary has been amended to reflect landscape sensitivity considerations. Existing field boundary trees and external drystone walls should be retained wherever possible. Development should be designed to maintain views of Thornton Viaduct from the Brontë Way and preserve the rural character of the remaining open land.

Other Constraints

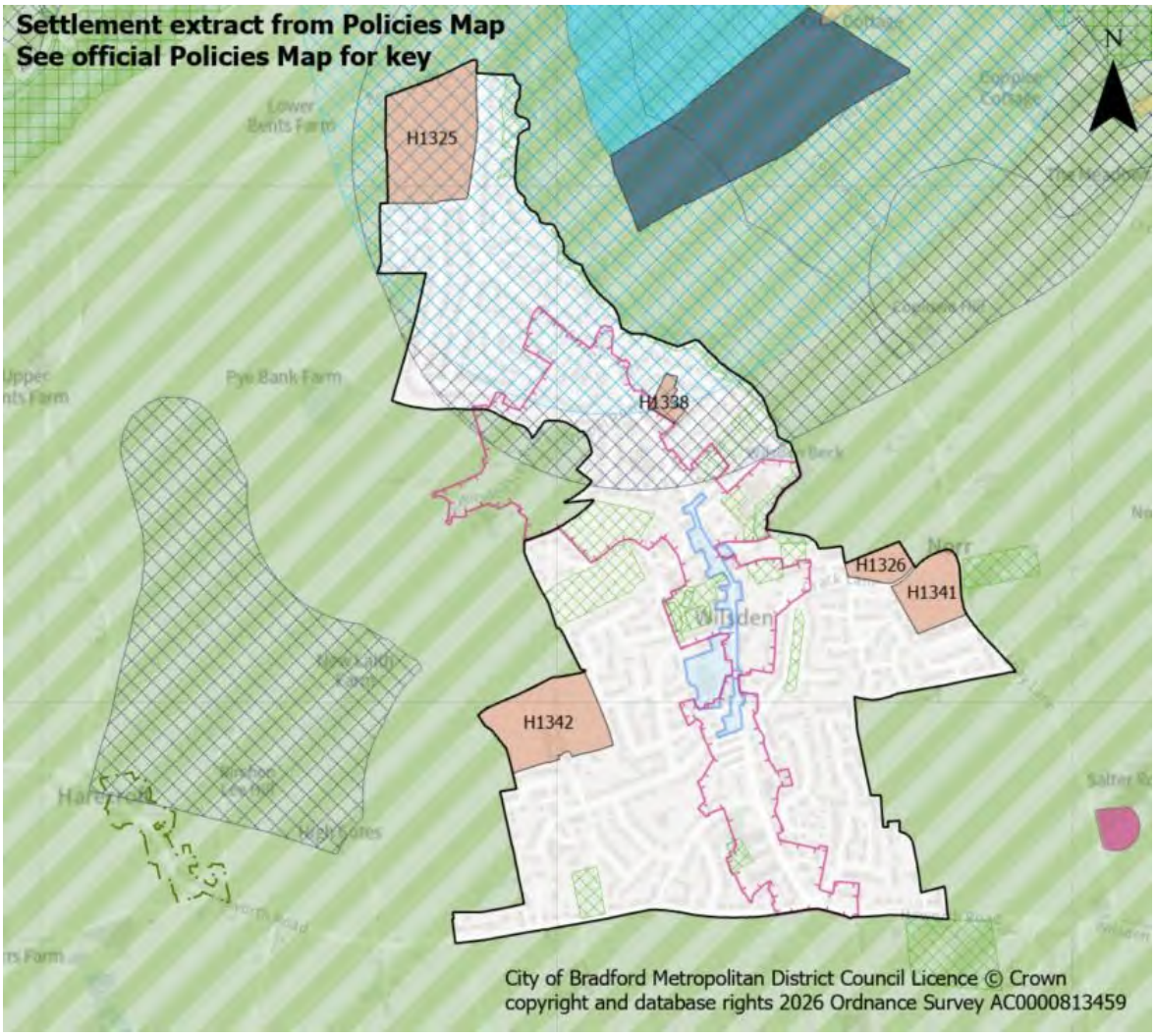
15. The site is located adjacent to Thornton Cemetery. Consideration should be given to any potential impacts on this open space.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY WI1 – WILSDEN

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map. The village is formed of the main settlement of Wilsden and is constrained by the B6144 to the south and Bents Lane to the north. The focus for sustainable development of this medium village reflects its proximity to the Regional City of Bradford as well as its function and character balanced against heritage and environmental constraints.**

2. **The settlement is surrounded and constrained by a number of environmental assets to the north such as Crag Wood and Bilberry Bank.**

3. **Development proposals should have regard to and be consistent with the made (adopted) Wilsden Neighbourhood Development Plan and Wilsden Design Code where applicable.**

Meeting Growth Needs

4. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   p) **Deliver approximately 311 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table WI1.1.**

Table WI1.1 - Wilsden

	Under Construction	Planning Permission	Site Allocations
Totals	4	47	260

   q) **Deliver housing site allocations as shown on the policies map and section 5:**

   - **H1325: Bents Lane (100 dwellings)**
   - **H1326: Crack lane north (21 dwellings)**
   - **H1338: Manor House Road (12 dwellings)**
   - **H1341: Crack Lane south (47 dwellings)**
   - **H1342: Moorside Farm (80 dwellings)**

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and made (adopted) Neighbourhood Development Plan policies.**

6. **Support Wilsden's Local Centre and its diversification where appropriate to help retain employment opportunities within the settlement and ensure its long-term sustainability.**

Local Services and Facilities

7. **Support the range and quality of uses within the designated Wilsden Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

8. **Protect and enhance designated Local Green Spaces identified in Policy W/NE1 of the made (adopted) Neighbourhood Development Plan and open spaces in compliance with Policy NE2 such as Wilsden Park, Wilsden Recreation Ground, Wilsden Cricket Ground and Main Street Allotments. Support proposals which address deficiencies in open space provision as set out on the Open Spaces Study including seeking to increase provision of parks and gardens, outdoor sports, play space and allotments.**

9. **Maintain and enhance sporting and recreation facilities, including those identified in Policy W/CF3 of the made (adopted) Neighbourhood Development. Also spport proposals to widen community access to sporting facilities.**

Landscape

10. **Maintain and enhance the landscape setting of the settlement within the character areas of the Thornton, Queensbury and Wilsden Mixed Upland Pasture and Harden Upland Wooded River Valleys, and key landscape features, fields and overall settlement pattern.**

11. **Development should have regard to impacts on the key views identified in Policy W/NE5 of the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

12. **Protect and enhance strategic green and blue networks and corridors to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments. Consideration should be given had to the Green and Blue Infrastructure Strategy.**

13. **Protect and enhance the designated Wilsden habitat networks and priority habitats along the northeastern edge of the settlement and the Wilsden Beck corridor.**

14. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**

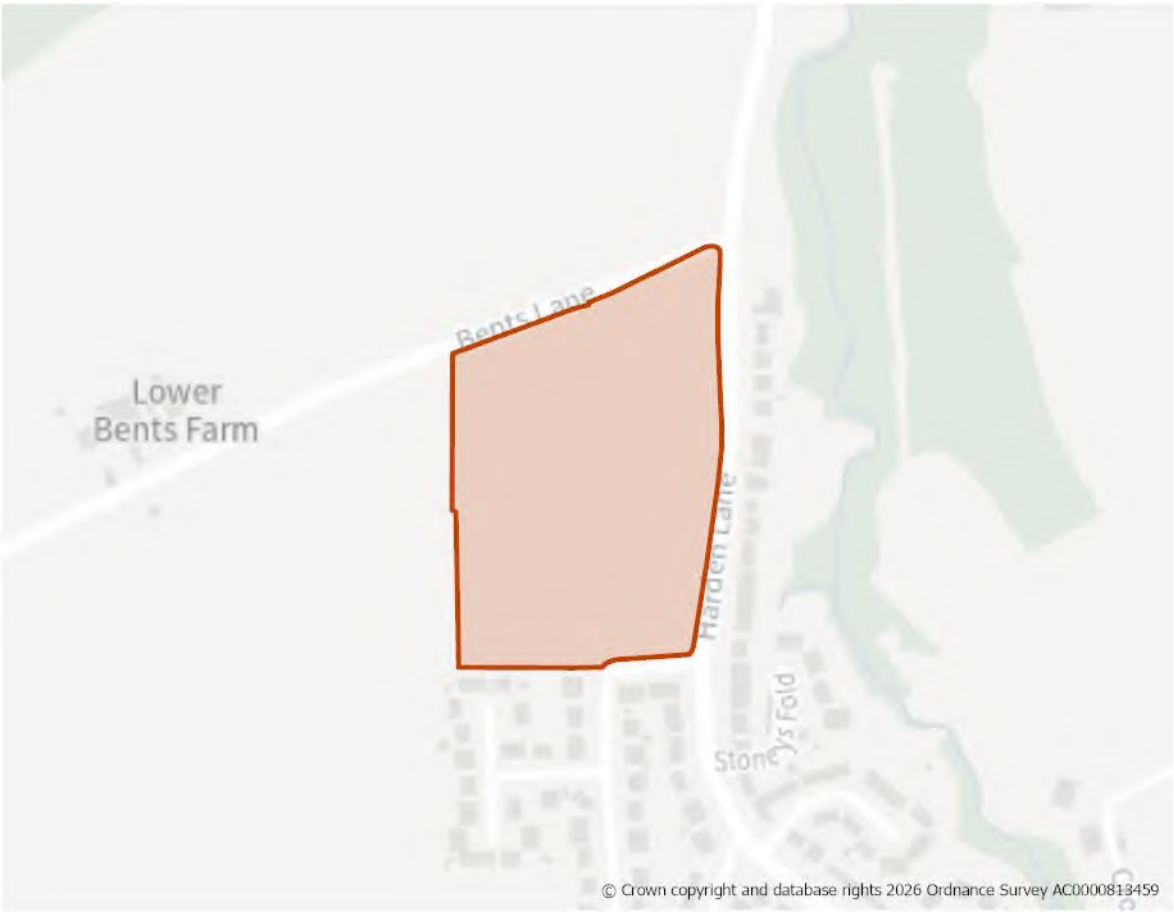
15. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Wilsden Conservation Area and Listed Buildings as well as non-designated heritage assets Policy W/BH1 of the made (adopted) Neighbourhood Development Plan.**

Local Infrastructure

16. **Support improvements and access to public transport and active travel, including enhanced links to Bingley railway station and measures to reduce traffic congestion on routes along Main Street.**

17. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

H1325: Bents Lane, Wilsden

Site Boundary


Site Size (ha) Gross	4.07
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	100
Site Type	Greenfield
Ward	Bingley West
Settlement	Wilsden
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 100 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area)
2. A sensitive design and layout will be required taking account of the gateway location of the site and wider rural landscape. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.
3. Development should be in keeping with the landscape character of the area and in line with design policies within the made (adopted) Wilsden Neighbourhood Development Plan and associated Design Code.

Site Access, Highways and Transport

4. The new access would lead onto Harden Lane, where there are footways and streetlights present.
5. A Public Right of Way (bridleway) across the southern boundary of the site should be retained.

Flooding, Water and Drainage

6. A nominal flood risk assessment has been carried out for this site and indicates the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
7. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The far eastern corner of the site and northeastern corner of the site are identified in the Local Nature Recovery Strategy (LNRS) with a preferred measure of T2_M05: Help more red squirrels to move back into West Yorkshire. The southeastern boundary of the site is identified in the LNRS with preferred measure B4_ M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure. The

northern site boundary is identified in the LNRS with preferred measures G1_M03: Restore Magnesian Limestone quarries to limestone grasslands.

Environmental Protection

11. Part of the site is classed as Grade 3b in the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Wilsden there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
13. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

14. The site is located within the Harden Upland Wooded River Valleys Landscape Character area/type (C3), which is recognised as a diverse landscape of parkland, pasture and wooded valleys linked by a strong network of public rights of way, together with the sense of time depth displayed in the area creates a strong sense of place.
15. The Landscape Sensitivity Assessment indicates that the site is in an area of moderate landscape sensitivity. Development of the site could help to better integrate the existing settlement edge with the wider landscape and the sensitive introduction of vegetation could be used to soften this. The existing isolated trees should be retained where possible, as well as the more intact drystone walls.

Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

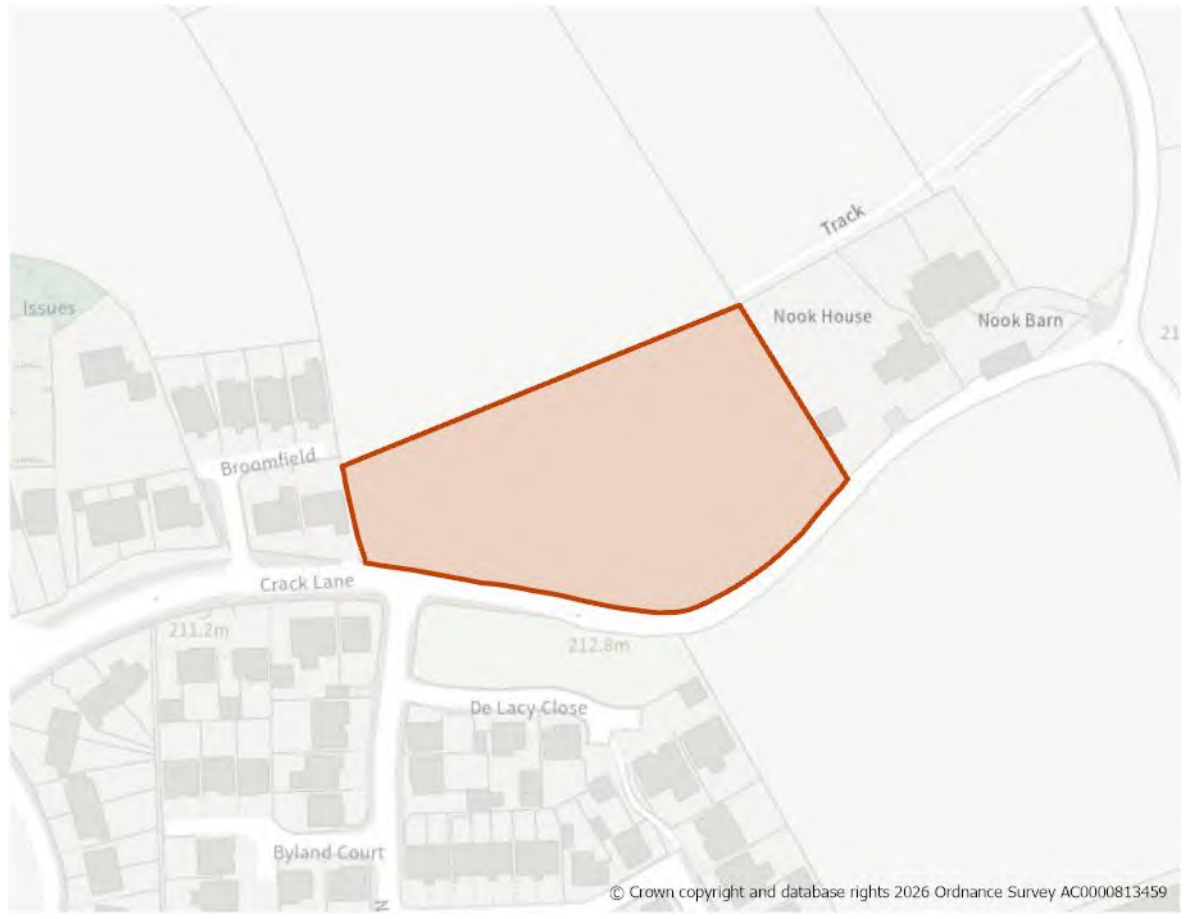
Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

18. The Council has resolved to grant outline planning permission at the site for residential development (26/00109/MAO). This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation.

H1326: Crack Lane north, Wilsden

Site Boundary


Site Size (ha) Gross	0.67
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	21
Site Type	Greenfield
Ward	Bingley West
Settlement	Wilsden
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 21 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside. Development should be in keeping with the landscape character of the area and in line with design policies within the made (adopted) Wilsden Neighbourhood Development Plan and associated Design Code.

Site Access, Highways and Transport

3. The new access would lead onto Crack Lane, where there is a footway and streetlights are present. Crack Lane may need to be widened or a new route created through housing allocation site H1341 with a new junction on to Shay Lane.

Flooding, Water and Drainage

4. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
5. Safe access and escape routes should be investigated further as part of a site-specific FRA. Routes may need to be raised above the existing surface water flow path along the northern boundary to allow surface water to flow naturally. Any FRA should include for a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is partly located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The eastern site boundary is identified in the Local Nature Recovery Strategy (LNRS) with the preferred measure of T2_M05: Help more red squirrels to move back into West Yorkshire.
9. The site is within the wider setting of the Wilsden conservation area. Consideration should be given to any potential impacts on the heritage asset. The use of materials, local distinctiveness and boundary treatments should all

form part of a well-designed scheme for the site. Consultation with the Council's Heritage Team may be required to understand the potential for any impacts.

Environmental Protection

10. The western part of the site is within a 250m landfill buffer and the remainder of the site is within a 150m buffer. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to identify any potential risk and appropriate mitigation measures. Impacts should be addressed in line with Policy CR2.
11. Part of the site is classed as Grade 3b in the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Wilsden there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
13. The site is within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Landscape

14. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
15. The Landscape Sensitivity Assessment indicates that the site is in an area of low-moderate landscape sensitivity. Retain dry stone walls and utilise tree planting to soften the settlement edge. Consider potential visibility of development from PRoW that converge on Norr Hill to the east. This site is more highly sensitive. Retain some sense of separation between the settlement and outlying property and seek to maintain some open views to the north.

Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1338: Manor House Road, Wilsden

Site Boundary

Site Size (ha) Gross	0.33
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	PDL
Ward	Bingley West
Settlement	Wilsden
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 12 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. Development should be in keeping with the landscape character of the area and in line with design policies within the made (adopted) Wilsden Neighbourhood Development Plan and associated Design Code.

Site Access, Highways and Transport

3. A new access would lead onto Manor House Road, where there are footways and streetlights present.

Natural and Historic Environment

4. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
5. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
6. There are a number of trees within and adjacent to the site which are protected by Tree Preservation Orders (TPOs). The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. The site is identified in the Local Nature Recovery Strategy (LNRS) with the preferred measure of T2_M05: Help more red squirrels to move back into West Yorkshire.
8. The site is adjacent to Grade II Listed Old Manor House and Spring Mill House. The site is also adjacent to the Wilsden conservation area. The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets as well as the character of the surrounding area. A Heritage Impact Assessment will be required to determine the potential impact of development on the significance of these heritage assets and ensure any identified harm can be adeuqately mitigated.

Environmental Protection

9. The northern part of the site is located within the 150m buffer of a landfill site, and the southern part of the site is within the 250m buffer. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to identify any potential risk and appropriate mitigation measures. Impacts should be addressed in line with Policy CR2.

Open Space and Green / Blue Infrastructure

10. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in

Wilsden there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.

11. The site is located in an area where there is is good provision and a low need for green and blue infrastructure. Development proposals should look to enhance existing green and blue infrastructure assets.

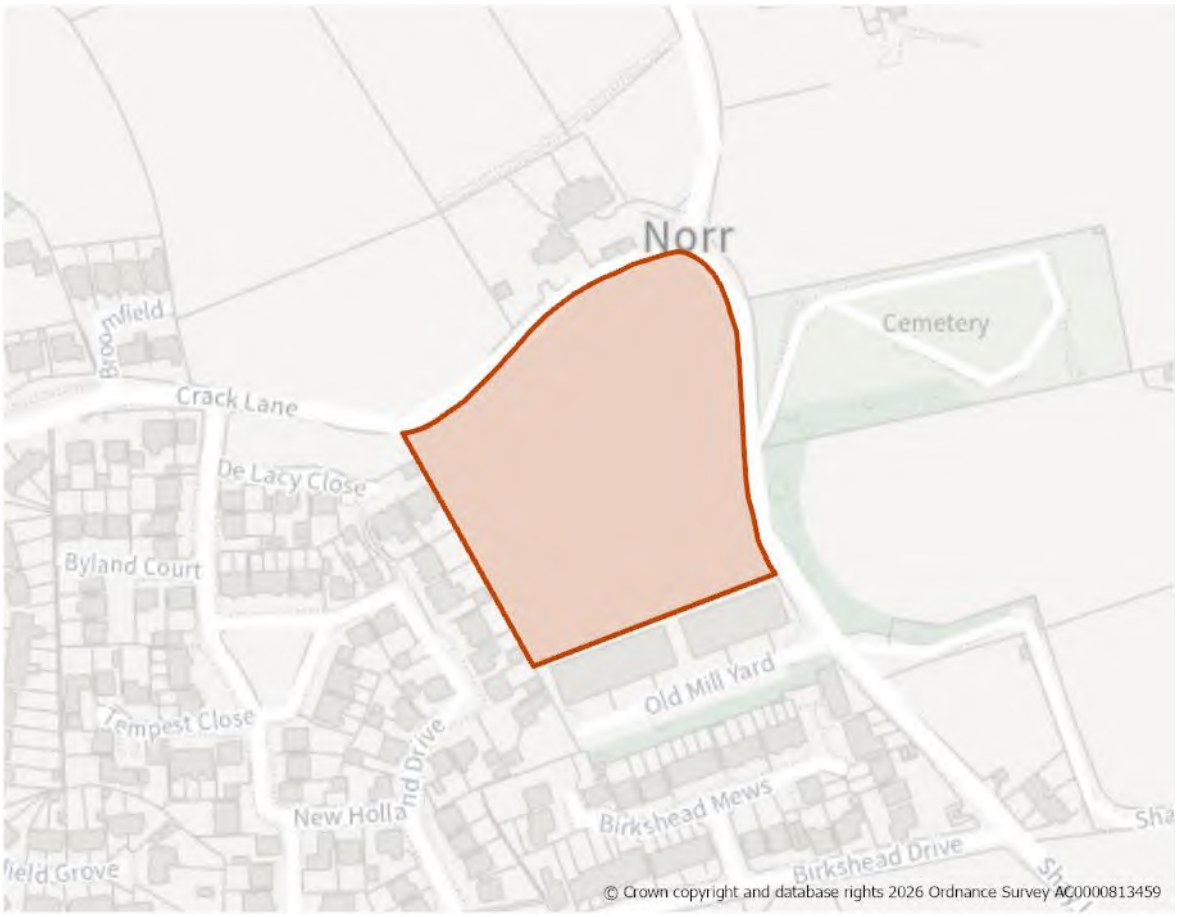
Landscape

12. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure. The site is within the settlement and no landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

13. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1341: Crack Lane south, Wilsden

Site Boundary


Site Size (ha) Gross	1.48
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	47
Site Type	Greenfield
Ward	Bingley West
Settlement	Wilsden
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 47 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. A sensitive design and layout will be required taking account of the rural setting and undulating nature of the site and its proximity to the non-designated heritage assets of Nook House and Barn. The large mature tree on the site's northern boundary should be retained and protected. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.
3. Development should be in keeping with the landscape character of the area and in line with design policies within the made (adopted) Wilsden Neighbourhood Development Plan and associated Design Code.

Site Access, Highways and Transport

4. The new access would lead onto Shay Lane, where there is a footway and streetlights are present. A further access point may be needed off Crack Lane and could serve the opposite housing allocation site H1326. Both Crack Lane and Shay Lane require improvements.

Flooding, Water and Drainage

5. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
6. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

7. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
8. The north eastern corner of the site and the eastern boundary are adjacent to the preferred measure from the Local Nature Recovery Strategy (LNRS) T2_M05 – help more red squirrels to move back into West Yorkshire.
9. The site is located to the East of Wilsden conservation area and forms part of the agricultural setting of the village. Consideration should be given to the impact on the setting of the conservation areas and the long distance views across to the historic core of the village. A Heritage Impact Assessment (HIA) has been carried out for this site. It indicates that the development of the site will have less

than substantial harm of an acceptable level on the Wilsden conservation area. Provided suitable mitigation is put in place, development of the site would be acceptable. To the east of the site is Wilsden Cemetery. Development of the site has the potential to impact upon its setting. Any future development proposals should incorporate green landscape screening towards the Shay Lane boundary in order to minimise the development impact on the cemetery site.

Environmental Protection

10. The southeastern corner of the site is within a Development at High Risk Area for coal mining, indicating that it contains one or more recorded former related features at surface or shallow depth. A Coal Mining Risk Assessment (CMRA) will be required as part of any planning application.
11. The site is within the 150m buffer of a landfill site, and the south-western corner of the site is within the 250m buffer. A Land Contamination Assessment – Phase 1 Report will be required as part of any planning application to identify any potential risk and appropriate mitigation measures. Impacts should be addressed in line with Policy CR2.
12. The site is within a Mineral Safeguarding Area (MSA) for coal. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any coal resource.
13. Part of the site is classed as Grade 3b in the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Wilsden there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
15. The site is within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Landscape

16. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
17. The Landscape Sensitivity Assessment indicates that the site is part of an area of a low-moderate landscape sensitivity. Retain dry stone walls and utilise tree planting to soften the settlement edge. Ensure that the mature boundary tree on the northeast corner of the site is retained and appropriately protected during development. Retain some sense of separation between the settlement and outlying property and seek to maintain some open views to the north.

Other Constraints

18. Consideration should be given to the impact of development at this site on the adjacent cemetery.

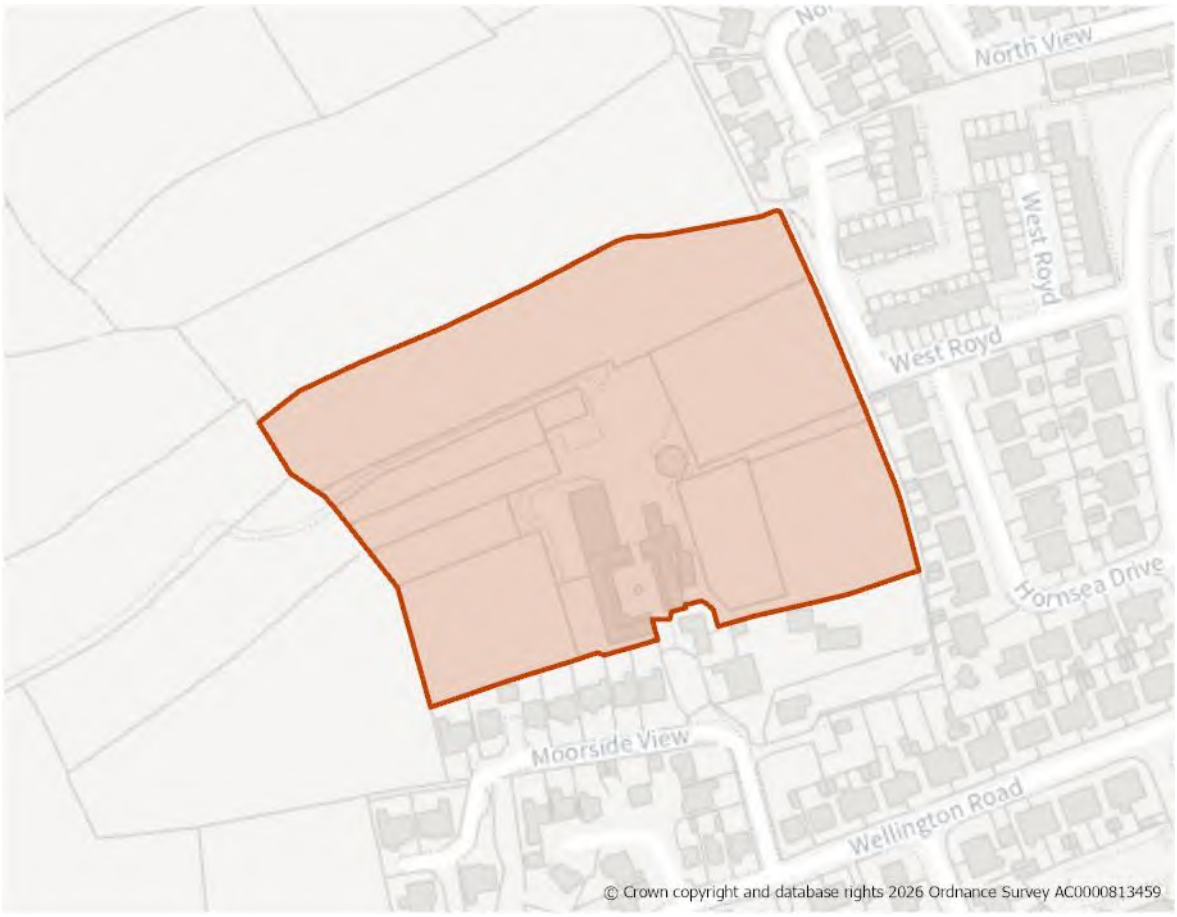
Green Belt (and Golden Rules)

19. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1342: Moorside Farm, Wilsden

Site Boundary


Site Size (ha) Gross	3.05
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	80
Site Type	Mixed
Ward	Bingley West
Settlement	Wilsden
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 80 dwellings as part of a high quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph. This should include affordable housing (in line with Policy HO4) and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. A senstively designed scheme should be provided which takes account of the surrounding rural character. Enhancements should be made to the surrounding Green Belt land including improvements to the adjacent public rights of way which may offer opportunities for residents to access the countryside.
3. Development should be in keeping with the landscape character of the area and in line with design policies in the made (adopted) Wilsden Neighbourhood Development Plan and associated Design Code.

Site Access, Highways and Transport

4. A new access would need to be created off West Royd, where there is a footway and streetlights are present.
5. There is a public right of way which runs along the eastern boundary should be retained and enhanced as part of improvement works to facilitate the new access to the site.

Flooding, Water and Drainage

6. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
7. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

8. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is not identified in the LNRS as a priority area for nature recovery.
10. A Heritage Impact Assessment (HIA) has been carried out for this site. It indicates that development must be informed by its surrounding residential context in terms of scale and materials. The housing development to the south has incorporated green landscaping to soften its impact on the rural fringe. Similar landscaping strategies should be employed for the development of this site. The HIA concludes that development of the site will have a less than substantial impact of an accptable level on the Wilsden Conservation Area. Existing development to the west of the conservation area means that

development can take place at the site without overtly impacting on the heritage asset.

Environmental Protection

11. The site is within a Mineral Safeguarding Area (MSA) for sandstone. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sandstone resource.
12. The site is crossed from south to north on the western side by a lower voltage electricity transmission line. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design. Enquiries should be made with Northern Powergrid.
13. Part of the site is classed as Grade 3b in the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

14. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Wilsden there is a need for increased provision of amenity greenspace, allotments, and play provision for both young and older children.
15. The site is within an area of low provision and low need for green and blue infrastructure. However, development in this location may increase the need going forward, therefore development proposals should focus on creation of new green and blue infrastructure.

Landscape

16. The site is within the Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character area/type (E1), where despite the presence of local undulations which provide a sense of enclosure, the overwhelming perception of this landscape is one of elevation and exposure.
17. The Landscape Sensitivity Assessment indicates that the site is part of an area of a low-moderate landscape sensitivity. Retain drystone walls where possible, particularly along the site boundaries. Utilise carefully positioned tree planting to soften the settlement edge in views from the nearby PRoW network.

Green Belt (and Golden Rules)

18. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision

Infrastructure Requirements

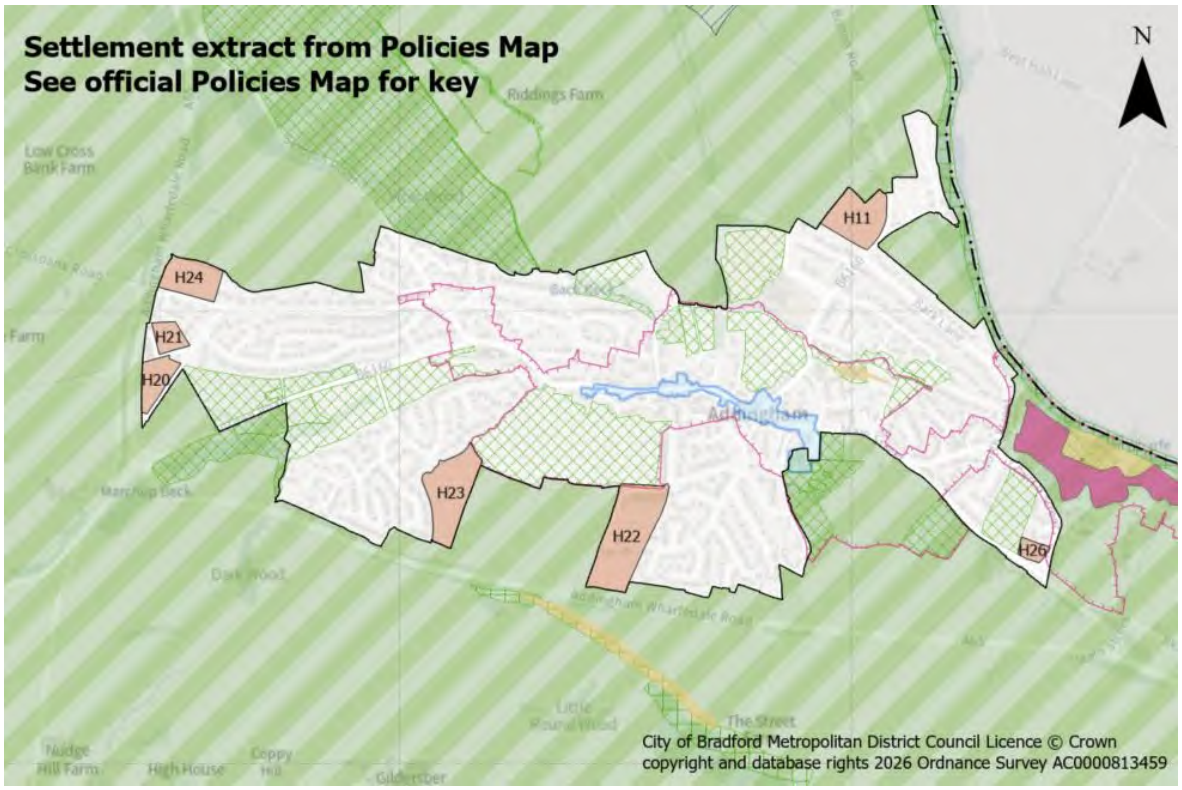
19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Section 5: Settlement Policies & Site Allocations for Wharfedale

- Policy AD1: Addingham
- Addingham: Site Allocations
- Policy BU1: Burley in Wharfedale
- Burley in Wharfedale: Site Allocations
- Policy IL1: Ilkley
- Ilkley: Site Allocations
- Policy ME1: Menston
- Menston: Site Allocations

POLICY AD1 – ADDINGHAM

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the policies map and consists of the main settlement to the north of the A65 and on the edge of the Yorkshire Dales National Park. The focus for sustainable development of this medium village reflects its function and character balanced against its heritage and wider environmental constraints.**

2. **The settlement features significant environmental constraints which focuses growth within its linear settlement form and boundary. Growth is constrained by its extensive historic core, A65 road to the south of the settlement and the River Wharfe to the northeast of the settlement.**

3. **Development proposals should have regard to and be consistent with the made (adopted) Addingham Neighbourhood Development Plan where applicable.**

Meeting Growth Needs

4. **Housing development includes releasing land within the settlement area and the Green Belt during the plan period and will:**

   a) **Deliver approximately 208 dwellings from new site allocations.**

Table AD1.1 - Addingham

	Under Construction	Planning Permission	Site Allocations
Totals	0	0	208

b) Deliver housing site allocations as shown on the policies map and section 5:
H11: Bolton Road
H20: Land west of Turner Lane
H21: Parsons Lane/Parsons Meadow
H22: Land off St Pauls Rise
H23: Land off Big Meadow Drive
H24: Moor Lane
H26: Church Street/Main Street

5. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant Local Plan and Neighbourhood Development Plan policies.**

Local Services and Facilities

6. **Support the range and quality of uses within the designated Addingham Local Centre as a key hub for the community to meet their day-to-day retail and leisure needs as well as the protection and enhancement of local services and facilities. This should also be in line with made (adopted) Neighbourhood Development Plan Policy ANDP7.**

7. **Support the vibrancy and vitality of the Local Centre in line with Policy ANDP8 of the made (adopted) Neighbourhood Development Plan.**

8. **Protect and enhance designated Local Green Spaces identified in Policy ANDP11 of the made (adopted) Neighbourhood Development Plan and designated open spaces in compliance with Policy NE2. Support proposals which address deficiencies in open space provision as set out in the Open Spaces Study. Seek opportunities to increase the provision of allotments, parks and gardens and areas of play where possible.**

9. **Maintain and enhance sporting and recreation facilities, including those identified in Policy ANDP12 of the made (adopted) Neighbourhood Development Plan, and support widened community access.**

Landscape

10. **Maintain the importance of the landscape in separating the settlement from Ilkley and preventing coalescence. Enhance the varied landscape character areas of the Wharfedale Rolling Enclosed Pasture and Wharfedale Settled Valley Floor and landscape features, fields and overall defined settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.**

11. **Proposals should minimise the influence of development in views to and from Nidderdale National Landscape.**

12. **Development should have regard to impacts on the key views identified in the made (adopted) Neighbourhood Development Plan.**

Historic and Natural Environment

13. **Protect and enhance strategic green and blue networks and corridors to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

14. **Protecting and enhancing Green Infrastructure links through the village, in particular ensuring that new housing development proposed to the South of the settlement protects the landscape, setting and key views into the conservation area and provides significant enhancements in terms of access and ecology to the remaining open land north of the A65 Addingham Wharfedale Road.**

15. **Protect and enhance Local Wildlife Sites as well as habitat networks and priority habitats within and adjacent to the settlement.**

16. **The majority of the settlement is located within SPA/SAC Zone B (supporting habitat functionally linked land), whilst the northeastern section is within SPA/SAC Zone C (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with Policy NE3 and the South Pennine Moors SPD.**

17. **Ensure that future development conserves and enhances key heritage assets and their settings within and adjacent to the settlement including the Conservation Area and Listed Buildings as well as non-designated heritage assets identified within Policy ANDP3 of the made (adopted) Neighbourhood Development Plan.**

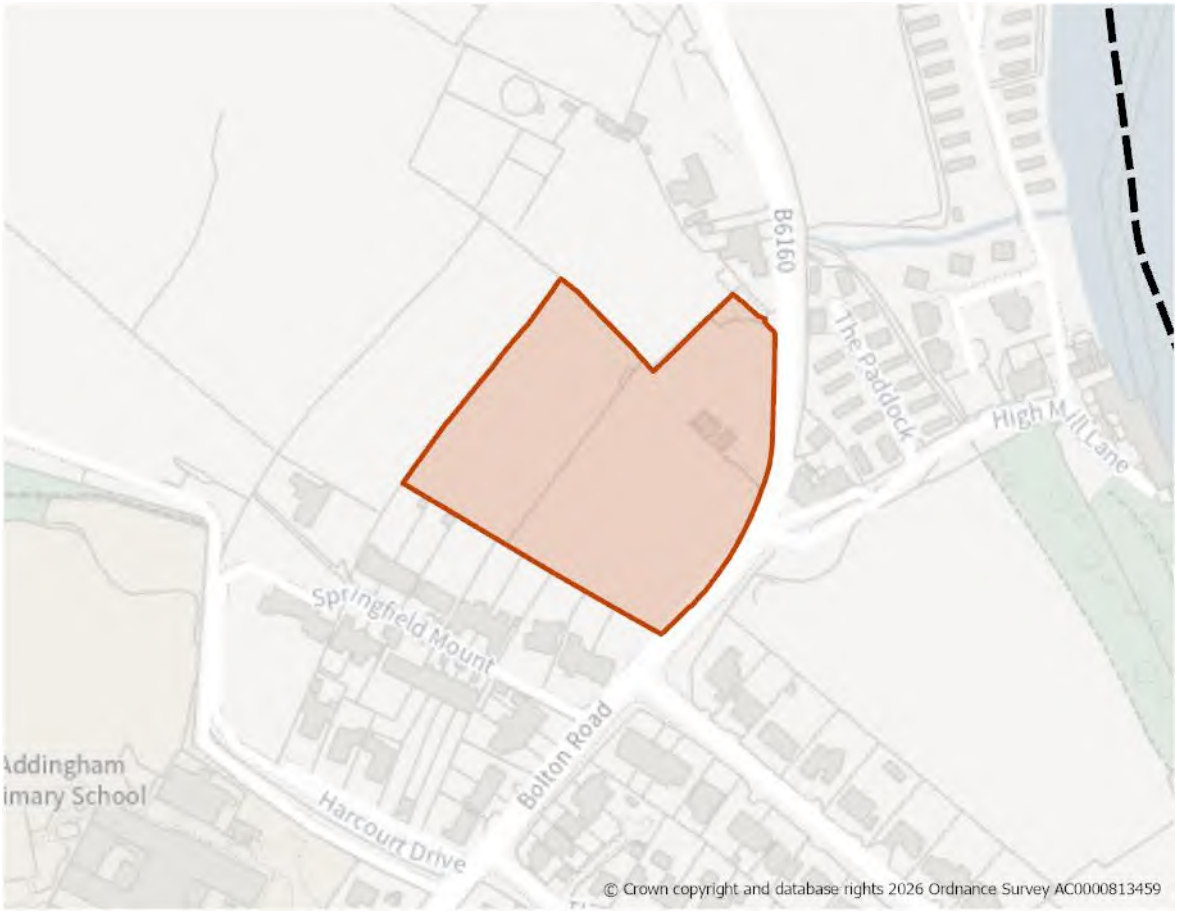
Local Infrastructure

18. **Support safe active travel routes to services and facilities, including connecting new development.**

19. **Support and safeguard the route of the multi-path Wharfedale Greenway for cycling, walking and horse riding.**

20. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, Policy ANDP6 of the made (adopted) Neighbourhood Development Plan and the Local Infrastructure Plan.**

H11: Bolton Road, Addingham

Site Boundary


Site Size (ha) Gross	1.24
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	39
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 39 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3) and having due regard to relevant housing needs evidence and the character of the area.
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan.
3. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. New site access from Bolton Road. East of the site is bounded by Bolton Road, with the potential new access leading onto the road between High Mill Lane and Bark Lane.

Flooding, Water and Drainage

5. The site is more than 1ha in size. A Flood Risk and Drainage Assessment should be provided to identify any potential flood risk and appropriate measures for managing it.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The adjacent TPO/woodland and 15m buffer at Land at High Mill Lane must be retained and protected. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
8. North eastern site boundary is identified in the Local Nature Recovery Strategy (LNRS) with the preferred measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. Parts of the site are classed as Grade 3b and a small area to the north of the site is Grade 2 on the Agricultural Land Classification (ALC).

Environmental Protection

11. The western corrner of the site is located within the 250m buffer of a former landfill site. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application to identify any potential risk and appropriate mitigation measures.
12. Site is within an outer area of Major Hazard Gas Pipe. Design and layout of any development should ensure that appropriate clearances are taken into

consideration. Consultation should take place with the Health and Safety Executive and National Gas as appropriate.

13. Eastern boundary of the site is partially a Mineral Safeguarding Area (MSA) for sand and gravel. A mineral assessment will be required as part of any planning application to determine the extent and availability of any sand and gravel resource.
14. The site is adjacent to lower voltage electricity transmission lines across the north western boundary. Development should include a strategy for responding to the Northern Powergrid equipment present within the site which demonstrates how the Northern Powergrid and HSE Guidance have been applied as part of the design and layout and how the impact of the assets has been reduced through good design.

Open Space and Green / Blue Infrastructure

15. Green and blue infrastructure should be provided in line with Policy NE1.
16. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

17. The site is within the Wharfedale Settled Valley Floor Landscape Character area/type (G4). Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
18. The site is in an area of low moderate landscape sensitivity. Development should be located in the south of the site in proximity to the settlement edge. Avoid development along the adjacent roadway so as to minimise the perception of ribbon development and coalescence between dispersed residential properties further north. Trees and tree belts should be included to help integrate the development into the landscape, and hedgerow gaps filled, particularly along the western site boundary.

Green Belt (and Golden Rules)

19. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

20. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H20: Land west of Turner Lane, Addingham

Site Boundary

Site Size (ha) Gross	0.61
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	9
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 9 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan.
3. Site design and layout should retain boundary planting and walls. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. Turner Lane leads to a potential new access point however it is a narrow road that would require widening.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) – Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. TPO woodland around the site boundaries should be retained and protected.The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
7. Western boundary adjacent to Local Nature Recovery Strategy (LNRS) preferred measure T1_M01: Through natural processes and planting, create biodiverse, site-suitable, and adaptable woodland habitats to buffer and connect existing ancient woodlands and ancient/veteran trees.
8. The majority of the site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. The majority of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

10. Green and blue infrastructure should be provided in line with Policy NE1.
11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

12. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Green Belt (and Golden Rules)

13. Site has been removed from the Green Belt. However, the level of development proposed is below the threshold for the Golden Rules to apply.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

15. This site benefits from planning permission for 9 dwellings (22/03295/MAO). Approved on th 16/10/2025. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H21: Parsons Lane/Parsons Meadow, Addingham

Site Boundary

Site Size (ha) Gross	0.39
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 12 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan.

Site Access, Highways and Transport

3. New site access required. There is a track leading from Parson's Lane to the site however this is too narrow and underdeveloped to be considered an existing access. Parson's Lane is also narrow.

Natural and Historic Environment

4. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
5. TPO 15m buffer south eastern corner of site should be retained and protected. Additionally, adjacent TPO trees at Stonecroft, Turner Lane, Addingham should be retained and protected. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
6. Boundary trees and traditional stone wall contribute to local street character and should be retained where possible with new planting.

Open Space and Green / Blue Infrastructure

7. Green and blue infrastructure should be provided in line with Policy NE1.
8. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

9. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

10. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H22: Land off St Pauls Rise, Addingham

Site Boundary

Site Size (ha) Gross	2.37
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	62
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 62 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan.
3. Sensitive site design should be in keeping with the character of the surrounding area and take account of its proximity to Addingham Conservation Area. Protected hedgerows should be incorporated in to site design. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. There is a narrow existing access from Southfield Lane, to the north of the site. However, this is not wide enough and minimum access widths may not be achievable due to private property existing on either side. Therefore, a new access is required, which could be facilitated from St Paul's Rise.
5. PRoW at northern site boundary to be retained and protected. The design and layout of any development should protect it and consider linkages to the wider network.

Flooding, Water and Drainage

6. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. There is an area of surface water flood risk present along the northern boundary of the site. A site specific FRA will be required to ascertain the implications of this area of flood risk and ensure suitable mitigation measures can be put in place.

Natural and Historic Environment

7. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
8. TPO Woodland and 15m buffer down eastern boundary of site must be retained and protected. Boundary trees, hedgerows and traditional stone wall contribute to local character and should be retained and enhanced. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
9. Adjacent to Addingham conservation area to the north. The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets as well as the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out

of the Conservation Area. Careful consideration of the landscape strategy will be needed.

10. The southern site boundary is adjacent to Local Nature Recovery Strategy (LNRS) preferred measure T2 M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire, and preferred measure G1 M03: Restore and enhance existing species-rich grasslands.
11. The majority of the site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
12. Part of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).
13. A Heritage Impact Assessment (HIA) has been carried out for this site and concludes that its development would be acceptable and that mitigation should include the retention and reinforcement of the mixed native planting along all sides of the site. In addition, consideration must be given to the impact on the land gap between the site and housing allocation site H22, particularly in regard to ongoing viability and practical management of the agricultural land which forms part of and the setting of the conservation area.

Open Space and Green / Blue Infrastructure

14. Green and blue infrastructure should be provided in line with Policy NE1.
15. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

16. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2) . Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
17. A Landscape Sensitivity Assessment has been carried out for a larger area of land which includes this site. It indicates that the area has moderate-high landscape sensitivity. The full assessment indicates that development should be contained to the eastern-most and western-most areas of the larger site in proximity to the modern settlement edges and concentrated in the south towards the A65. Avoid development within or in proximity to the Conservation Area, or where development would be highly visible from the Conservation Area. Views from the Conservation Area towards the open pasture to the south are important to the rural setting and should be maintained, as noted in the Conservation Area assessment. Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Minimise development in views from the Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the route.

Green Belt (and Golden Rules)

18. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable

housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

19. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H23: Land off Big Meadow Drive, Addingham

Site Boundary

Site Size (ha) Gross	1.62
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	51
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 51 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan .
3. Sensitive site design should be in keeping with the character of the surrounding area and take account of its proximity to Addingham Conservation Area. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. Site access is feasible to be built as an extension of Big Meadow Drive, to the west of the site.
5. PRoW access to the south will need careful consideration. The design and layout of any development should protect it and consider linkages to the wider network and Addingham Neighbourhood Development Plan.

Flooding, Water and Drainage

6. A nominal flood risk assessment has been carried out for this site. It indicates that the site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it as at low risk of flooding from rivers. Development should be possible at this site given the low fluvial and very low surface water flood risk to the site.
7. The site is not modelled to be at significant additional fluvial or surface water risk as a result of climate change. Any FRA should include for a drainage strategy which includes the flow path in site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

8. The site lies within Zone B (Supporting Habitat/Functionally Linked Land). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
9. TPO Woodland and 15m buffer down eastern boundary of site and mature trees and hedgerows should be retained. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.
10. Adjacent to Addingham conservation area to the north.The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets as well as the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out

of the Conservation Area. Careful consideration of the landscape strategy will be needed.

11. The majority of the site is within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
12. Southern site boundary is adjacent to Local Nature Recovery Strategy (LNRS) identified preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.
13. Part of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).
14. A Heritage Impapct Assessment (HIA) has been carried out for a slightly larger site and concludes that development would result in a heritage impact of less than substantial harm of an acceptable level. Suitable mitigation will need to be incorporated into any scheme and should include enhancement of the existing field edge planting to provide a proper belt of shrubs and trees which would soften the impact of development and would assist in its integration into the landscape and further reduce any visible impact on the conservation area and its setting. In addition, consideration must be given to the impact on the land gap between the site and housing allocation site H23, particularly in regard to ongoing viability and practical management of the agricultural land which forms part of and the setting of the conservation area.

Environmental Protection

15. Site falls partly within 250m buffer of former landfill. A Land Contamination Assessment – Phase 1 Report will required as part of any planning application to identify any potential risk and appropriate mitigation measures.

Open Space and Green / Blue Infrastructure

16. Green and blue infrastructure should be provided in line with Policy NE1.
17. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

18. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2) . Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
19. A Landscape Sensitivity Assessment has been carried out for a larger area of land which includes this site. It indicates that the area has moderate-high landscape sensitivity. The full assessment indicates that development should be contained to the eastern-most and western-most areas of the larger site in proximity to the modern settlement edges and concentrated in the south towards the A65. Avoid development within or in proximity to the Conservation Area, or where development would be highly visible from the Conservation Area. Views from the Conservation Area towards the open pasture to the south are important to the rural setting and should be maintained, as noted in the Conservation Area assessment. Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be

included to help integrate the development into the landscape, and any existing vegetation protected and enhanced. Minimise development in views from the Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the route.

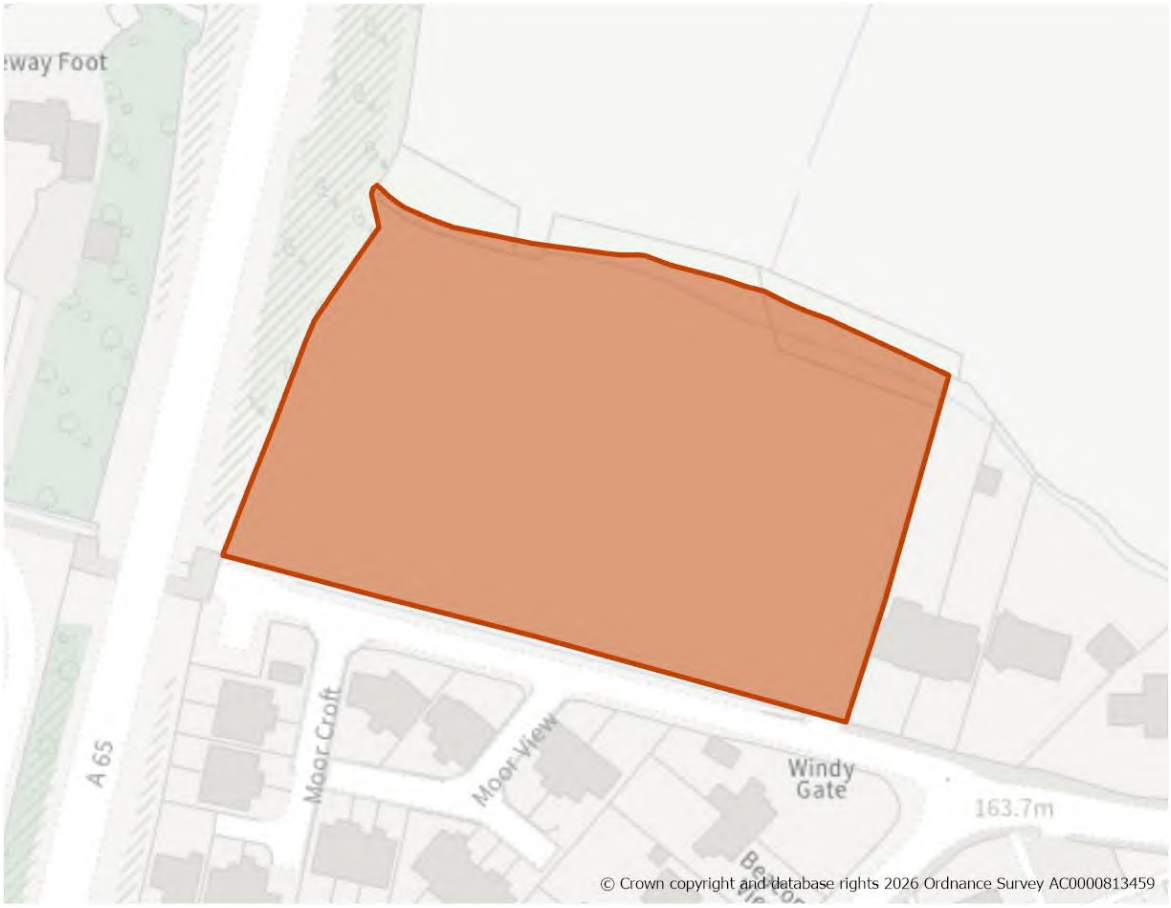
Green Belt (and Golden Rules)

20. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

21. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H24: Moor Lane, Addingham

Site Boundary


Site Size (ha) Gross	0.95
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	27
Site Type	Greenfield
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Short 2025- 2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 27 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan.
3. Enhancements to the surrounding Green Belt land should be made, including improving connections to offer opportunities for residents to access the countryside.

Site Access, Highways and Transport

4. Acess to the site is available via the existing field access from Moor Lane,which is unadopted and would need improvement. South of the site is bounded by Moor Lane which has sufficient width for two-way traffic. The new access road would link to Moor Lane.

Natural and Historic Environment

5. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) – Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. Mature trees and traditional dry stone wall along boundaries contribute to local character and should be retained.
7. The western boundary of the site is identified in the Local Nature Recovery Strategy (LNRS) with preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.
8. The site is partly located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. Part of the site is classed as Grade 3b on the Agricultural Land Classification (ALC).

Open Space and Green / Blue Infrastructure

10. Green and blue infrastructure should be provided in line with Policy NE1.
11. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11. The Open Space Assessment indicates that in Addingham there is a need for increased provision of allotments, parks and gardens and areas of play for older and younger children.

Landscape

12. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2). Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
13. The site is part of an area of moderate landscape sensitivity. Avoid development on the more elevated slopes to the west, and locate any development in

proximity to the existing settlement edge to the east, along the south-eastern site boundary. Provide additional landscape buffer and planting to soften the settlement edge, integrating any development into the wider landscape. Traditional drystone walls and hedgerows should be retained and integrated into new development where possible. Any existing vegetation should be protected and enhanced. Minimise development in views from the Millennium Way and Dales Way, providing appropriate landscape buffer and enhancing the recreational experience and outward views along the routes.

Other Constraints

14. Addingam NDP Views and Vistas across site. Mitigate potential impact upon the open field character and external views.

Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

17. 25/02043/MAO Outline application for residential development of land for 27 dwellings requesting consideration of scale, layout access and appearance. This was after 1 April 2025 (the base date for the Local Plan). Accordingly, it has been identified as a site allocation. Development of this site should take place in line with the approved planning permission.

H26: Church Street/Main Street, Addingham

Site Boundary

Site Size (ha) Gross	0.24
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	8
Site Type	PDL
Ward	Ilkley and Addingham
Settlement	Addingham
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 8 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard to relevant housing needs evidence and the character of the area).
2. Design and layout should also reflect relevant policies within the "made" Addingham Neighourhood Development Plan .
3. Sensitive site design should be in keeping with the character of the surrounding area and take account of its proximity to Addingham Conservation Area.

Site Access, Highways and Transport

4. Provide a new access from Church Street to the east.

Flooding, Water and Drainage

5. The site was included in the Level 1 Strategic Flood Risk Assessment, however no further risk assessment has been carried out. The site is wholly located within Flood Zone 1 of the Environment Agency's (EA) Flood Map for Planning which indicates it is at low risk of flooding from rivers. There is an area of surface water flood risk present in the centre of the site. Development should be possible at this site given the low fluvial and low surface water flood risk to the site. Any FRA should include a drainage strategy which looks at the surface water flow path as part of the site design and investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) – Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. Mature trees along the boundary, especially along the front that contribute to the local street character and those to the rear (west), should be retained.The site should retain as many trees as possible to dilute the visual impact. Landscaping responding to local distinctiveness would be required along all edges of the site to ensure integration into its context. In the expectation of any development not appearing strident or discordant, the effect on the conservation area, particularly in respect of the setting of Hallcroft Hall, should strive to cause no harm.The layout, design and scale of dwellings should have regard to the proximity of these designated heritage assets as well as the character of the surrounding area, taking into account the site's topography, position in the landscape, and views into and out of the Conservation Area. Careful consideration of the landscape strategy will be needed.
8. Design should be sensitive to adjacent TPO woodland 15m buffer Hallcroft Hall , along the eastern boundary. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboricutural study should be provided as part of any planning application.

9. The north eastern corner of the site identified in the Local Nature Recovery Strategy (LNRS) with preferred measure B2_M01: Create and maintain habitat corridors and stepping stones to connect and extend existing blue and green places, and preferred measure T1 M01: Through natural processes and planting, create biodiverse, site-suitable, and adaptable woodland habitats to buffer and connect existing ancient woodlands and ancient/veteran trees.
10. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
11. Part of the site is classed as Grade 2 on the Agricultural Land Classification (ALC).

Environmental Protection

12. Site is located within Sand and Gravel Mineral Safeguarding Area. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sand and Gravel resource.

Open Space and Green / Blue Infrastructure

13. Green and blue infrastructure should be provided in line with Policy NE1.
14. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.

Landscape

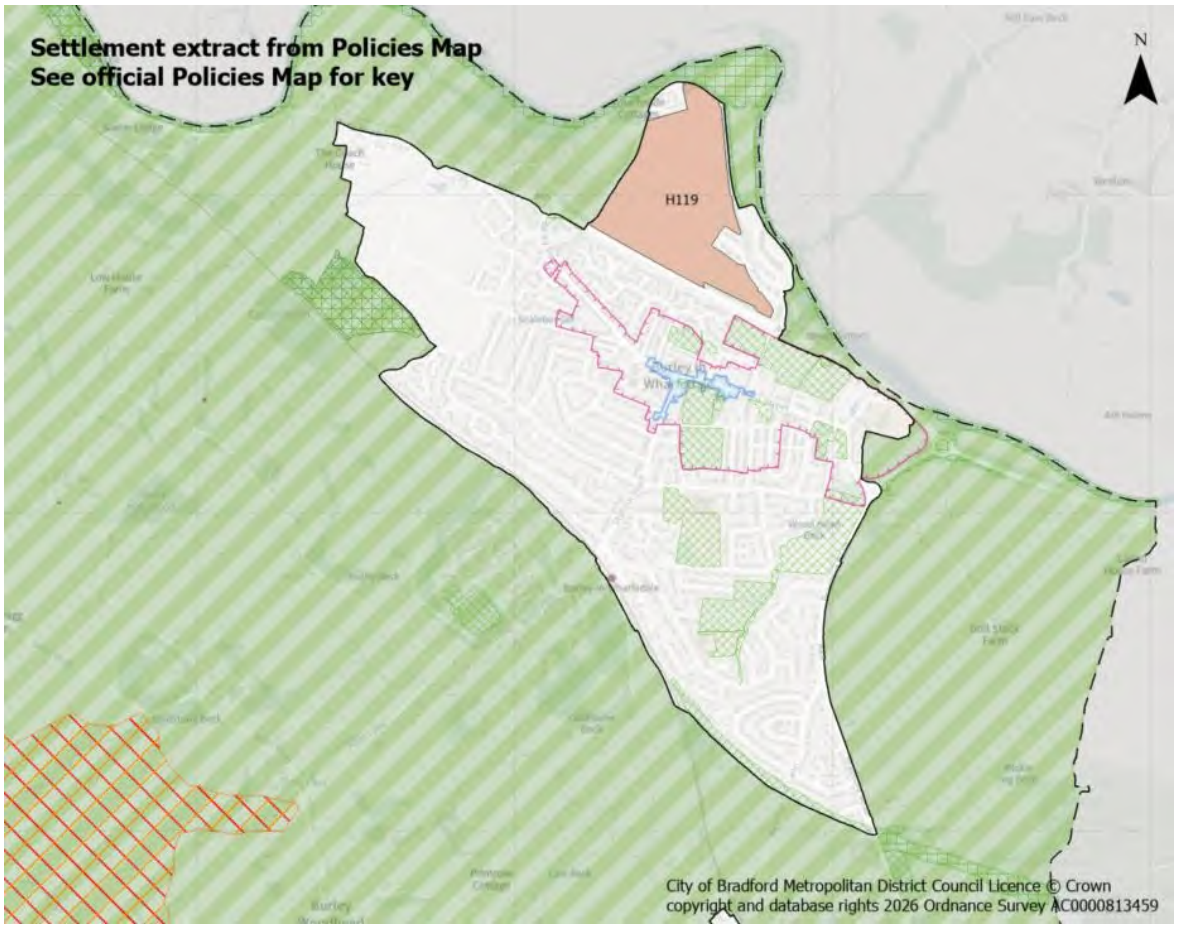
15. The site is within the Wharfedale Settled Valley Floor Landscape Character area/type (G4). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY BU1 – BURLEY IN WHARFEDALE

Settlement Plan



Settlement Hierarchy and Spatial

1. **The village boundary is defined on the policies map and consists of the main settlement to the south of the A65 and land to the north adjacent to the River Wharfe corridor.**

2. **The focus for sustainable development of this large village is reflective of its sustainable location with public transport connections including a railway station and range of services and facilities balanced against the importance of its historic centre with designated heritage assets and wider environmental constraints.**

3. **The settlement features a western residential extension at Sun Lane and a growth area to the north for sport facilities, recreation and housing uses.**

4. **Further development outside of settlement boundary to the western and eastern / south-eastern of Burley in Wharfedale should be avoided to preserve the settlement setting and character and avoid coalescence with neighbouring settlements within the valley corridor.**

5. **Development proposals should also have regard to and be consistent with the made (adopted) Burley in Wharfedale Neighbourhood Development Plan where applicable.**

Meeting Growth Needs

6. **Housing development includes releasing land within the settlement area and the Green Belt during the plan period and will:**

   c) **Deliver approximately 577 dwellings through a combination of sites under construction, planning permissions and a new site allocation as set out in Table BU1.1.**

   Table BU1.1 - Burley in Wharfedale

	Under Construction	Planning Permission	Site Allocations
Totals	476	1	100

   d) **Deliver the housing site allocation as shown on the policies map and the site proforma within section 5:**

   - **H119: Great Pasture Lane**

7. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant policies.**

8. **Development proposals should provide for a balanced range of housing including senior and affordable housing.**

Local Services and Facilities

9. **Support the vitality and viability of the designated Local Centre with its the range and quality of uses acting as a key hub for the community to meet their day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

10. **Protect and enhance designated Local Green Spaces as identified in Policy BW11 of the made (adopted) Neighbourhood Development Plan.**

11. **Protect designated open spaces in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study.**

12. **Maintain, enhance and widen sport and recreation pitches and facilities with support for physical improvements to enhance participation rates.**

Landscape

13. **Maintain the importance of the landscape in separating the settlement from Menston and Ilkley and preventing coalescence together with enhancing the landscape setting with its valley floor landscape character area, landscape features, fields and overall settlement pattern.**

14. **Proposals should minimise the influence of development in views to and from Nidderdale National Landscape.**

Historic and Natural Environment

15. **Protect and enhance strategic green and blue networks and corridors and address deficiencies in provision to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**

16. **Maintain a strong focus upon engraining green infrastructure and new and enhanced open space within new residential developments.**

17. **Protect and enhance the designated Local Nature Reserve, Local Wildlife Sites as well as habitat networks, priority habitats and irreplaceable habitats adjacent to the settlement.**

18. **The majority of the settlement is located within SPA/SAC Zone B (supporting habitat functionally linked land), whilst the northern section is within SPA/SAC Zone C (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with Policy NE3 and the South Pennine Moors SPD.**

19. **Ensure that future development conserves key heritage assets and their settings within and adjacent to the settlement including the Conservation Area and Listed Buildings and local heritage assets.**

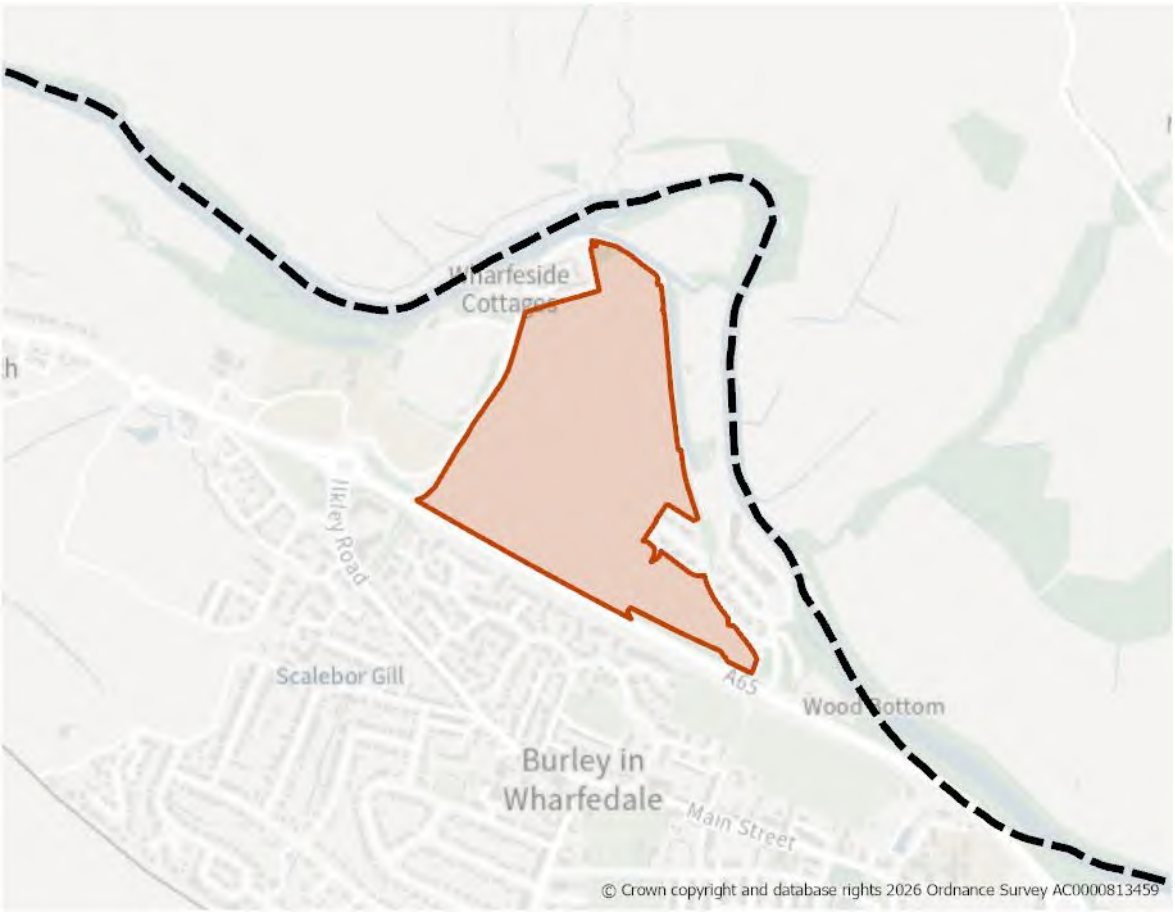
Local Infrastructure

20. **Support safe active travel routes to services and facilities and the railway station, including connecting new development.**

21. **Support and safeguard the route of the multi-path Wharfedale Greenway for cycling, walking and horse riding.**

22. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

H119: Great Pasture Lane, Burley

Site Boundary


Site Size (ha) Gross	18.26
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	100
Site Type	Greenfield
Ward	Wharfedale
Settlement	Burley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 100 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. New housing development should be located in the east side of the site, in proximity to existing residential developments and where the site is well-enclosed by mature roadside vegetation and landform. Proposals should minimise the influence of development in views to and from the National Landscape.
3. The design and layout should also reflect relevant policies within the made (adopted) Burley in Wharfedale Neighbourhood Development Plan.

Site Access, Highways and Transport

4. A new site access would be required from the A65.

Flooding, Water and Drainage

5. The development should be designed to take into account areas of Flood Zone 2 to the northeast of the site.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site boundary should take account of the washlands habitat network in the north east corner of the site.The site is also located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site boundary should take account of the TPO buffer to the east of the site.
9. The site is identified in the LNRS with the preferred measure T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire.
10. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

Environmental Protection

11. The site is partially located within a 250m buffer of a former landfill site.
12. Site is within/partially within a Mineral Safeguarding Area (MSA) for Sand and Gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sand and Gravel resource.

Open Space and Green / Blue Infrastructure

13. Site is partially within an area of medium provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed

green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

14. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in Natural and Semi-natural Greenspace and outdoor sports provision within the settlement, which should be taken into account when considering opportunities for new open space provision. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.

Landscape

15. The site is located within the Wharfedale Settled Valley Floor Landscape Character area/type (G4).
16. Development should be located in the east of the site, in proximity to existing residential developments and where the site is wellenclosed by mature roadside vegetation and landform. Minimise the influence of development in views to and from the AONB. Traditional drystone walls and hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape, and any existing vegetation protected and enhanced.

Green Belt (and Golden Rules)

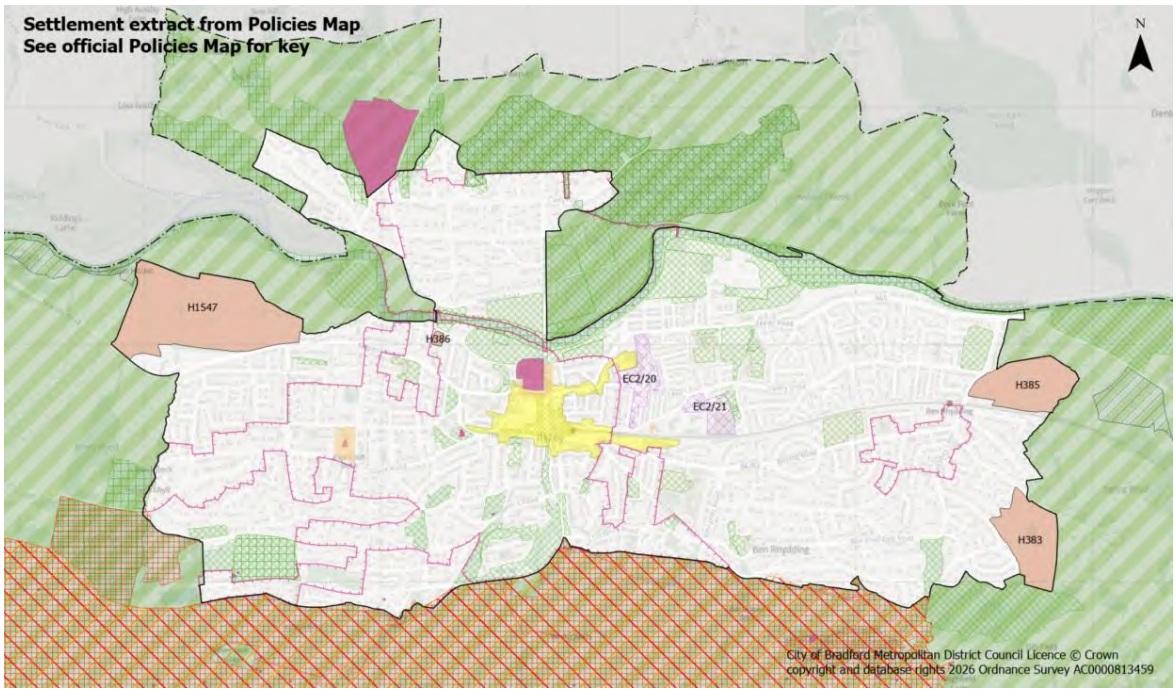
17. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY IL1 – ILKLEY

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The town boundary is defined on the Policies Map and the focus for sustainable development of this medium town with public transport and rail connections supporting a wider catchment for services and facilities, is a balanced approach to growth considering its spa town character, heritage and wider environmental constraints.**

2. **The settlement generally has a linear built form, and growth is constrained by a large historic core, Ilkley Moor to the south and the River Wharfe and a significant cluster of environmental assets to the north.**

3. **Housing growth is focused upon limited infill, and settlement boundary extensions to western and eastern edges with services and facilities within reasonable walking distance, including public transport connections.**

4. **Further development outside of settlement boundary to the west and east of Ilkley should be avoided to preserve the settlement setting and character and avoid coalescence with neighbouring settlements within the valley corridor.**

5. **Development proposals should also have regard to and be consistent with the Ilkley Neighbourhood Development Plan where applicable.**

Meeting Growth Needs

6. **Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:**

   e) **Deliver approximately 689 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table IL1.1.**

   Table IL1.1 - Ilkley

	Under Construction	Planning Permission	Site Allocations
Totals	70	26	593

   f) **Deliver housing site allocations as shown on the policies map and the site proformas within section 5:**

   - **H1547: Land north of Skipton Road (Hadfield Farm)**
   - **H383: Land off Wheatley Grove**
   - **H385: Land east of Wheatley Lane as se**
   - **H386: Stockheld Road**

7. **Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant policies.**

8. **Employment uses will continue to be concentrated within the town centre and employment zones EC2/20 (Golden Butts Road / East Parade) and EC2/21 (Lower Railway Road) areas of the town as shown on the Policies Map.**

9. **Continue to support visitor and tourism facilities and services of an appropriate scale compatible with the historic character and function of the settlement to support local employment.**

Local Services and Facilities

10. **Support the range and quality of uses within the designated Town Centre as a key hub for the community and visitors to meet day-to-day retail and leisure needs as well as the retention and improvement of local services and facilities.**

11. **Support the diverse mix of retail, leisure and cultural uses and strong independent business sector and established visitor attractions together with maintaining the high-quality environment, public realm, and distinctive character.**

12. **Protect and enhance designated Local Green Spaces as identified in Policy INDP10 of the adopted Neighbourhood Development Plan and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study in compliance with Policy NE2.**

Landscape

13. **Maintain the importance of the landscape in separating the settlement from Addingham and Burley in Wharfedale and preventing coalescence together with enhancing the varied landscape character areas, landscape features, fields and overall defined settlement pattern.**

14. **Integrate development within the wider landscape setting through retaining existing features, screening, trees belts and alignment with the edge of established built form.**

15. **Proposals should minimise the influence of development in views to and from Nidderdale National Landscape.**

Historic and Natural Environment

16. **Protect and enhance strategic green and blue networks and corridors within and adjacent to the settlement, addressing deficiencies in provision, as well as incorporating sufficient green space and connections within new developments.**

17. **Protect and enhance the designated National Nature Reserve adjacent to the south of the settlement, Local Nature Reserves, Local Wildlife Sites and Local Geological Sites as well as habitat networks and priority habitats within and adjacent to the settlement. Development proposals should also pay particular attention to avoiding impact on the South Pennine Moors Site of Special Scientific Interest towards the south of the settlement and Bradford Pennine Gateway NNR.**

18. **The South Pennine Moors SPA/SAC is located directly to the south of the settlement. In accordance with Policy NE3 and the South Pennine Moors SPD, in Zone A (400m from the edge of the Moor), no residential development resulting in a net increase in dwellings will be permitted.**

19. **Where development is located within SPA/SAC Zone B (supporting habitat functionally linked land) residential development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.**

20. **Where development is located within SPA/SAC Zone C (recreational pressure) residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the**

SPA/SAC caused by such development in accordance with POlicy NE3 and the South Pennine Moors SPD.

21. **Proposals for development should ensure that they conserve key heritage assets and their settings within and adjacent to the settlement including the three Conservation Areas and Listed Buildings as well as non-designated heritage assets.**

Local Infrastructure

22. **Support improvements and access to public transport and safe active travel routes to services and facilities, including enhanced links to Ilkley stations.**

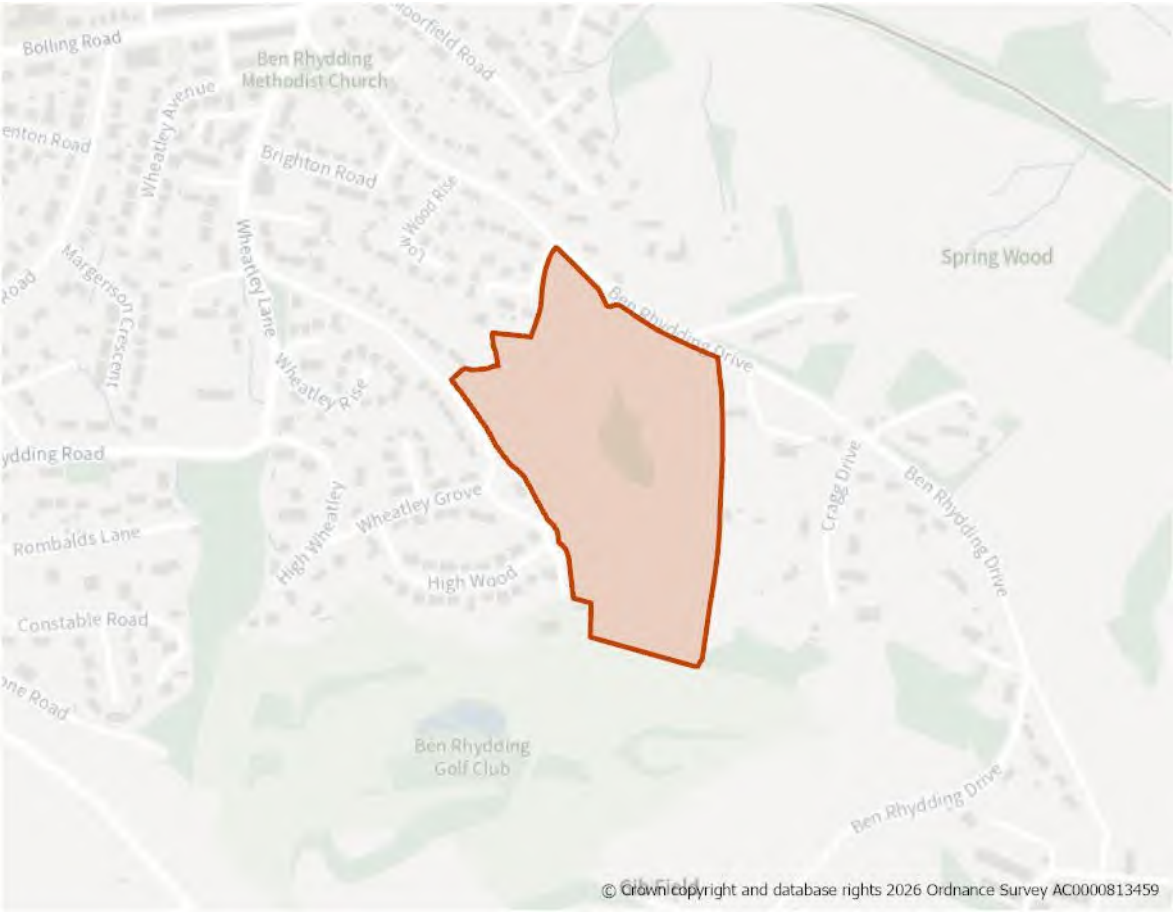
23. **Support and safeguard the route of the multi-path Wharfedale Greenway for cycling, walking and horse riding.**

24. **Support climate change mitigation, including natural flood risk management schemes around Backstone Beck.**

25. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

26. **Where appropriate funding and delivery opportunities are available support investment in Ilkley Pool and Lido.**

H383: Land off Wheatley Grove, Ilkley

Site Boundary


Site Size (ha) Gross	7.17
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	125
Site Type	Greenfield
Ward	Ilkley & Addingham
Settlement	Ilkley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 125 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design and layout should also reflect relevant policies within the made (adopted) Ilkley Neighbourhood Development Plan.

Site Access, Highways and Transport

3. Access to the site is available from Wheatley Grove, which would require a new access. Access is not considered available from Ben Rhydding Drive.

Flooding, Water and Drainage

4. Any FRA should include for a drainage strategy which should investigate ground conditions for infiltration SuDS suitability.

Natural and Historic Environment

5. A small part of the site along its western edge falls within Zone A (Urban Edge Effects) where no residential development must take place. The majority of the site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
6. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
7. The site is almost completely covered with grassland habitat and contains areas with TPO woodland. The site is also within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. It is likely that the development of the site can be undertaken without harm to the significance or setting of the nearby designated heritage assets.
9. Development of the site will need to be informed by and respond to the nearby development. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the materials. Careful consideration of the landscape strategy including retention of the existing trees will be needed. Where existing stone boundary walls exist, these should also be incorporated to ensure that this element of the rural character of the site is retained.
10. The site is identified in the LNRS with the preferred measure G1_M03: Restore and enhance existing species-rich grasslands.

Open Space and Green / Blue Infrastructure

11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such

provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments, children's play areas, open land in settlements and parks and gardens within the settlement, which should be taken into account when considering opportunities for new open space provision. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.

12. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.

Landscape

13. The site is located within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2).
14. Development should be located across the northern edge of the site, away from the more elevated extents to the south. Hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape. Existing vegetation, particularly intact copses of trees within the site, should be protected and enhanced.

Green Belt (and Golden Rules)

15. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

16. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H385: Land east of Wheatley Lane, Ilkley

Site Boundary

Site Size (ha) Gross	7.41
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	200
Site Type	Greenfield
Ward	Ilkley & Addingham
Settlement	Ilkley
Ownership	Public
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 200 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 75 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design and layout should also reflect relevant policies within the made (adopted) Ilkley Neighbourhood Development Plan.

Site Access, Highways and Transport

3. Access to the site is available from the existing field access point from Wheatley Lane, which would need improvement. Further highways assessment is required given the scale of site.

Flooding, Water and Drainage

4. Based on the evidence presented in the Level 1 SFRA (2023) and Level 2 SFRA recommends that there should be no development within the existing area of functional floodplain present on site. Development should be directed away from the northeast of the site modelled to be at fluvial flood risk.
5. Historic mapping indicates there may be a watercourse culverted along the northwestern site boundary, as well as two other watercourses perpendicular to the northern and southern site boundaries. If present, culverts represent potential residual risk of flooding to the site through culvert failure or blockage. This will need to be further investigated and modelled at the FRA stage. Modelling should include residual risk assessment and options for culvert removal. No development should take place over the top of a culvert nor within 8m either side of the culverted section of watercourse. Assuming culverts are located beneath the site, opportunities for opening up the culverts should be explored for inclusion in site design as a blue green corridor. This would remove any residual risk of flooding to the site as a result of culvert failure or blockage. Safe access and escape routes during the medium risk plus climate change event must be considered further as part of a site-specific FRA. Any FRA should consider undertaking detailed 2D flood modelling of the River Wharfe in this location to understand the onsite hazards and velocities associated with a flood event. The unnamed watercourse may also require modelling.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site contains a narrow area of woodland habitat where there are existing hedgerows and is adjacent to an area of TPO woodland to the east. The site is also wholly within a bat alert area. An ecological survey will be required as part

of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

9. Consideration has been given to whether partial development of the site would be feasible without causing unacceptable harm to the setting of the heritage assets. However the configuration of the site, its openness without any existing screening from the heritage assets, and its relationship with the assets, preclude development of any part without having comparable harmful impact as that which would derive from entire development. Landscape buffer planting would appear incongruous in this otherwise open environment. However, the wider public and sustainability benefits provided by the sensitive (re)development of the site are such that its allocation in the plan is considered a necessary part of the development strategy for the settlement. A more detailed HIA, for the specific proposed scheme will need to be carried out at the planning application stage working closely with the Council's Heritage team, to develop appropriate mitigation measures to reduce the harm as much as is possible.
10. The site is identified in the LNRS with the preferred measures B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure, and T2_M01: Buffer and connect existing woodlands by creating new riparian habitats that will also support many different species.

Environmental Protection

11. Site is partially within a Mineral Safeguarding Area (MSA) for Sand and Gravels. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sand and Gravels resource.

Open Space and Green / Blue Infrastructure

12. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments, children's play areas, open land in settlements and parks and gardens within the settlement, which should be taken into account when considering opportunities for new open space provision. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
13. Site is partially within an area of high provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

Landscape

14. The site is located within the Wharfedale Settled Valley Floor Landscape Character area/type (G4).
15. Development should be located along the western edge of the site, contiguous with existing residential development north of the site along the eastern edge of the B6382. Provide sufficient and appropriate landscape buffer to any new

development, which would screen and integrate modern development into the wider landscape, and soften the existing abrupt settlement edge.

16. Retain in-field trees, providing suitable and appropriate buffer. Repair and enhance drystone walls where possible. Minimise development in views from the Nidderdale AONB and from the northern edge of Ilkley Moor and popular tourist locations.

Green Belt (and Golden Rules)

17. Site has been removed from the Green Belt. Development on the site should be consistent with the "Golden Rules" set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

18. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H386: Stockeld Road, Ilkley

Site Boundary

Site Size (ha) Gross	0.23
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	12
Site Type	Greenfield
Ward	Ilkley & Addingham
Settlement	Ilkley
Ownership	Private
Delivery Timescale	Long 2035+ (11+)

Site Specific Requirements

Design Principles

1. Development should provide at least 12 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. Sensitive site design and layout should be in keeping with the landscape character of the area and should also reflect relevant policies within the made (adopted) Ilkley Neighbourhood Development Plan.
3. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby linear form of traditional terraced house developments and that this should also be reflected in the materials. Careful consideration of the landscape strategy including retention of the existing trees at the south of the site, parking and bin storage will be needed.

Site Access, Highways and Transport

4. Access is available from Stockeld Road.

Flooding, Water and Drainage

5. Based on the evidence presented in the Level 1 SFRA (2023) and Level 2 SFRA, it is recommended that the risk area in the north of the site is left as open greenspace. A site-specific FRA will be required and must further consider the safe access and escape routes via Stockeld Road.

Natural and Historic Environment

6. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site is adjacent to an area of TPO woodland and wholly within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
9. An appropriate condition regarding pre-development below ground archaeological assessment/study is likely to be required. Notwithstanding this, development of the site will need to be informed by and respond to the surrounding high quality development within the conservation area and be respectful of the setting of the scheduled bridge. The existing stone boundary wall along the Stockeld Road and Bridge Lane frontages should also be incorporated to ensure that this important element of the rural character of the site is retained.

Environmental Protection

10. Site is partially within a Mineral Safeguarding Area (MSA) for Sand and Gravels. A mineral resource assessment will be required as part of any

planning application to determine the extent and availability of any Sand and Gravels resource.

Open Space and Green / Blue Infrastructure

11. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments, children's play areas, open land in settlements and parks and gardens within the settlement, which should be taken into account when considering opportunities for new open space provision. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.
12. Site is partially within an area of high provision and high need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling, etc.

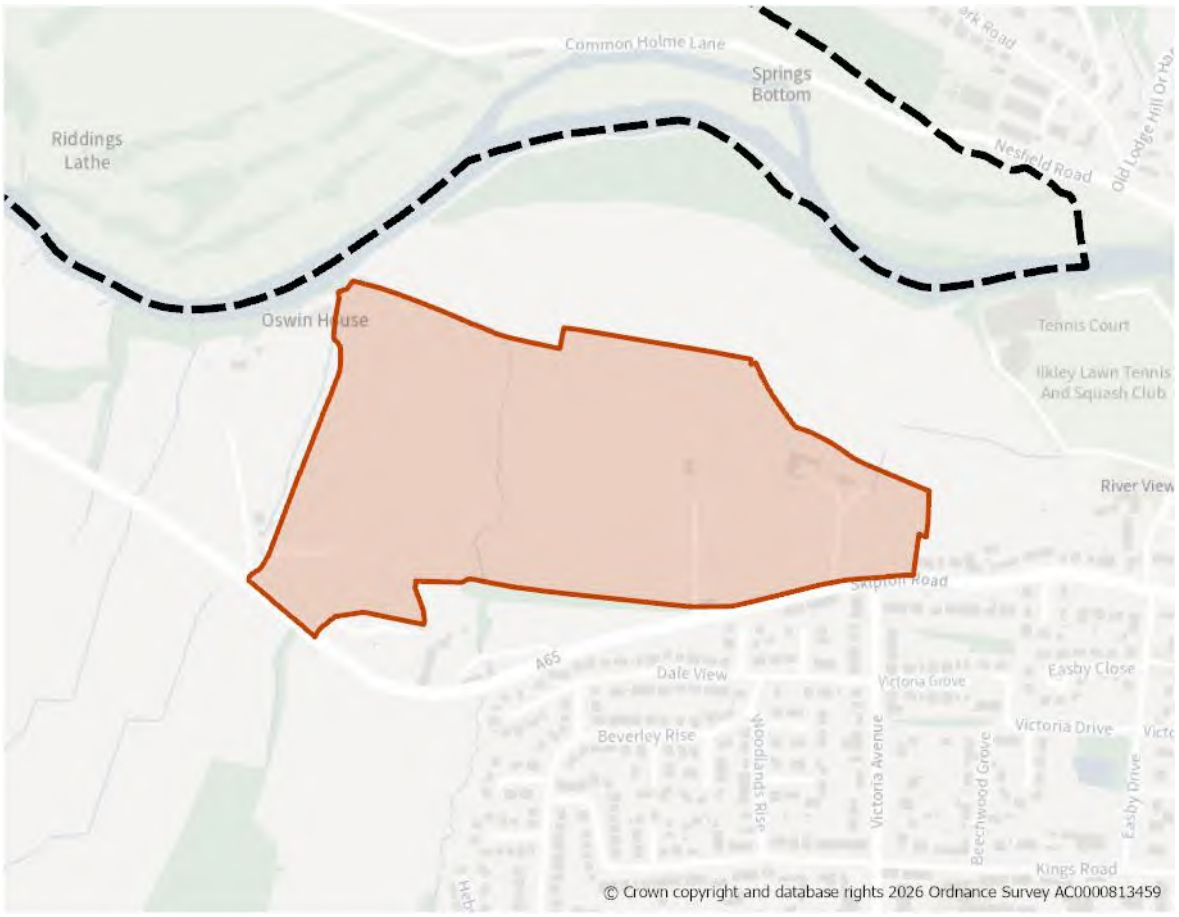
Landscape

13. The site is located within the Wharfedale Settled Valley Floor Landscape Character area/type (G4). No landscape sensitivity assessment was undertaken for this site. Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.

Infrastructure Requirements

14. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

H1547: Land north of Skipton Road (Hadfield Farm), Ilkley

Site Boundary


Site Size (ha) Gross	20.86
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	256
Site Type	Greenfield
Ward	Ilkley & Addingham
Settlement	Ilkley
Ownership	Private
Delivery Timescale	Medium 2030-2035 (6-10)

Site Specific Requirements

Design Principles

1. Development should provide at least 256 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 35 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. The design and layout should also reflect relevant policies within the made (adopted) Ilkley Neighbourhood Development Plan.

Site Access, Highways and Transport

3. Three site access points are recommended and a Stage 1 Road Safety Audit of all site access junctions should be provided with any application.

Flooding, Water and Drainage

4. Based on the evidence presented in the Level 1 SFRA (2023) and Level 2 SFRA it is recommended that the north of the site is converted to open space and used as a multifunctional greenspace for flood storage, amenity use and to provide environmental / ecological benefits, given the fluvial risk to the site in the 1% AEP plus climate change event and also the modelled impact of climate change on the functional floodplain.
5. A site-specific FRA will be required and should undertake new hydraulic modelling of the ordinary watercourses. This modelling should include for blockage scenarios to account for residual risk to the site. Safe access and escape routes during the present day and climate change events must be considered further as part of the site-specific FRA.
6. No development should take place over the top of a culvert nor within 8m either side of the culverted section of watercourse. Assuming there are culverted watercourses within the site, opportunities for opening up the culverts should be explored for inclusion in site design as a blue green corridor. This would remove any residual risk of flooding to the site as a result of culvert failure or blockage.
7. A detailed drainage strategy will be required. Surface water should be retained onsite where possible. Runoff volumes should not exceed current greenfield rates.

Natural and Historic Environment

8. The site lies within Zone B (Supporting Habitat/Functionally Linked Land) - Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, in accordance with the South Pennine Moors SPD and Policy NE3.
9. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
10. The site is partially covered with TPO woodland and contains areas of washland, woodland and grassland habitat. The site is also within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.

11. In terms of heritage, the impact of developing the areas of the site which are located in close proximity to Hollin Hall farmhouse and outbuilding, will be difficult to mitigate and it is considered likely to result less than substantial harm (of an unacceptable level).
12. Development may be acceptable on other areas of the site with appropriate measures and mitigation to protect the setting of the nearby listed buildings and with appropriate conditions to protect any below ground archaeology that may existing within the site.
13. The site is identified in the LNRS with the preferred measures: T2_M04: Extend and connect tree and woodland cover across the White Rose Forest area in West Yorkshire, G1_M03: Restore and enhance existing species-rich grasslands, and G3_M03: Buffer and link existing neutral grasslands.

Environmental Protection

14. Site is partially within a Mineral Safeguarding Area (MSA) for Sand and Gravels. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any Sand and Gravels resource.

Open Space and Green / Blue Infrastructure

15. Site is partially within an area of low provision and medium need for green and blue infrastructure. Development proposals should focus on carefully designed green and blue infrastructure to contribute towards site specific issues e.g. flood mitigation, urban cooling etc.
16. The Open Space Assessment identifies a need to secure the provision of Amenity Greenspace within new developments, particularly where such provision can connect with existing open spaces and contribute to the wider Green Infrastructure network. The Assessment also highlights deficiencies in the provision of allotments, children's play areas, open land in settlements and parks and gardens within the settlement, which should be taken into account when considering opportunities for new open space provision. Open space should be provided in line with Policy NE2, having regards to the standards set out in Appendix 11.

Landscape

17. The site is located within the Wharfedale Settled Valley Floor Landscape Character area/type (G4).
18. Development should be located in the east and west of the site behind existing development, where new development would be screened in wider views. Avoid development in the centre of the site, where development is more prominent in views from the settlement edge and rising slopes to then north and south. Minimise development in views from the Ilkley Conservation Area.
19. Traditional drystone walls and hedgerows should be retained and integrated into new development. Trees and tree belts should be included to help integrate the development into the landscape (particularly along the river), and any existing vegetation protected and enhanced.

Green Belt (and Golden Rules)

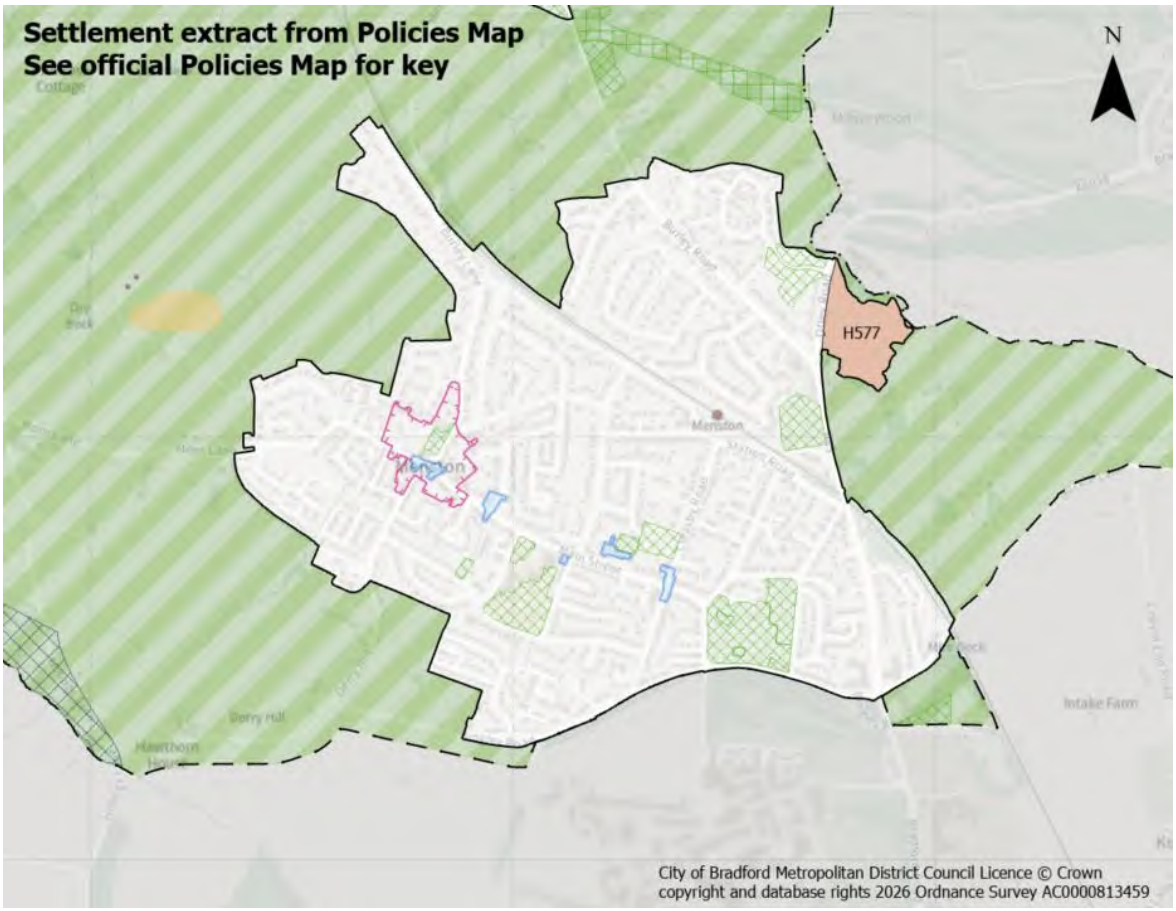
20. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

21. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

POLICY ME1 – MENSTON

Settlement Plan



Settlement Hierarchy and Spatial Directions

1. **The village boundary is defined on the Policies Map and consists of the main body of settlement which lies to the southern edge of the Wharfe valley, between Rombald's Moor/Burley Moor to the west and the boundary with the Leeds City Council area to the east and south. To the south of Menston is a residential area in the Leeds District, formed from the conversion of the former High Royd's hospital site. Maintain the importance of the landscape in separating the settlement from Burley in Wharfedale, Guiseley and Otley and preventing coalescence**
2. **The focus for sustainable development of this large village reflects its sustainable location with good highway links and public transport connections including a railway station and regular bus services to nearby communities, as well as the range of services and facilities it provides. This is balanced against the importance of its historic centre with designated heritage assets and wider environmental and physical constraints.**
3. **The settlement features significant environment constraints which focuses growth within its linear settlement form and boundary.**

Meeting Growth Needs

Housing development includes a combination of development within the settlement boundary and land to be released from the Green Belt during the plan period and will:

g) Deliver approximately 188 dwellings through a combination of sites under construction, planning permissions and new site allocations as set out in Table ME1.1

Table M1.1

	Under Construction	Planning Permission	Site Allocations
Totals	117	6	65

h) Deliver housing site allocations as shown on the Policies Map and section 5:

- **H577: Otley Road**

4. Proposals for new homes within the settlement boundary on additional small sites, including the redevelopment of previously developed land, will be supported subject to meeting relevant policies.

Local Services and Facilities

5. Support the vitality and viability the designated Menston Local Centre as shown on the Policies Map as a key hub for the community to meet their day-to-day shopping needs as well as the retention and enhancement of local services and facilities.

6. Protect and enhanced designated open spaces in compliance with Policy NE2 and support proposals which address deficiencies in open space provision as set out on the Open Spaces Study including increased provision in the north of settlement and increase provision of Allotments, Outdoor Sports, and Parks and Gardens. Improve the quality of and access to local sites such as Menston park.

7. Maintain and enhance sport and recreation facilities whilst widening community access and physical improvements to enhance participation rates will be supported.

Landscape

8. Enhance the landscape setting with its Wharfedale Rolling Upland Pasture landscape character area, landscape features, fields and overall settlement pattern. Reference should be made to the Landscape Character Assessment Supplementary Planning Document.

9. Proposals should minimise the influence of development in views to and from Nidderdale National Landscape.

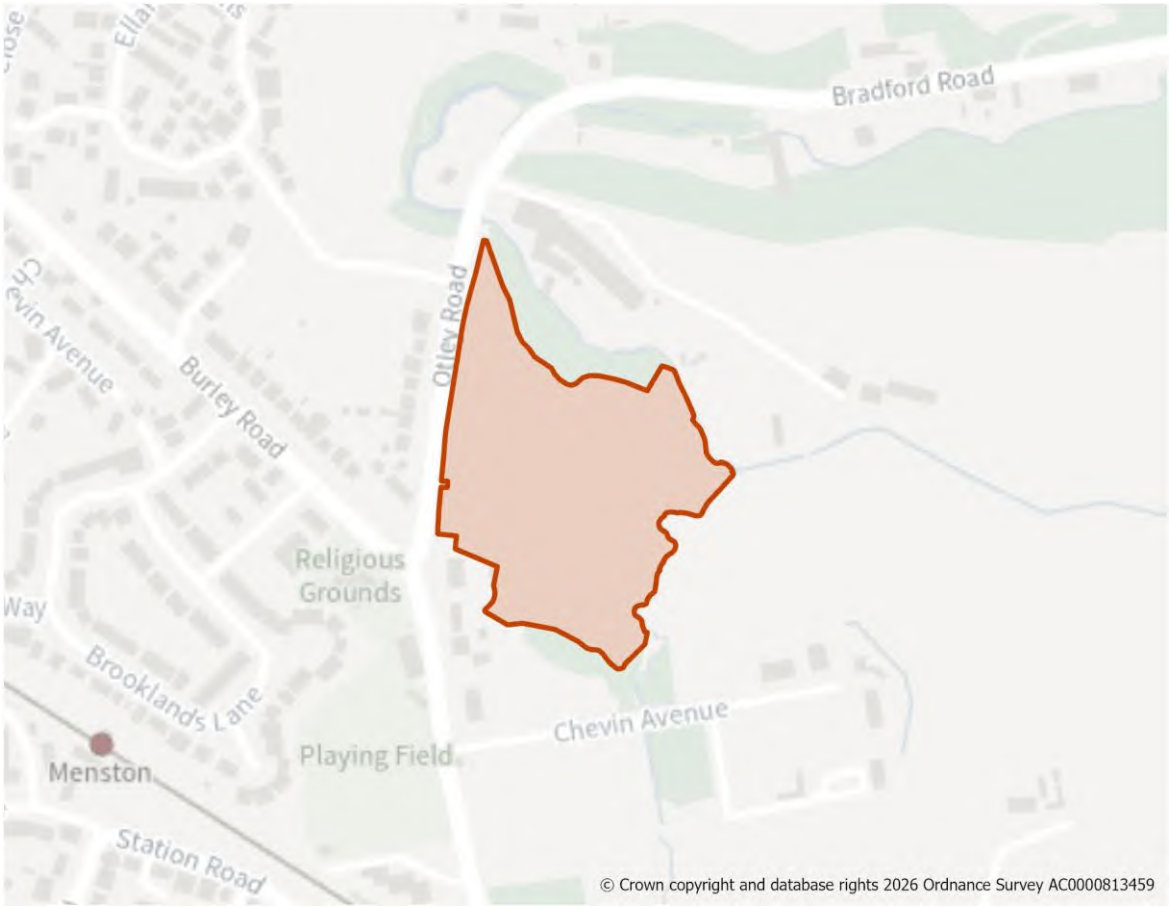
Historic and Natural Environment

10. **Protect and enhance green and blue networks and corridors and address deficiencies in provision to enhance biodiversity and recreation within and adjacent to the settlement as well as incorporating sufficient green space and connections within new developments.**
11. **Protect and enhance the designated South Pennine Moors Site of Special Scientific Interest (SSSI), to the west of the settlement and the Burley Disused Railway Local Wildlife Site as well as habitat networks and priority habitats within and adjacent to the settlement.**
12. **The western section of the settlement is located within SPA/SAC Zone B (supporting habitat functionally linked land), whilst the eastern section is within SPA/SAC Zone C (7km) (recreational pressure). Development proposals must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.**
13. **Development should conserve and key heritage assets and their settings within and adjacent to the settlement, in line with Policy HE1.This includes Menston Conservation Area, archaeological site, Scheduled Monuments, High Royds Hospital Listed Park and Garden and Listed Buildings including Fairfax Hall and other local heritage assets.**

Local Infrastructure

14. **Supporting safe active travel routes (cycling and walking) through the settlement, to services and facilities including connecting new development.**
15. **Support and safeguard the route of the Wharfedale Greenway for cycling, walking and horse riding in line with Policies ST2 and TR1.**
16. **Support improvements and access to public transport and active travel, including enhanced links to Menston railway station and measures to reduce traffic congestion on routes**
17. **Proportionate contributions to new or enhanced community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.**

H577: Otley Road, Menston

Site Boundary


Site Size (ha) Gross	3.41
Proposed Land Use	Housing
Minimum Development Capacity (Dwellings)	65
Site Type	Greenfield
Ward	Wharfedale
Settlement	Menston
Ownership	Private
Delivery Timescale	Short 2025-2030 (1-5)

Site Specific Requirements

Design Principles

1. Development should provide at least 65 dwellings as part of a high-quality built environment in line with Policies ST4 and DS1, at a net density of 50 dph in line with Policy HO2. This should include affordable housing (in line with Policy HO4 and an appropriate mix of dwellings (in line with Policy HO3 and having due regard relevant housing needs evidence and the character of the area).
2. A sensitive design and layout will be required taking into consideration the site's location on the edge of the settlement. This should include appropriate landscaping and seeking to avoid areas that are at risk of fluvial and surface water flooding.

Site Access, Highways and Transport

3. A new access would join Otley Road.
4. The site is crossed by a Public Right of Way (Footpath Ilkley 71 from east to west). This should be retained as part of any future development.

Flooding, Water and Drainage

5. Part of the northern corners of the site and the eastern site boundary are located within the function floodplain (Flood Zone 3b) as well as Flood Zones 2 and 3. No development should take place within the existing area of functional floodplain and directed away from areas modelled to be at risk of fluvial and surface water flooding. A Flood Risk Assessment should be provided as part of any planning application. The site is more than 1ha in size. A Flood Risk and Drainage Assessment should be provided to identify any potential flood risk and appropriate measures for managing it.

Natural and Historic Environment

6. The site lies within Zone C (Recreational Pressure) - Residential development resulting in a net increase in dwellings will be required to mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.
7. The site is located within a bat alert area. An ecological survey will be required as part of any planning application to establish the extent/impacts as well as to identify appropriate mitigation.
8. The site boundary should take account of the woodland habitat network to the east and south and adjacent grassland habitat network to the eastern site boundary.
9. Site contains TPO trees and an area of TPO woodland. There are also areas of TPO woodland within and adjacent to the northern and eastern boundaries. The design and layout of any development should ensure these trees are preserved and enhanced in line with Policy NE6. An arboriculture study should be provided as part of any planning application.
10. The site is identified in the West Yorkshire Local Nature Recovery Strategy with the preferred measure Priority B4: Nature-friendly transport infrastructure, and

measure B4_M02: Significantly boost biodiversity wherever possible where there are existing habitats alongside transport infrastructure.

11. Majority of the site is Agricultural Land Classification 3b.

Open Space and Green / Blue Infrastructure

12. Open space should be provided in line with Policy NE2, having regard to the standards set out in Appendix 11. The Open Space Assessment indicates that in Menston there is a need for increased provision of allotments, parks and gardens and outdoor sports.

13. Green and blue infrastructure should be provided in line with Policy NE1.

Landscape

14. The site is within the Wharfedale Rolling Enclosed Pasture Landscape Character area/type (F2). Consideration should be given to the guidance set out in the Landscape Character Assessment SPD.
15. The site has a moderate landscape sensitivity. Hedgerows should be retained and integrated into new development where possible. Trees and tree belts should be included to help integrate the development into the landscape. Locate development within existing dispersed settlement at the southern site boundary, along Chevin Avenue.

Green Belt (and Golden Rules)

16. Site has been removed from the Green Belt. Development on the site should be consistent with the “Golden Rules” set out in the NPPF in relation to affordable housing, necessary improvements to infrastructure and accessible green space provision.

Infrastructure Requirements

17. Proportionate contributions to community infrastructure will be required, where appropriate, in line with Policies ID1 and ID2, and having regard to the Local Infrastructure Plan.

Planning Permission

18. An outline planning application is currently pending on this site for 65 dwellings which may be determined before the Local Plan is adopted.

Section 6. Infrastructure and Delivery

Section 6. Infrastructure and Delivery

Introduction

Having clearly set out the direction for the future growth and development of Bradford district and its communities through the policies and proposals of the Local Plan, it is essential that the appropriate tools are put in place to help implement them. This will help to ensure the successful delivery of the Plan.

When planning for the long-term development of the district, it is vital that future growth is supported by appropriate infrastructure. The capacity, quality and accessibility of services and facilities are all key components in ensuring people can enjoy living, working and visiting the area.

The term infrastructure can be taken to include roads and other transport facilities, flood defences, schools and other educational facilities, health facilities, mobile and broadband technology, sporting and recreational facilities and open spaces. This is not an exhaustive list and there may be a range of other services and facilities that could constitute infrastructure, which will be required to deliver this Plan. Generally, it can be described under three categories – physical, social and environmental/green infrastructure.

This section of the plan sets out how the council intends to ensure that infrastructure is delivered to support growth and that development contributes towards its provision, where required, and how developer contributions to fund infrastructure will be secured. It highlights that delivering the Plan requires significant of partnership working with a range of bodies and provides the context for monitoring the Local Plan.

POLICY ID1: DEVELOPER CONTRIBUTIONS

1. **Development proposals will, subject to viability, be expected to contribute towards the cost of providing infrastructure and of meeting social and environmental requirements to mitigate its impact.**
2. **Developer contributions will be used, where necessary, to ensure that development meets the relevant planning policy requirements set out in the Local Plan and any made neighbourhood development plans. These will be sought where the following tests[1] are met:**
   a) **they are necessary to make the development acceptable in planning terms;**
   b) **they are directly related to the development; and**
   c) **they are fairly and reasonably related in scale and kind to the development**
3. **Developer contributions will be sought to mitigate the impacts of development through the following:**
   a) **direct provision on-site;**
   b) **provision off-site to ensure development can be delivered in line with other policy objectives, and to a safe and satisfactory standard;**
   c) **contributions towards softer interventions to ensure the benefits of the development are maximised by local communities;**
   d) **pooled contributions for schemes necessitated because of the cumulative impact of several developments**
4. **Contributions will be sought via the following approaches:**
   a) **Section 106 agreements**
   b) **Section 278 agreements – where development has a significant impact on the highway network**
   c) **In line with the adopted Community Infrastructure Levy (CIL) charging list.**

Explanation

New development can often create a requirement for additional infrastructure or improved community services and facilities, without which it has the potential to cause harmful impacts. The mechanisms for securing developer contributions including the use of planning conditions and planning obligations.

A planning condition is imposed on a grant of planning permission. These should be imposed where they are "*necessary, relevant to planning and to the development to permitted, enforceable, precise and reasonable in all other aspects*.[2]"

Developer contributions can assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. The Council considers it

[1] As defined in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

[2] National Planning Policy Framework (2023) – Paragraph 55

essential that development adequately addresses its impact on the District's physical, social and green infrastructure.

As such developers may be requested to provide contributions for infrastructure in a number of different ways. This may be by way of the Council's adopted Community Infrastructure Levy (CIL) and/or via the use of planning obligations in the form of Section 106 agreements or Section 278 agreements. These are planning tools that can be used to secure financial and non-financial contributions, or other works, to provide infrastructure to support development and mitigate the impact of development. There will also be a need to comply with any conditions attached to any planning permission.

In with Government's Planning Practice Guidance and CIL Regulations, planning obligations may only be sought where it meets the statutory tests listed below:

i). It is necessary to make the development acceptable in planning terms;

ii). It is directly related to the development; and

iii). It is fairly and reasonably related in scale and kind to the development.

The Council adopted its CIL Charging Schedule July 2017. The following types of development are liable for CIL:

- Any residential development of 1 new dwelling or more
- Residential extension/annexes over 100 square metres in size (gross internal floor area)
- Supermarket over 2,000 square metres in size (use class E)
- Retail warehouses (use class E) in central Bradford

The CIL rate charged on residential development varies across the district, which is divided into four charging areas (Residential Charing Zones 1 to 4). The charge varies across the different zones. In Zone 4 the charge is £0 per m^2 – as such the Council will returning to the use of Section 106 Agreements.

In line with CIL Regulations 2010 (as amended) 15% of CIL income is passed directly to those town and parish councils where development has taken place, subject to a cap set out in CIL Regulations. This increases to 25% in any areas with an adopted neighbourhood development plan.

The Council publishes an Infrastructure Funding Statement (IFS) on an annual basis in line with CIL regulations. This provides a summary of financial developer contributions secured either through Section 106 Agreements or CIL payments within the district. The IFS will be accompanied in future by list of key infrastructure priorities, which will be informed by the Local Infrastructure Plan (LIP).

Section 106 agreements are legal agreements linked to planning permissions that regulate the way a development is undertaken and are used where it is not possible to regulate the permission by means of a condition. They may be in the form of in-kind benefits, or a financial contribution, and may be used to prescribe the nature of a development, compensate for loss or damage created by a development, or mitigate the impacts associated with the development.

Section 278 agreements fall within the auspices of the Highways Act 1980. These are agreements for highway works to be delivered by developers in respect of the highway and transport works resulting from the development.

The type of matters where developer contributions may be sought include:

- Affordable housing;
- Community facilities;
- Provision and maintenance of drainage infrastructure including SuDSs and flood prevention.
- Provision for schools and other education facilities;
- Environmental improvements and mitigation schemes;
- Provision for primary health care facilities;
- Open space, sports and leisure;
- Employment and skills agreements;
- Measures to provide transport infrastructure;
- Travel plan measures;
- Mitigation for impacts to the South Pennine Moors SPA/SAC as well as habitats and species.
- Mineral extraction site restoration and aftercare

This list is not exhaustive and may be added to.

The nature and level of any contribution will be negotiated by the Council through planning application discussions and will be determined having regard to:

1. The scale and form of the development.
2. Capacity of existing infrastructure provision.
3. The demands and potential impacts created on infrastructure in the surrounding area and facilities by the development concerned.
4. The Council's priorities and
5. The impact of the obligation upon the viability of the proposed development.

The scale and type of benefits sought must be related to the demands created by the development. Large developments have impacts that spread beyond the immediate site, creating demand for labour, transport, housing and amenities, and they have an impact on the wider environment. Some of these impacts may be mitigated by the direct provision of infrastructure or services by a developer, others may require a financial contribution.

Links

Strategic Objectives	SO1: Delivering the District's Development Needs SO4: Delivering Infrastructure for Growth SO7: Supporting a Growing Economy SO6: Access to Secure and Affordable Housing SO9: Increasing Skill Levels SO10: Delivering Improved Transport Connectivity and Sustainable Transport Networks.

	SO13: Enhancing the Green and Blue Infrastructure Network SO16: Delivering Healthy Places and Communities
Key Policy Links	**National Planning Policy Framework**: Paragraphs 20, 22, 34 & 55 **Planning Practice Guidance**: Use of Planning Conditions (Paragraph 001 Reference ID: 21a-001-20140306 to Paragraph 024 Reference ID: 21a-024-20140306); Planning Obligations (Paragraph 001 Reference ID: 23b-001-20190315 to Paragraph 028 Reference ID: 23b-028-20190315); Community Infrastructure Levy (Paragraph 001 Reference ID: 25-001-20190901 to Paragraph 028 Reference ID: 25-028-30190901) **Local Plan Policies**: HO4, EC3, TR2, TR4, CR4, NE1, NE2, NE3, SC1, SC2, SC3, SC4, SC5, MIN8 and ID1 **Community Infrastructure Levy**: Bradford District Community Infrastructure Levy Charging Schedule (July 2017)
Evidence Base	Local Infrastructure Plan (2026)

POLICY ID2: INFRASTRUCTURE DELIVERY

1. **Development will be expected to provide, or contribute towards the provision of infrastructure to:**
   a) **Directly mitigate the impacts of the development and make it acceptable in planning terms;**
   b) **Contribute towards the delivery of essential infrastructure items identified in the Local Infrastructure Plan**
2. **The timing and prioritisation in the delivery of essential infrastructure will accord with the Local Infrastructure Plan. Essential infrastructure will be identified on the Policies Map, where appropriate, in order to safeguard its future provision.**
3. **Specific area and/or site infrastructure requirements required to support or deliver strategic sites, larger sites or groups of sites forming larger extensions to settlements will be set out in the Local Infrastructure Plan and relevant site allocation pro-formas.**

Explanation

The provision of new or enhanced infrastructure is vital to support the delivery of the Local Plan's vision, objectives and policies. It also essential in helping to maintain and create sustainable communities and better places. In addition, it can also bring economic opportunities and benefits. A key role for the Local Plan is to ensure that

appropriate physical, social and environmental infrastructure is delivered in a timely manner to support growth and development.

To help ensure that the infrastructure need to support development is delivered, the Local Plan is supported by a Local Infrastructure Plan (LIP). This is a key piece of evidence that provides a mechanism to define the infrastructure requirements to support and deliver the Local Plan. It examines existing infrastructure capacity, and its ability to absorb growth, identifies future physical, social and green/blue infrastructure requirements, alongside the potential cost and sources of funding. It also considers, where appropriate, the investment plans and strategies of other infrastructure providers and public bodies.

Its preparation has involved working closely with internal and external partners to identify the specific infrastructure projects to be delivered over the Local Plan period. The LIP includes an Infrastructure Delivery Schedule (IDS) that identifies what new or improved infrastructure is planned, who will be involved and the resource implications. This provides a detailed investment plan for infrastructure requirements in the District and will help the Council to negotiate and obtain appropriate levels of planning contributions. It will also assist the Council in attempts to secure funding for infrastructure and key projects.

The LIP, including the IDS, is a “live document”. It will be monitored, as part of the Annual Monitoring Report process, and reviewed and updated to ensure that appropriate infrastructure is delivered.

New development will be expected to make the best use of existing infrastructure, where sufficient capacity is available to accommodate needs. Where improvements to existing infrastructure are required, new development will normally be expected to meet the costs of such infrastructure, along with providing any additional infrastructure requirements arising from the development.

For individual developments, developers, working in conjunction with the Council, will be required to demonstrate that there is adequate infrastructure capacity both on and off site to serve their development. Where there is a capacity problem, developers will be expected to fund or to contribute towards the necessary improvements or new provision to serve needs arising from their development.

Developers should be clear over the extent of infrastructure required to service developments at an early stage of the development process and that required as a scheme starts to be built out.

Contributions for infrastructure will be sought via the Community Infrastructure Levy (CIL) or planning obligations. The council will identify key infrastructure priorities and projects in its Infrastructure Funding Statement (IFS) as set out in the Infrastructure List and reports on the infrastructure projects or types of infrastructure that the Council intends to fund either wholly or partly using the CIL and other planning obligations.

There are several ways in which the Council can assist with the delivery of infrastructure including:

- partnership working with infrastructure providers
- the mitigation of the impacts of development through the planning process
- supporting asset reviews and making the best use of existing facilities

The responsibility for infrastructure delivery does not solely rest with the Council. It relies on close collaboration and combined efforts as well as investment from a wide range of partners from across the public, private and voluntary sectors. The Council already works closely with partners at the Bradford District and sub-regional level including the West Yorkshire Combined Authority, and this will continue to aid the delivery of the Local Plan. Other key partners in this process will include health and education providers, utilities providers and government agencies.

Links

Strategic Objectives	Strategic Objective 2: Delivering the District's Development Needs Strategic Objective 4: Delivering Infrastructure for Growth Strategic Objective 10: Delivering Improved Transport Connectivity and Sustainable Transport Networks Strategic Objective 13: Enhancing the Green and Blue Infrastructure Network Strategic Objective 16: Delivering Healthy Places and Communities
Key Policy Links	**National Planning Policy Framework (2024)**: Paragraphs 8, 20, 22, 27, 35, 96, 98, 100, 101, 103, 109, 111, 119, 162 and 165 **Planning Practice Guidance**: Planning Obligations (Paragraphs 001 Ref ID: 23b-001-20190315 to 039 Ref ID: 23b-038-2019015) **Local Plan**: Policies SC1, SC2, SC3, SC4, SC5 and ID1
Evidence Base	Local Infrastructure Plan (2026)

Section 7. Implementation and Monitoring

Section 7. Implementation and Monitoring

Delivering in Partnership

The Local Plan represents an opportunity for the Council to set a positive vision for the Bradford District. However, it is important to recognise that many other processes will influence their achievement, including the implementation of other plans and strategies produced at the national, sub-regional and local levels; investment by the public, private and voluntary sectors; and the actions of individual businesses and residents. The Local Plan is therefore an essential component in delivering the spatial vision and strategic objectives, but not sufficient on its own. This means that the Council has to develop a wide range of partnerships to ensure that this takes place. Key partners will include:

- Developers;
- Housebuilders;
- Local communities e.g. through the development of Neighbourhood Plans;
- The business sector and their representatives;
- Infrastructure providers e.g. utilities companies, transport providers, the NHS and emergency services;
- Government agencies e.g. the Environment Agency, Homes England, and Natural England.
- Regional/Sub-Region bodies e.g. Transport for the North, Local Nature Partnership and adjoining local authorities;
- West Yorkshire Combined Authority; and
- Leeds City Region Local Enterprise Partnership

Monitoring and Review

A key feature of the Local Plan is the implementation of a coherent, robust and flexible monitoring framework that enables Bradford Council to respond effectively to changing circumstances. This supports a plan-monitor-manage approach, allowing elements of the Local Plan to be reviewed and updated where necessary.

The principal mechanism for monitoring the performance and effectiveness of the Local Plan will be the Authority Monitoring Report (AMR). The Localism Act 2011 requires local authorities to prepare AMRs to:

- assess progress in implementing the Local Development Scheme (LDS).
- evaluate the extent to which policies and proposals set out in local development documents are being successfully delivered.

Implementation of the Local Plan will be monitored annually through a schedule of Local Plan Indicators (LPIs), as set out in Table 7.1. These indicators will provide a clear and reliable measure of progress against the Plan’s objectives and policies, considering the availability and quality of data sources accessible to Bradford Council. Through this Monitoring Framework, the AMR will identify any issues requiring attention by the Council and its partners to improve delivery and outcomes.

Where necessary, the AMR may also recommend a partial or full review of the Local Plan.

In addition to monitoring the objectives and policies, the AMR will assess a range of contextual information, such as population growth and demographic trends, to review baseline conditions across the district. This will help determine whether the Local Plan's spatial strategy is being delivered as intended, remains appropriate, and continues to support sustainable development.

The AMR will also monitor the indicators contained within the Sustainability Appraisal (SA) Monitoring Framework. The Sustainability Appraisal assesses the social, economic and environmental effects of the Local Plan and helps ensure that the principles of sustainable development remain central to the plan-making process.

Furthermore, the AMR will monitor and review progress in delivering the Local Infrastructure Plan (LIP) and report on the Council's activities in fulfilling its Duty to Cooperate with neighbouring authorities and other relevant bodies.

As part of the plan-monitor-manage approach, the indicators and targets within the monitoring framework will be reviewed periodically throughout the plan period to ensure they remain relevant and effective. Additional indicators may also be incorporated into future AMRs where appropriate. It should be recognised that, for some indicators, the full effects of Local Plan policies may only become apparent over a longer period, and therefore trends may need to be assessed over several years before meaningful conclusions can be drawn.

Table 7.1: Local Plan Indicators (LPIs)

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\H1	Monitoring housing delivery against the Local Plan housing trajectory: a) completions in previous years (since 2025) b) completions in reporting year c) extant planning permissions d) managed delivery target	Meet minimum target of providing 33,669 net new homes 2025-2043	SO1, SO2	SS2, HO1	Bradford Council
LPI\H2	The percentage of new dwellings being developed on Previously Developed Land (PDL)	Meet minimum target of 25 percentage	SO1, SO2, SO3	HO1	Bradford Council
LPI\H3	Five-year supply of deliverable housing	100% as set out in the latest Five-Year Housing Land Statement	SO1, SO2	SS2, HO1	Bradford Council
LPI\H4	Number and percentage of dwellings completed against the following density (dwellings per hectare (dph)) requirements: a) 35 dph (net) across the District b) 50 dph (net) within 800m of a well-connected station c) 75 dph (net) within 800m of a well-connected station and as a 70+ connectivity score d) 150 dph (net) within the Regional City or a Principal Town and an 80+ connectivity score	Achieve the density expectations outlined in the Policy HO2	SO1, SO2, SO3	HO2	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
	c) 300 dph (net) within the defined City Centre				
LPI\H5	Net additional dwellings, by size, type and tenure: a) in current year b) with extant planning permission	Broadly to achieve proportions of need identified in the SHMA by end of the Plan period	SO1, SO2, SO3	SS2, HO3, HO5, HO6	Bradford Council
LPI\H6	The number and percentage of affordable homes: a) for the District b) by market sub-area c) on rural exception sites	Meet minimum target of providing 13,842 net affordable homes 2025-2043	SO1, SO2, SO6	HO4	Bradford Council
LPI\H7	The number of planning approvals made by individuals, developers or groups/organisations which include Self-Build and Custom Build Housing types and/or Service Plots for Self-Build.	Monitor take up/change	SO1, SO2, SO3	HO5	Bradford Council
LPI\H8	Net additional pitches for gypsies and travellers	To meet the following minimum requirements: a) 19 net additional gypsy and traveller pitches between 2026/2027 and 2030/2031 b) 29 net additional gypsy and traveller pitches between 2031/2032 and 2042/2043	SO1, SO2	HO7	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\H9	Monitor the delivery of new homes against the national described space standards (NDSS) and Building Regulation requirements	All new homes to meet NDSS 5% new build homes to meet Building Regulations requirement M4(3) 95% new build homes to meet Building Regulations requirement M4(2)	SO1, SO2, SO5	HO8	Bradford Council
LPI\H10	Number of Empty Homes	Decrease over Plan Period	SO1, SO2, SO3	HO9	Bradford Council
LPI\E1	Amount of employment land (ha) and floorspace (sqm) developed; by type	To meet the employment requirement (110.5 hectares) over the plan period	SO2, SO7	EC1	Bradford Council
LPI\E2	Amount of employment land (ha) and floorspace (sqm) lost to alternative uses (non-B use class): a) on allocated employment sites b) in Employment Zones	No overall loss	SO2, SO7	SS2, EC1, EC2	Bradford Council
LPI\E3	Overall Employment Rate	Decrease over Plan Period	SO7, SO9	EC3	Office of National Statics (ONS)
LPI\E4	Number of wards with LSOAs in bottom 10% most deprived for employment deprivation	Decrease over Plan Period	SO7, SO9	EC3	Office of National Statics (ONS)

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\E5	Number and distribution of wards with LSOAs in the bottom 10% nationally for education, skills and training deprivation	Decrease over Plan Period	SO7, SO9	EC3	Office of National Statics (ONS)
LPI\E6	% of residents 16 or over who are economically active but are unemployed (by ward)	Decrease over Plan Period	SO7, SO9	EC3	NOMIS
LPI\TC1	The number of up to date Vitality and Viability Assessments of the hierarchy of centres.	No Target. Monitor trend	SO7, SO8	TC1	Bradford Council
LPI\TC2	Number of planning permissions for hot food takeaways within 400m of a school	No hot food takeaways permitted within 400m of a school unless justified in line with the policy	SO16	TC3	Bradford Council
LPI\TR1	The number and length of new dedicated walking and cycle routes delivered through the Local Cycling and Walking Infrastructure Plan (LCWIP)	Increase over the Plan Period	SO10, SO12, SO16	TR1, TR2, TR4	Bradford Council West Yorkshire Combined Authority (WYCA)
LPI\TR2	The length of new routes delivered for the Wharfedale Greenway and Great Northern Rail Trail	Increase over the Plan Period	SO10, SO12, SO16, SO18	TR1, TR2, TR4	Bradford Council
LPI/DS1	Number of proposals granted contrary to Policies DS1 to DS4	None (0)	SO5	DS1, DS2,	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
				DS3, DS4	
LPI\SC1	Amount of new and loss of community facilities and/or infrastructure	No loss of community facilities and/or infrastructure	SO4, SO10, SO13, SO16, SO18	SC1, SC3, SC4, SC5, SC6	Bradford Council
LPI\SC2	Amount of developer contributions paid through the Community Infrastructure Levy (CIL) and other developer contributions.	No Target. Monitor contributions	SO4, SO10, SO13, SO16	SC1, SC2, SC3, SC4, SC5, SC6, NE2	Bradford Council
LPI\SC3	Number of new education facilities	No Target. Monitor take up/change	SO9	SC3	Bradford Council
LPI\SC4	Number of wards with LSOAs in the bottom 10% most deprived for health deprivation	Decrease over Plan Period	SO16	SC4	Office of National Statics (ONS)
LPI\SC5	Number, type and amount of financial contributions through CIL and/or S106 towards health care	No Target. Monitor contributions	SO16	SC4	Bradford Council
LPI\SC6	Change in in the amount of indoor sport and recreation provision, by type and settlement	No net loss over 5 consecutive years	SO16, SO18	SC5	Bradford Council (Integrated

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
					Sports Assessment)
LPI\SC7	Number of Health Impact Assessments (HIA)	No Target. Monitor trend	SO16	ST4, TC3	Bradford Council
LPI\SC8	Number, type and amount of financial contributions through CIL and/or S106 towards other facilities and/or infrastructure	No Target. Monitor contributions	SO16	SC1, SC3, SC5	Bradford Council
LPI\CR1	Measure air pollutants within Air Quality Management Areas (AQMA)	Decrease over Plan Period	SO12	CR1	Department for Environment, Food and Rural Affairs (DEFRA)
LPI\CR2	The number of installations of EV and Rapid Charging points	Increase the number of EV and Rapid Charging points	SO12	CR1	Department for Transport Bradford Council
LPI\CR3	Ecological status of rivers	Increase in number of main river sections which have a ‘high’ or ‘good’ ecological status	SO15	CR2	Environment Agency (EA)
LPI\CR4	Number of developments including renewable energy low carbon sources	To achieve net zero carbon by 2038 (West Yorkshire Combined Authority (WYCA))	SO12	CR3	Department for Energy Security & Net Zero

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
					Bradford Council
LPI\CR5	Number of planning permissions granted contrary to Environment Agency advice in areas at risk from flooding	None (0)	SO15	CR4	Environment Agency (EA)
LPI\CR6	Number of planning permissions granted contrary to Environment Agency advice on water quality grounds	None (0)	SO15	CR4	Environment Agency (EA)
LPI\CR7	Number, type and amount of financial contributions through CIL and/or S106 towards flood prevention	No Target. Monitor contributions	SO15	CR4	Bradford Council
LPI\CR8	Number of planning permissions incorporating SuDS	No Target. Monitor improvement	SO12, SO15	CR4, NE1	Bradford Council
LPI\NE1	Percentage of watercourses within the District that meet 'Good' ecological status	Improve overall water quality of watercourses in the District	SO13, SO14, SO15	NE1	Environment Agency (EA)
LPI\NE2	The number and percentage of major development proposals meeting the following Urban Greening Factor scores: a) Residential minimum score 0.4 b) Commercial / Industrial minimum score 0.3	No Target. Monitor change / trend	SO12, SO13, SO14, SO15	NE1	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\NE3	The number and percentage of major development proposals meeting the following Urban Tree Canopy Cover (UTCC) standards: a) Residential minimum 25% tree canopy cover b) Commercial / Industrial minimum 16.5% tree canopy cover	No Target. Monitor change / trend	SO12, SO13, SO14, SO15	NE1, NE6	Bradford Council
LPI\NE4	Change in areas (ha) of Open Space, by typology and settlement	No net loss over 5 consecutive years	SO12, SO13, SO14, SO15, SO16	NE2	Bradford Council
LPI\NE5	Amount of new residential development permitted within the South Pennine Moors SPA/SAC Zone C which contribute to the Strategic Mitigation Strategy: a) completed annually b) with extant planning permission	No Target. Monitor change / trend	SO12, SO13, SO14, SO15	NE2, NE3	Bradford Council
LPI\NE6	Amount of land designated for biodiversity and geological diversity and its condition	To maintain and increase the amount of land designated for ecological and geological importance Improve condition of designation sites	SO12, SO13, SO14, SO15	NE3, NE4	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\NE7	Percentage of new developments providing at least 10% Biodiversity Net Gain (BNG) along with the amount and type of BNG provided through development.	In accordance with Policy GS6 achieve greater than 10% BNG where applicable.	SO12, SO13, SO14, SO15	NE5	Bradford Council
LPI\NE8	The number and percentage of ancient woodland or of veteran trees lost	No loss	SO12, SO13, SO14, SO15	NE6	Bradford Council
LPI\HE1	Number and percentage of Listed Buildings in the Saltaire World Heritage Site deemed to be 'at risk'.	A net reduction over the Plan Period	SO11	HE1	Historic England (HE) Bradford Council
LPI\HE2	The condition of the key views to and from the Saltaire World Heritage Site to be maintained and improved.	Monitor change over the Plan Period	SO11	HE1	Bradford Council
LPI\HE3	Number and percentage of listed buildings deemed to be 'at risk'	A net reduction over the Plan Period	SO11	HE1	Historic England (HE)
LPI\HE4	Number and % of up-to date Conservation Area Appraisals	Increase over Plan Period	SO11	HE1	Bradford Council
LPI\MIN1	Levels of sand and gravel and crushed rock sales in West Yorkshire	To contribute towards local, sub-regional, regional and national requirement to maintain a steady supply of minerals.	SO19	MIN2	West Yorkshire Combined Authority (WYCA)

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\MIN2	Number of planning permissions for qualifying non-mineral development granted within an MSA.	No planning permissions granted for qualifying non-mineral development within an MSA	SO19	MIN3	Bradford Council
LPI\MIN3	Number of planning permissions granted for development including proposals for prior extraction of minerals	No Target. Monitor change / trend	SO19	MIN3	Bradford Council
LPI\MIN4	Number of planning permissions granted within 500m of existing mineral extraction sites.	No development unless justified	SO19	MIN3	Bradford Council
LPI\MIN5	Number of non-mineral proposals within safeguarded infrastructure sites.	No planning permissions granted for development that would constrain existing minerals infrastructure	SO19	MIN4	Bradford Council
LPI\MIN6	Number of planning permissions granted for new or extended mineral extraction sites	No planning permissions granted for mineral development that does not meet the criteria of Policy MIN7.	SO19	MIN7	Bradford Council
LPI\MIN7	Number of planning applications accompanied by a restoration scheme	All mineral development	SO19	MIN8	Bradford Council
LPI\MIN8	Number of planning applications granted contrary to advice on restoration from Natural England and/or Environment Agency	None (0)	SO19	MIN8	Bradford Council

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
LPI\MIN9	Number of planning permissions involving importation of waste meeting criteria in policy	No Target. Monitor change / trend	SO19	MIN8	Bradford Council
LPI\MIN10	Number of planning permissions consistent with policy criteria	All planning permissions consistent with policy criteria	SO19	MIN9	Bradford Council
LPI\MIN11	Number of planning applications granted contrary to advice from Natural England and/or Historic England and/or Environment Agency and/or Environmental Health Officer and/or Health & Safety Executive	None (0)	SO19	MIN9	Bradford Council
LPI\MIN12	Number of planning permissions consistent with policy criteria	All planning permissions consistent with policy criteria	SO19	MIN10	Bradford Council
LPI\MIN13	Number of planning applications granted contrary to advice from Natural England and/or Historic England and/or Environment Agency and/or Environmental Health Officer and/or Health & Safety Executive	None (0)	SO19	MIN10	Bradford Council
LPI\WAS1	Total waste arisings by type	No Target. Monitor change / trend	SO20	WAS1	Department for Environment, Food and Rural Affairs (DEFRA),

Local Plan Indicator (LPI)		Target / Trend	Link to Local Plan Strategic Objective (SO)	Link to Local Plan Policy	Source / Delivery Agencies
					Environment Agency (EA) and Bradford Council
LPI\WAS2	Number of planning applications for waste management facilities by type	No Target. Monitor change / trend	SO20	WAS1	Bradford Council
LPI\WAS3	Annual assessment of capacity of waste management facilities	No Target. Monitor change / trend	SO20	WAS1	Bradford Council
LPI\WAS4	Annual assessment of capacity of waste management facilities	No loss of existing waste management facilities and/or allocated sites	SO20	WAS3	Bradford Council
LPI\WAS5	Annual assessment of capacity of waste management facilities	Meet national waste reduction targets	SO20	WAS4	Bradford Council
LPI\WAS6	Planning applications for all types of development are accompanied by information setting out how waste will be managed	All planning permissions consistent with policy criteria	SO20	WAS5	Bradford Council