



***DRAFT FOR
CONSULTATION***

**WILSDEN NEIGHBOURHOOD PLAN
2016-2030**



Wilsden Parish Council
June 2017

FOREWORD

Wilsden Parish is a former mill village in a picturesque area on the outskirts of the main Bradford conurbation. It has a rich heritage clearly evidenced in the number of historic buildings, reflecting a time when the textile industry dominated the economy of the area.

The Draft Neighbourhood Plan (The Plan) for Wilsden has been led and championed by a Steering Group of Wilsden Parish Council including both parish councillors and residents. A Neighbourhood Plan is a new planning tool, which enables communities to have a greater say in how their neighbourhood develops

The Plan provides an important opportunity to ensure that the parish is developed in a well-planned and positive way; meeting the strategic needs of the District in harmony with the aspirations of the local community. This Plan is based on robust evidence and extensive consultation with the residents of Wilsden and other individuals and bodies with an interest in how the Parish develops. There were a number of clear messages that came through the consultation process, namely the need for the Plan to:

- ensure that further housing and other developments within the area, as specified by City of Bradford Metropolitan District Council, reflect and are sensitive to the needs of the area.
- conserve and enhance the built heritage of Wilsden and the surrounding area.
- protect and enhance the natural environment both within the village of Wilsden and in the surrounding countryside.
- maintain a mixed economy with continuing employment in a diverse range of small and medium sized enterprises.
- maintain and enhance community facilities in the area.

The Plan reflects these views; and broadly aims to support development that enhances the area and meets local needs and aspirations. The Plan includes a vision for the area and a set of objectives and planning policies to support this vision.

The Plan, once adopted, forms part of the district-wide suite of planning documents. Its policies will work alongside policies in the Bradford Local Plan, once agreed.

The Plan is now at the draft stage. This means that the Parish Council is satisfied that it has a robust Plan and now invites residents, landowners, businesses, agencies and others to give their views on it. Any comments received during this stage will be considered by the Parish Council, and the Plan may be amended accordingly.

You, as a resident or another interested body or person, are now invited to read the draft Version of the Plan and make any comments you may have. There will be a six-week period to do this, commencing on June 14th 2017 and closing on July 26th 2017

Wherever possible, please ensure that you specify the policy or section to which your response relates. If you wish to comment on the Draft Plan you can do this:

- By email addressed to: clerk@wilsdenparishcouncil.gov.uk
- In writing addressed to: Parish Clerk, Wilsden Parish Council, Wilsden Village Hall, Townfield, Wilsden BD15 0HT.

Peter Allison

Chair Wilsden Parish Council

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ABBREVIATIONS

The following abbreviations have been used within this Neighbourhood Plan

CBMDC	City of Bradford Metropolitan District Council
CIL	Community Infrastructure Levy
NPPF	National Planning Policy Framework
RUDP	Bradford Revised Unitary Development Plan
SHLAA	Bradford Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document

INTRODUCTION

Wilsden Neighbourhood Plan

The Wilsden Neighbourhood Plan (the Plan) is a new community led type of planning document for guiding the future development and growth of the parish.

It was decided to produce a Neighbourhood Plan as the community wanted to play a much stronger role in shaping how Wilsden Parish develops.

A Neighbourhood Plan provides the opportunity for the community to set out a vision and plan for how they want the Parish to develop over the next ten years in ways that meet identified local need, make sense for local people and makes Wilsden an even better place.

It enables the community to put in place planning policies that will help deliver an agreed vision for Wilsden. It provides the opportunity to specify in more detail what we expect from development in the Parish. Furthermore, unlike parish plans or other kinds of documents that may be prepared by a community, a Neighbourhood Plan forms an integral part of the development plan for an area. This legal status means that it must be taken into account by CBMDC and other relevant bodies when considering planning decisions that may affect Wilsden Parish.

The Plan provides a vision for the future of the Parish and sets policies to support this vision. The Plan addresses issues perceived as the most important to our community, such as housing, our built heritage, the natural environment, employment, community facilities and transport. Importantly, where issues are sufficiently addressed by national policies or at a District level through the local development plan, they are not replicated in this Plan.

The Plan has been informed by the most up-to-date evidence, including that produced by the CBMDC to support the emerging Core Strategy. Furthermore, it builds on the existing Parish Plan for Wilsden, agreed in 2010.

The Plan area corresponds to that of the Parish Council boundary and the time period 2016 – 2030 mirrors the emerging City of Bradford Metropolitan District Council (CBMDC) Core Strategy.

The Plan is a legal document and once ‘made’ will form part of the development plan for the Wilsden Neighbourhood Plan area.

How the Plan fits in within the planning system

The Localism Act 2012 provided new powers to allow local communities to shape the future development of their community by preparing a Neighbourhood Plan. This includes determining where they want new homes and other forms of development to be built, what those new buildings and other forms of development should look like, whilst at the same time protecting the landscape and character of the community.

Neighbourhood Plans must, however, meet the basic conditions set out in the Town and Country Planning Act 1990 (as amended). These conditions state that a neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State
- contribute to the achievement of sustainable development
- be in general conformity with the strategic policies contained in the development plan for the area
- not breach, and be otherwise compatible with EU obligations

The Plan has been developed in accordance with these basic conditions. The Plan has been drafted in the context of the National Planning Policy Framework (NPPF) and the saved policies in

the adopted Local Plan (Replacement Unitary Development Plan for Bradford District (RUDP)). This plan was adopted in 2005 and is the statutory development plan for the District until such time that the emerging Local Plan is adopted.

The Guidance¹ states that where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, that *'the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration against which a neighbourhood plan is tested.'*

In accordance with the Guidance, the Wilsden Neighbourhood Plan is underpinned by key evidence informing the emerging Local Plan. More specifically, the housing supply policies in this document are informed by the most up-to-date housing needs evidence in the emerging Core Strategy. The Plan, once adopted, forms part of the statutory development plan for Wilsden. At this point, planning applications that affect Wilsden Parish must be determined in accordance with the policies in the Neighbourhood Plan and CBMDC Local Plan (once agreed). This means that the residents of the Parish will have a far greater influence over where development takes place, and what it looks like.

Consultation and the process of developing the plan

The Wilsden Neighbourhood Plan area was designated in December 2014.

The development of the Plan has been led and championed by a Steering Group made up of parish councillors and local residents working under the auspices of Wilsden Parish Council, the Plan's 'accountable body'.

The Plan is based on strong evidence. The Steering Group has undertaken extensive consultation with the residents of Wilsden and other individuals and bodies with an interest in how the Parish develops.

A public event was held in September 2014, informing the community about the neighbourhood planning process and providing an opportunity to identify key issues and potential opportunities under a number of broad themes. A Household Survey was conducted in December 2015 followed by a number of meetings with interested bodies.

Further details regarding the consultation undertaken in developing the Plan are provided in the Consultation Statement.

ABOUT WILSDEN PARISH

Wilsden is a predominately rural and historic parish situated approximately 6 miles west of Bradford and just south of Bingley.

The population of the Wilsden Parish Council area, which covers the villages of Wilsden and Harecroft and the surrounding farms and houses, was 4,807 at the 2011 Census. The Parish Council area contained 2,121 dwellings in November 2016 compared to the 1,819 dwellings in 2004, representing a 16.6% increase.

Wilsden dates back to Saxon times, flourishing in the nineteenth century when the presence of coal, water and wool transformed an agricultural area into an industrial landscape based on textiles. Wilsden initially grew as a farming community, looking very different from its present shape. Housing was not focused along a closely built up main road, but consisted of separate clusters of farms in seven separate hamlets. Some farmers diversified very early into home-based aspects of the textile business, the more prosperous ones converting barns into warehouses and eventually building mills.

¹ Paragraph 009 Reference ID: 41-009-20160211



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Figure 1 Wilsden Neighbourhood Plan Area

Local supplies of building stone and coal were factors in Wilsden's industrial development. The population grew rapidly from 913 at the 1801 census to peak at 3,454 in 1851. This led to the surge of house building, which gave the Village its still recognisable shape and character. Numbers then declined, only exceeding the 1851 figure in the second half of the twentieth century.

The Parish still retains many buildings from this period and the historic core of Wilsden was made a Conservation Area in 1977. Whilst some of the original hamlets have been absorbed within the settlement boundaries, others have retained their separate characteristics.



View towards Wilsden Hill

With the decline of the textile industry, most of the working population is employed outside the parish, predominantly in Leeds and Bradford. Although for many Wilsden is a dormitory village, there are many small and medium size enterprises in the area. The number of people working in the area is over one third of the total working age population, although a significant number of these commute into the parish. The number of people aged over 65 in the area is 19% of the population compared to 13% for the whole district. The proportion of the population of the Bradford district that is under 16 makes it the youngest city in the country but Wilsden with roughly equal numbers of people over 65 and under 16 has a different demographic to the district as a whole.

Fortunately, the shape of the valley, with a degree of vigilance, has ensured the survival of the character of this independent community, even after a second wave of growth.

Wilsden is on a north facing slope with its lowest point above sea level being 115 m (375 ft) at the boundary with Harden and the highest point being 285 m (937 ft) at the boundary with Thornton.

A full statistical profile of the Parish is available on the Parish Council website.

VISION AND OBJECTIVES

Challenges and Opportunities

The Plan seeks to address and shape, as far as is possible, the development challenges and opportunities that face the Parish of Wilsden over the coming years.

Consultation with the community identified the following challenges for the area that the Plan might seek to address:

- Preservation of the area's rich heritage including environmental and historical artefacts
- Coalescence of settlements
- Loss of community

A number of potential opportunities were identified by the community and Steering Group to address these challenges through the Plan, and include:

- Identification and protection of non-designated, locally important heritage assets
- Identification of Special Character Areas coupled with design principles to ensure high quality development
- Retaining the physical and visual separation between Wilsden and the surrounding settlements
- Maintain and enhance the services that make Wilsden a strong community

Vision

The Plan has at its heart a vision and core objectives that are based on key issues raised by local people in order to ensure that Wilsden remains the vibrant, distinct, self-contained and forward looking parish that it is.

VISION STATEMENT

The rural character, sense of identity and community spirit will be sustained and enhanced through sustainable development, while at the same time preserving and enhancing its heritage and attractive natural and built environment.

Objectives

Underpinning the vision are nine core objectives. The objectives provide the focus for the Plan and seek to realise the vision.

- Provide housing which meets the present and future needs of the community, is sympathetic to the character and history of the Parish and is of right type and in the right location.
- Control development to minimise its impact on the natural and built environment and ensure that it supports the attractive and distinctive character of the Parish.
- Maintain the separation between the villages and hamlets both within the Wilsden Parish and the neighbouring parishes of Sandy Lane, Harden and Cullingworth to help ensure the retention of their distinct and historic identities.
- Protect important local leisure and community facilities, retail and employment provision, and wherever possible, enhance them.
- Preserve important green spaces, which are valuable to the community and wildlife.
- Ensure that the distinctive rural landscape, settlement pattern, historic buildings and biodiversity are protected and enhanced.
- Create an environment that makes it attractive for the self-employed and small and medium-sized businesses and shops to locate and flourish.

- Support public transport, walking and cycling and address the problems of traffic congestion and the lack of parking along Main Street and on some other roads.
- Reinforce and support the role of the Wilsden Village Centre as the hub and focus of local shopping, community and leisure activities.

POLICIES

This Vision and objectives will be realised by planning policies, which consultation shows matter most to the community, and to which the Plan can add the greatest value. These locally formulated policies are specific to Wilsden Parish and reflect the needs and aspirations of the community.

The policies are designed to complement national and district-wide planning policies and to add more detail, specific to Wilsden and Harecroft.

It is important to note that when using the Plan to form a view on a development proposal or a policy issue:

- The whole document and the policies contained in it must be considered together.
- Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant national and Bradford wide plans and policies apply.

Whilst every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

1 A SUSTAINABLE WILSDEN PARISH

1.1 A Presumption in favour of Sustainable Development

The objective of the UK Planning System, as set out in the NPPF, is to achieve sustainable development. As the NPPF states: “*ensuring that better lives for ourselves does not mean worse lives for future generations*” (NPPF, p. 7)

This Neighbourhood Plan has the purpose of securing sustainable development at its heart. This includes how much new development is required to meet the needs of the local community, where it should best go and how it should be designed, both for now and in the future. This encompasses all proposals for development from the very smallest, such as a minor extension to a house, to major housing and employment developments.

The Parish Council will take a positive approach to the consideration of development proposals that contribute to sustainable development. This includes working with CBMDC, the local community, developers and other partners to encourage the formulation of development proposals, which clearly demonstrate how sustainable development has been considered and addressed, and can be approved without delay.

POLICY W/HO1 A PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

This Plan is not intended to replace relevant district-wide and national policies such as those contained in the approved RUDP and the emerging Core Strategy and the National Planning Policy Framework. The intention is that the Plan, and the policies it contains, sits alongside these documents, to add additional Wilsden specific policies to help achieve the community's vision and in support of key national and district-wide planning objectives. Where suitable policies already exist at the national or local levels, they are not duplicated in the Plan.

GENERAL POLICY PRINCIPLE

Where there are no policies in this Plan relevant to a planning application or development proposal, the provisions of relevant national and Bradford wide plans and policies apply.

1.2 Directing Development to the most Sustainable Locations

One of the key ways in which the planning system can ensure sustainability is to direct development to the most appropriate locations.

The emerging Core Strategy for CBMDC establishes a hierarchy of settlements of the Regional City, the local towns of Keighley, Bingley and Ilkley, local growth centres and local service centres and rural areas. Wilsden has been identified as a Local Service Centre *where “the emphasis will be on a smaller scale of development together with the protection and enhancement of those centres as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social conditions”*.

In seeking to maximise the use of previously developed land, the emerging Core Strategy; Policy HO6 determines that a minimum of 35% of development in the local service centres must be on previously developed land. It also adds that by the end of 2030 the Pennine Villages of Oakworth, Oxenhope, Harden, Wilsden, Cullingworth and Denholme will *“have retained their individual characters and sense of place whilst meeting local needs for housing and amenities served by improved bus and rail links to Keighley town centre, Bradford city centre, Bingley, Queensbury and neighbouring Halifax”*.

The community generally supports the role for Wilsden as indicated in the hierarchy of settlements set out in the emerging Core Strategy.

In order to achieve the levels of development identified for the Parish in the emerging Core Strategy and in the most sustainable way, this Plan focuses on carefully controlled and limited small scale housing and other forms of development within the established built up area boundary of the Village of Wilsden. This approach reflects the views of the local community.

The consultation carried out during the development of this Plan established that residents recognise the need for limited development in the Parish to accommodate growth, meet housing and other development needs and help sustain local services and facilities. Equally the consultation showed that residents wish to ensure that development will not dominate or have an adverse impact on the distinctive character of the Parish. Concern was also expressed that developments should not place undue pressure on local services and facilities, although there will be a need for some improvements.

The consultation showed that the community wishes to see a smaller more compact pattern of development especially in Wilsden village, reducing the need to travel to access local services and minimising development on green field sites. In the survey of residents 64% (93) of respondents agreed that new housing should be built densely so as to protect green field land. This approach is also in accordance with the emerging Core Strategy and national planning policies which seek to focus development in the established built up areas and avoid development in the open countryside.

A key element of this approach is the scale of development, especially housing, with an emphasis on smaller more compact housing sites. It is considered that this type of development is most suitable for the Parish as it would best complement the existing scale, character and pattern of development, minimise the risk of urban sprawl and effectively promote more sustainable forms of development. This approach recognises in principle that the density of development, especially for housing, may need to be higher to accommodate the growth planned.

In the smaller villages and hamlets in the Parish a lower level of development will be supported in principle where it is small scale, appropriately designed and located and meets a local need. Furthermore, because the area of the Parish outside of the built-up part of Wilsden is ‘washed over’ by the Green Belt, its contribution to meeting identified development needs will be limited to those types of development which are appropriate in the Green Belt.

POLICY W/HO2 WILSDEN SUSTAINABLE DEVELOPMENT

New housing developments within Wilsden will be of a small scale and typically be no more than between 25 and 35 dwellings. The maximum size of housing development permitted will be for 50 dwellings.

1.3 Wilsden Village Settlement Boundary

A Settlement Boundary is a commonly used tool in planning documents such as neighbourhood plans and local plans/core strategies. It is used to define the extent of a built-up part of a community. It distinguishes between areas where in planning terms development would be acceptable in principle, such as in a town or village, and where it would not be (generally in the least sustainable locations) such as in the open countryside.

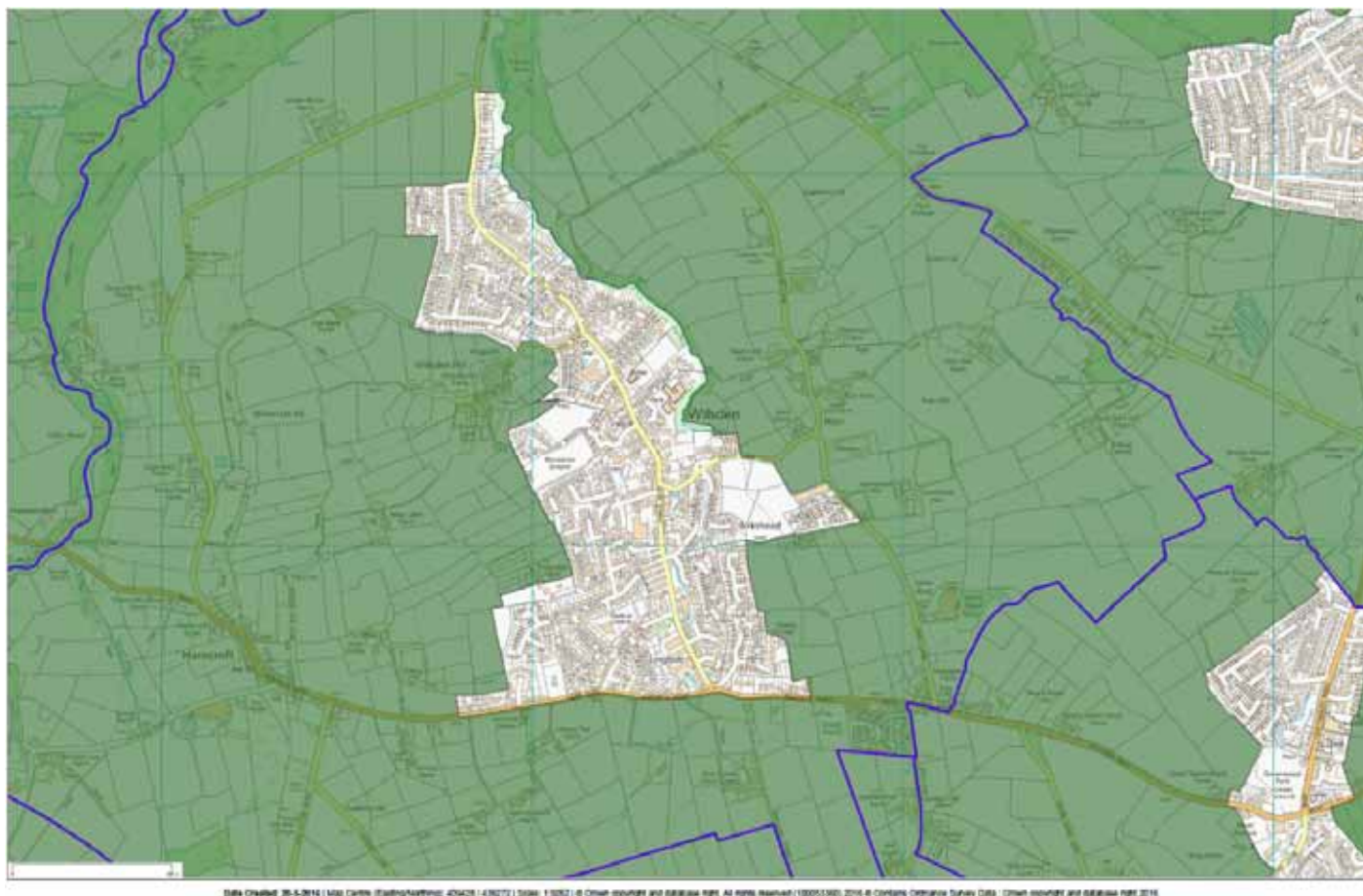


Figure 2 Existing Wilsden Settlement Boundary

The Neighbourhood Plan defines a Settlement Boundary for Wilsden. This is drawn around the built-up part of the village that it is not in the Green Belt.

By doing this it will focus the modest scale of development envisaged for the Parish towards Wilsden village and generally supports the smaller more compact pattern of development which the Plan proposes. This will reinforce Wilsden's role as the local centre and hub for the surrounding area and the wider Parish. In addition, it will help protect the distinctive and beautiful countryside of the Parish, which is protected by Green Belt status and has been identified of being of special landscape value

The consultation shows that the community also shares the view that Wilsden Village is generally a more appropriate and sustainable location for development than the rest of the Parish. This is a view echoed in the emerging Core Strategy.

The existing Settlement Boundary, as shown on the Proposals Map, is considered to reflect an appropriate and sustainable settlement boundary, but the proposed housing allocation of 200 dwellings in the emerging Core Strategy for CBMDC cannot be achieved without some Green Belt deletions.

Within the Settlement Boundary for Wilsden identified in this Plan small scale, sustainable development will be viewed sympathetically. Any development, however, will be strictly controlled in particular to ensure that it meets an identified local need, and is well designed and located.

POLICY W/HO3 WILSDEN SETTLEMENT BOUNDARY

Within the defined Settlement Boundary for Wilsden, as shown on the Figure 2, development proposals will be viewed sympathetically where it can demonstrate that it has taken into account the following, that:

- a) It is small scale, and reflects the size, character and level of service provision of Wilsden;
- b) It helps meet a need for Wilsden or the wider Parish;
- c) It retains existing natural boundaries such as trees, hedges, streams and walls (especially dry stone) which either contribute to visual amenity or are important for their ecological value;
- d) It respects important views and vistas from and towards Wilsden Village;
- e) It conserves the physical and visual separation of Wilsden from its surrounding villages and hamlets;
- f) It respects and, where possible, enhances the distinctive qualities of the special and attractive landscape in which Wilsden is situated;
- g) It protects the conservation and enhances the setting of any locally or nationally designated heritage asset, where the setting of that heritage asset would be affected by the proposal;
- h) It conserves and, where possible, enhances Wilsden Conservation Area and its setting, where relevant;
- i) It does not reduce garden/green space to an extent where it adversely affects the distinctive character of Wilsden or the amenity of the proposed occupiers of the new development or adjacent properties/uses;
- j) It considers the impact on neighbouring occupiers' use by way of privacy, daylight, noise, visual intrusion or amenity;
- k) Safe and suitable access to the site can be achieved for all people;
- l) Any traffic generation and parking impact created does not result in an unacceptably severe direct or cumulative impact on congestion or road and pedestrian safety.

1.4 Development in the Countryside

In planning terms, land outside a defined Settlement Boundary including any small groups of buildings or small settlements that may be found there is treated as countryside.

There is strong support for this land to continue as countryside. Since its beginnings, Wilsden has been, and largely remains, a rural parish. Outside the village the land remains overwhelming in open use such as farming. The overall appearance of the countryside remains much as it would have been 100 years ago, despite a degree of modern development.

This countryside is one of the Parish's most valued characteristics, as underlined by the findings of the consultation. Residents wish to see this open countryside protected and, wherever possible, enhanced to remain an attractive, accessible and non-renewable natural resource. Residents want to avoid less sustainable forms of development and prevent urban sprawl resulting in the coalescence of the distinct settlements that comprise Wilsden Parish into nearby villages and settlements.

This strong local wish to support and protect the distinctive character of the landscape and countryside also accords with district-wide and national policy.

In particular, the countryside in Wilsden Parish is designated as Green Belt. This is a national designation, the main purpose of which is to protect the land around towns and cities from urban sprawl by keeping land permanently open. Within the Green Belt, development is strictly controlled and only allowed in very special circumstances.

While the rules governing the preparation of a Neighbourhood Plan do not allow a specific policy on the Green Belt, the Plan supports and endorses national and local planning policies for the Green Belt in Wilsden. Emphasis is placed on its importance, its continuing role and that development in the open countryside should only take place in special circumstances.

Furthermore, much of this countryside has also been identified as having a special and attractive landscape, not only in terms of its beauty, but also the species and habitats it supports. The Countryside Agency has divided England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. The Parish forms part of the Yorkshire Southern Pennines Fringe Landscape, of which "the most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills".

It is recognised that a Neighbourhood Plan cannot establish specific policies with regard to changes to the Green Belt. It has, however, become clear during the development of this Plan that there may be a stronger case for development in some areas than others outside the settlement boundary. This Plan will establish Community Action policies with regard to specific sites outside the settlement boundary.

POLICY W/HO4 DEVELOPMENT PROPOSALS OUTSIDE WILSDEN SETTLEMENT BOUNDARY

Land outside the defined Wilsden Settlement Boundary will be treated as countryside. In the countryside development will be carefully controlled and only be allowed in special circumstances appropriate to a rural area where in accordance with national and local countryside planning policies.

2 HOUSING NEED

This section considers the amount, location and type of housing over the Plan period. The consultation showed that this is an issue of great concern and interest to local people. The Parish's good quality natural and built environment coupled with its proximity and accessibility to the main urban centres such as Bradford means that it is a popular place to live. Therefore, demand for housing in the Parish is strong.

2.1 Housing Demand

The Plan recognises that future housing development will help to support and enhance local amenities, such as shops, and help to support a balanced and sustainable community.

The impact on the area of the high rate of housing growth was highlighted as the major concern of local residents as evidenced by consultation undertaken as part of the development of this Plan.

The consultation shows that residents are generally supportive of limited, carefully controlled house building in the Parish that meets a local need. They appreciate that it could help support local services, such as shops, and create a more balanced community and housing stock, especially in the context of the Parish's ageing population. A household survey undertaken in 2015 showed that the community was generally supportive of small housing developments with 76% of respondents favouring developments of no more than 50 houses. There was also strong support for the re-use of previously developed land.

They were concerned about the scale of new housing development that had already taken place and could take place in the future. It was placing pressures on already stretched facilities such as medical, education, sporting and recreational. The general view was that the Parish was not a suitable or a sustainable location for major new housing building as this would inevitably result in high and unsustainable levels of commuting away from the Parish for jobs and services, and would have an adverse impact on the natural and built character of the Parish.

2.2 Housing Provision

Wilsden is an attractive parish with generally good local facilities and services such as shops, schools and health care. Transport links to Bradford, Leeds and other nearby towns are good. Consequently, it has a buoyant housing market, as reflected in average house prices, which are well above the District average.

Land for future housing development in the Parish, however, is extremely limited under existing planning policies. The land outside Wilsden Village is 'washed over' by Green Belt. Green Belt designation is intended to protect the open character of land designated as such, and within the Green Belt development is only allowed in very exceptional circumstances.

Furthermore, the Village of Wilsden is largely 'built-up' and consequently finding suitable land for new housing is difficult.

Legislation requires that a Neighbourhood Plan must support and be in general conformity with wider strategic housing and other development needs. In the case of Wilsden, this means that it must be in general conformity with the existing CMBDC Plan and the emerging CBMDC Core Strategy. This includes ensuring that the Plan makes its full and proper contribution to meeting any housing requirement these policies sets out.

The Core Strategy for CBMDC is required to provide for at least 42,100 new homes between 2013 and 2030 across the District. However, determining how much of this requirement the Parish should plan for is not straightforward. In developing the Core Strategy CBMDC did not make a detailed settlement by settlement assessment of housing need, but assessed this on a district-wide basis.

The emerging Core Strategy does, however, establish a hierarchy of settlements across the district as the basis for a district-wide growth strategy. The general principle being the higher up a settlement comes in the hierarchy the more suitable it is considered for future development in the most sustainable way. All the main settlements across Bradford District were reviewed as part of this hierarchy, including Wilsden.

The village of Wilsden has been identified as a local service centre in the hierarchy with an emphasis on small scale development.

The emerging Core Strategy does not consider other smaller settlements in the Parish outside Wilsden Village to be suitable locations for new development other than small scale windfall development (see Policy W/HO7).

The draft Core Strategy states that Wilsden Village and the other neighbouring Local Service Centres of Harden, Cullingworth and Denholme will see between them the creation of 1,000 new homes, 200 of which might be accommodated in Wilsden.

Furthermore, as the emerging Core Strategy acknowledges, it is highly unlikely that this requirement can be met within the existing settlement of Wilsden, and states that it may require amendments to the Green Belt. In subsequent statements about the housing allocations within the South Pennine villages, CBMDC acknowledged that *“as written this text treats the groups of settlements collectively and does not preclude some flexibility as to how the headline housing requirements are met at allocations stage as long as the headline minimum requirement for the group of settlements is met as a whole.”*

The consultation shows that the community is concerned about the scale of housing development proposed for Wilsden as set out in the emerging Core Strategy, especially the reference that some of this should take place on land which is currently in the Green Belt. Residents feel strongly that the land in the Green Belt should be protected. They are also concerned about the adverse impact it will have on the distinctive character of the Parish, and that it will inevitably worsen the already high levels of commuting away from the Parish for jobs and services. It is generally considered that there are more suitable and sustainable locations, for example, in or on the edge of main towns and cities, for the scale of development proposed.

Nevertheless, the Parish Council, through the Neighbourhood Plan Steering Group, considered it expedient to proceed with the Neighbourhood Plan during the period of uncertainty whilst the Core Strategy was being finalised.

In addition, they considered the Plan should work towards the target of 200 new additional homes for the period up to 2030, as set out in the emerging Core Strategy.

2.3 Housing Allocations

Government policy states that neighbourhood plans should positively support the strategic policies for the area and should not promote less development than is required by the Local Plan.

The Neighbourhood Plan acknowledges that the indicative housing target for Wilsden as contained in the emerging Core Strategy is for an additional 200 homes in the period up to 2030.

In order to identify sites suitable for development the possibility of approaching landowners and developers with a separate call for sites was considered. The limited amount of undeveloped land within the Wilsden Settlement Boundary coupled with the large number of sites identified by the SHLAA resulted in a decision not to carry out a separate call for sites, but to rely on already available data. Interviews took place with developers and their representatives with the majority of the sites concerned being in the Green Belt.

All the undeveloped potential housing sites located within the existing settlement boundary of the village of Wilsden have been assessed in accordance with best practice criterion. The individual sites which were assessed included those contained in the SHLAA and were deemed to be capable of accommodating at least five dwellings. This included some sites which already have planning permission for residential use.

The following sites, including some that have already been built and others that have an existing planning approval, were allocated for housing development by CBMDC

- Crack Lane (82 dwellings already built).
- Land off Wellington Road behind Medical Centre (11 dwellings).
- Land behind St Matthews Close (5-8 dwellings).
- Land adjacent to 14 Manor House Rd (12 dwellings).
- Land adjacent to Moorside Farm, Wellington Rd (10 dwellings).

Although two further sites were identified within the Settlement Boundary that could contribute a further 13 dwellings, we were unable to establish whether the landowner was willing to make these available for housing during this Plan period.

It is clear that the allocated housing target cannot be met by developments within the Settlement Boundary, falling short by around 80 dwellings. The emerging CBMDC Core Strategy suggests that changes to the Green Belt may be required to assist the Parish in meeting its development needs stating, *“The Local Service Centres of Harden, Oakworth, Oxenhope and Wilsden will see between them the creation of 600 new homes from sites within the existing settlement boundaries together with some local green belt changes”*.

The Green Belt covers a substantial part of the Parish. It has been an effective planning policy tool assisting in urban regeneration by encouraging the recycling of derelict and other urban land. National Guidance is clear that Green Belt boundaries should only be altered in exceptional circumstances.

National rules mean that a neighbourhood plan cannot change Green Belt boundaries. This can only be done through the preparation or review of the CBMDC Local Plan. While the community does not consider that the exceptional circumstances necessary to justify an alteration of the Green Belt boundaries in Wilsden exist, they recognise the final decision will be made by CBMDC through the Local Plan process. Should the Green Belt boundaries in Wilsden be altered this will have major implications for the future development of the Parish. It is imperative, therefore, that the needs and views of the community should be a key factor in determining the scope and detail of any changes and ensuring that they reflect local needs and priorities.

It was determined, therefore, that an objective assessment of those sites in the Green Belt that have been put forward to Bradford MDC as being suitable for housing development should be undertaken. This assessment looked at both the role of individual sites in fulfilling the purposes and objectives of the Green Belt as well as their suitability for housing development.

This review revealed that all the sites continue to perform a valid Green Belt function, but identified one current industrial site that (i) is suitable for housing development and (ii) would cause least harm to the strategic functions of the Green Belt should it be removed from the Green Belt to meet the development needs of the Parish.

It is recognised that in order for development to take place on this site it is necessary to identify it as an exception to Policy W/HO3. The site concerned covers 1.1 Ha of previously developed land on Station Road, Harecroft that has operated as a food processing site. Development on the site would also involve an exception to Policy W/E1.

The emerging CBMDC Core Strategy sets a target of a minimum of 35% of developments on previously developed land. For Wilsden this would require 70 dwellings on previously developed land. Of the sites listed above at least 110 of the proposed dwellings are greenfield developments so allocating development to the Station Road site would allow Wilsden to approach the target for building on previously developed land.

In addition, this assessment identified two further sites, outside the Settlement Boundary and identified through the SHLAA process, which were considered as being more suitable for development. These sites were on Laneside (identified as WI/009 in the CBMDC Allocation map) and at Moorside Farm, Wellington Road (identified as WI/013 in CBMDC Allocation map). Although the Plan cannot allocate these sites for development (as they are in the Green Belt) it was agreed that the Parish Council would submit these sites to CBMDC as being more suitable for development should a CBMDC Green Belt review establish the need for removal of some land in Wilsden from the Green Belt. Should a site be removed from the Green Belt and allocated for housing by CBMDC a development brief should be prepared for it at the earliest opportunity. This development brief should set out the constraints and opportunities presented by the site and the type of development expected or encouraged by local planning policies, including this Plan, as well as the local community.

POLICY W/HO5 HOUSING PROVISION

The housing requirement for Wilsden Parish will be met by (i) sites already with planning permission for residential development, notably at Crooke Lane (11 dwellings) and Crack Lane (82 dwellings) (ii) sites allocated for housing development (see below) and (iii) through windfall sites in accordance with Policy W/HO7.

Land behind St Matthews Close (5-8 dwellings).

Land adjacent to 14 Manor House Rd (12 dwellings).

Land adjacent to Moorside Farm, Wellington Rd (10 dwellings)..

POLICY W/HO6 HAVEN FARM, STATION ROAD, HARECROFT

The development of housing on the previously developed land at the industrial site Haven Farm, Station Road, Harecroft Housing Site will be supported subject to a development brief being prepared for the site and it meeting the conditions for the maximum number of dwellings in Policy W/HO2 and the housing mix requirements of Policy W/HO8.

The Plan considers that the site is suitable for about 35 dwellings. Developments on this site will also be required to meet the design requirements of Policy W/BH5 and the boundary requirements of Policy W/BH6.

There are currently no community recreation facilities in Harecroft. In view of the significant increase in population, the Plan would support in principle, the provision of these facilities to meet a local need. This would potentially include minimal Green Belt deletions, on the land between this site and Haworth Road.

COMMUNITY ACTION 1 HOUSING ALLOCATIONS WITHIN THE GREEN BELT

The Parish Council will propose to CBMDC that as part of the development of their Allocations DPD that the sites at Laneside (WI/009) and Moorside Farm, Wellington Road (WI/013) may be more appropriate for housing development than other sites that have been put forward by developers/landowners to CBMDC.

Should any of these sites be allocated for housing by CBMDC a development brief will be required prior to any planning application.

The location of the Haven Farm, Station Road site and the two sites referred to in Community Action 1 are shown in Figure 3 below.

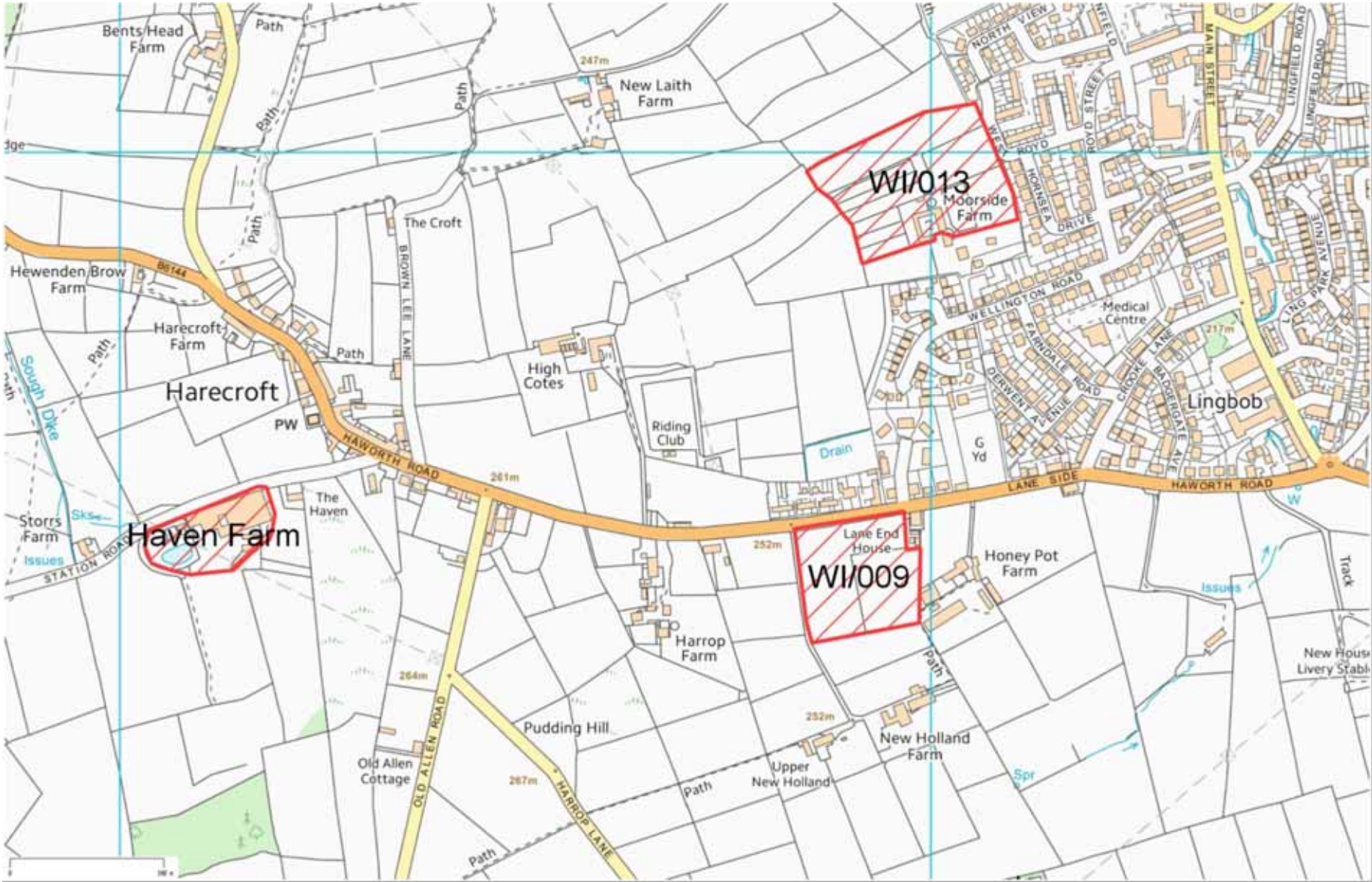


Figure 3 Possible sites outside the existing Wilsden Settlement Boundary

2.4 Windfall Development

Windfall development is defined as any residential development that is granted planning permission on land or buildings not specifically allocated for residential development in an approved planning document such as a Core Strategy or a Neighbourhood Plan.

These sites often comprise redundant or underutilised buildings, including former farm buildings, or a small gap within an existing frontage of buildings. These are normally small sites suitable for only a single dwelling, but can be a site with a capacity for several houses. Normally windfall development is for new housing although, in principle, could comprise other forms of development such as new shops, employment or community facilities.

Such development has made a regular contribution towards housing supply in Wilsden. In recent years, this has averaged more than two dwellings a year. This is a trend which is expected to continue. Though these sites are not identified, the relatively high land values in the Parish coupled with the level of vacant and underutilised land and buildings, including agricultural related, mean that windfall sites have the potential to provide a modest source of housing and other forms of development.

Consultation shows that the community is generally supportive of such windfall housing development, where it is suitably designed and located.

POLICY W/HO7 WINDFALL HOUSING SITES

Development proposals for small scale (generally less than 5 dwellings) windfall developments on unallocated sites will be supported where they are in accordance with policies in the Plan. Particular attention will be given to conformity with W/HO3, as well as relevant district-wide and national policies.

2.5 New Housing Mix

It is important that any housing growth in Wilsden supports the changing population of the Parish over the plan period. It is essential, therefore, that any homes that come forward are of the right type to ensure that Wilsden is a demographically mixed and balanced community, which provides for, and supports, people of all ages both now and in the future.

This is of special significance as there is evidence that the housing stock of the Parish does not reflect its changing needs and requirements. There is a predominance of under occupied detached dwellings with 4 or more bedrooms in the Parish. This is coupled with a stable and ageing population and a limited number of smaller new build properties.

Results from the 2011 Census show over 21% of households live in houses with 4 or more bedrooms, which is somewhat higher than the district-wide (20%), regional (18%) and England (19%) averages. There is also an under representation of smaller type housing, with around 34% of dwellings having 2 or fewer bedrooms against 39% for the district and region and 40% for England.

In addition, there is some evidence of under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parish. Analysis of the 2011 Census shows that around 40% (799) of households have two or more spare bedrooms and approximately 42% (828) have one spare bedroom. Under-occupancy is higher than the district, regional and national rates.

The issue of under occupancy is especially an issue for older person households. Over half of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms than are technically required by the household).

At the same time, in common with the national trend, the Parish population is ageing. Around one in five (19%) of residents are aged 65 and over, which is above the district (13%), regional (17%) and national (16.3%) rates. The median age of people living in the Parish is 44 which is higher than the district (34), regional and national (39) rates.

This suggests a need for smaller homes of three bedrooms or fewer which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will also enable them to remain in the local community and release under occupied larger properties onto the market which would be suitable for growing families.

This analysis is also supported by the findings from the consultation. When asked about what type of housing is most needed the preference was for smaller homes that are suitable for young families and for older residents wishing to downsize to remain in the Parish.

POLICY W/HO8 HOUSING MIX

Housing development proposals should provide a mixture of housing types specifically to meet the existing and future housing needs of the Parish. Priority should be given to the provision of smaller dwellings (less than 3 bedrooms) to meet the needs of young families and older people who wish to downsize. All developments of more than 3 dwellings should include no more than 35% of properties with more than 3 bedrooms.

2.6 Affordable Housing

Housing affordability has been identified as an issue in the Parish. There is a high and above average disparity between average house prices (both for sale and rent) and average income.

The average house price in the Parish (£210,216 in 2015) is well above the equivalent district-wide, regional and national averages.

As a consequence, many people who wish to live in the Parish, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent.

Furthermore, there is evidence from the community consultation that those with a strong local connection are not given preferential access to affordable housing, when it becomes available.

Local planning policy requires that all new housing developments, especially those involving 10 or more dwellings, should provide at least 20-25% affordable homes. This Plan supports the provision of affordable housing that clearly reflects and meets local housing need.

POLICY W/HO9 AFFORDABLE HOUSING

Development proposals for new housing comprising 10 or more homes that provide at least 20-25% high quality affordable homes to meet clearly identified local need in accordance with CBMDC planning policies will be supported. In exceptional circumstances, where it can be demonstrated to CBMDC in consultation with the Parish Council that it is not possible or appropriate to build affordable homes on the site, the development will provide a financial contribution towards the future provision of affordable housing in the Parish of equivalent value to that which would have been provided on site. Priority should be given to residents of the Parish or with a strong local connection to the Parish in the allocation of affordable housing.

3 BUILT HERITAGE

Wilsden has a very distinctive and attractive built environment which gives it a great sense of place and pride.

It contains many fine buildings, some of which have been recognised nationally as being of special historic and architectural importance, which reflect the incremental development of the Parish over many hundreds of years. They embrace farm buildings from the late seventeenth century, as well as mills and cottages dating from the early and late nineteenth century, many linked to textile manufacturing. These buildings are clustered in the historic core of Wilsden, and around former farm buildings and mills.

Consultation shows conserving and enhancing this distinctive built environment is a top priority for residents and visitors, and that new development should acknowledge its character and environment.

In Figure 4 below we show all Wilsden Heritage Assets. Wilsden Conservation Area is shaded grey.

3.1 Nationally Important Buildings and Structures

There are over 20 'Listed Buildings' and one Scheduled Monument within the Parish that have been identified as being of national significance and importance. These include a wide variety of buildings and structures, including former 19th Century Mill Cottages (such as Chapel Row and Club Row); former farm houses which predate the Industrial Revolution (e.g. Lee Farmhouse) and buildings associated with Wilsden's heritage (e.g. Bents Mill). It also includes structures such as dry stone walls (e.g. the Walls flanking footpaths to Wilsden Hill) and other buildings (e.g. Hewenden Viaduct). The full schedule of Listed Buildings in the Parish is shown in Appendix 1.

The designation of these buildings and structures as Listed Buildings gives them special legal protection beyond that which can be provided through a Neighbourhood Plan. It is important, however, that the Plan highlights them, especially to ensure that all interested parties are aware of their local importance, and the need to conserve and enhance this.

3.2 Locally Important Buildings and Structures

In addition to these Listed Buildings, there are many other buildings and structures that have been identified as part of the consultation as having an important and positive contribution to the identity and distinctive character of the Parish, and are valued by the local community.

These are known as Non-nationally Designated Heritage Assets and have formal recognition in the planning system. CBMDC Policy EN3 of the emerging Core Strategy states that *"The Council, through planning and development decisions, will work with partners to proactively preserve, protect and enhance ... the heritage significance and setting of locally identified non-designated heritage assets"*.

Following consultation and analysis, the following buildings, or groups of buildings, are identified and designated in the Plan as non-nationally designated heritage assets through the Neighbourhood Plan.

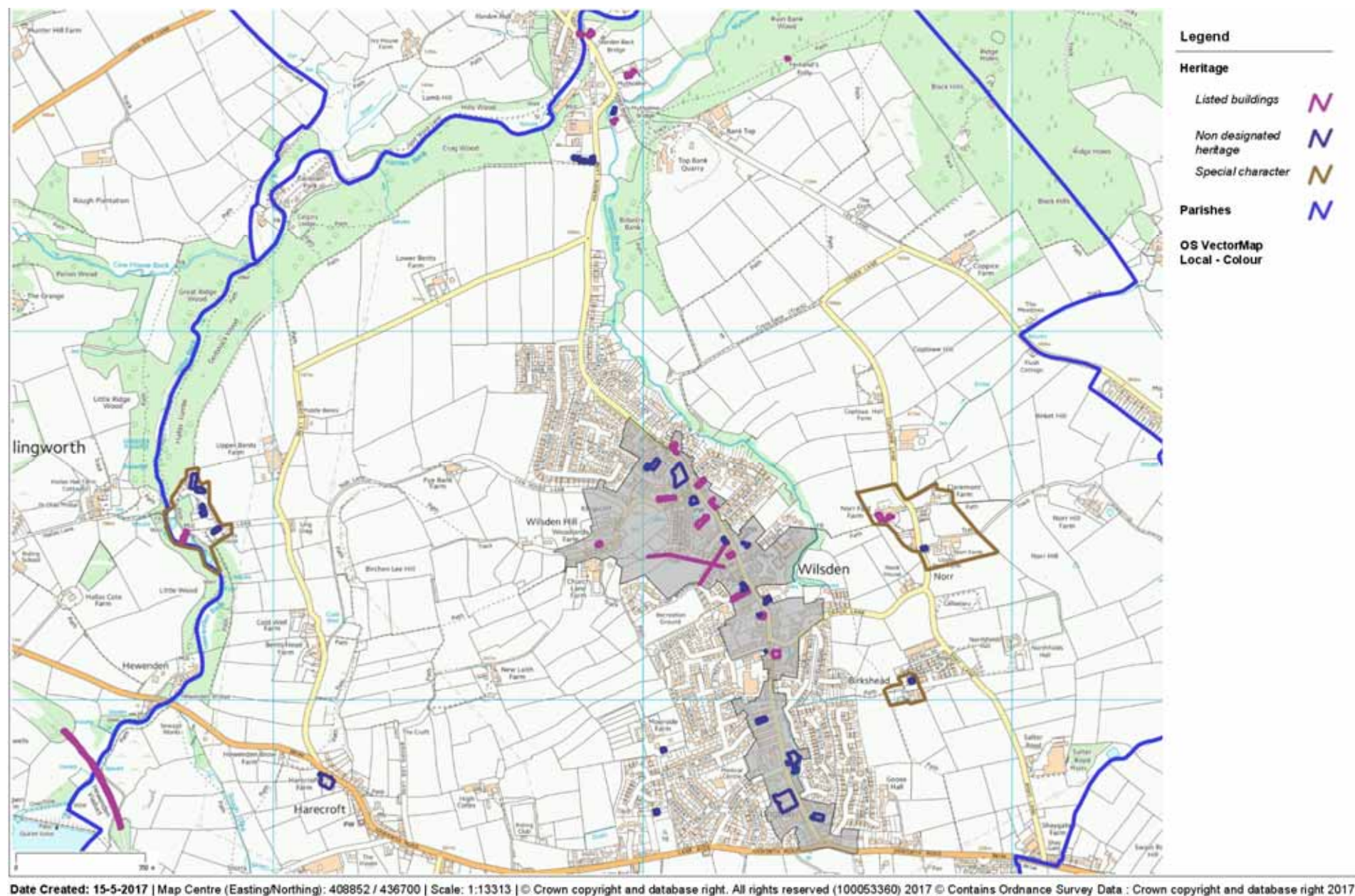


Figure 4 Wilsden Heritage Assets

Table 1 List of Non-nationally Designated Heritage Assets

Wilsden Conservative Club building, Wellington Street	Bus shelter at the junction of Royd Street and Main Street.	Bents House, Hallas Bridge
The New Inn, 114 Main Street	Norr Manor.	Hallas Bridge, 2-12
The former Three Horseshoes, 96 Main Street.	Trinity Chapel.	Cherry Tree Row 1-12
Rose Cottage Farm, Main Street and the small paddock in front of the buildings.	3 Spring Hill.	Dales Cottage, Bank Bottom
Barns to the south of St Matthew's Church, Main Street.	Ling Bob Mill.	Wishing Well Farm, Harecroft
The Tap Yard, Springhill Place.	5 & 7 Birkshead	167 Harecroft
Well House, Main Street.	The Old Vicarage - 60a Laneside & 2 The Old Vicarage	
Prospect Mill.	Moorside House	
Providence Mill.	Hallas Grange, Hallas Bridge	
Well House Mill.	Hallas Mount, Hallas Bridge	



Former Three Horseshoes, 94 Main Street



Bus shelter at junction of Royd St & Main St

POLICY W/BH1 LOCALLY DESIGNATED BUILDINGS OF SPECIAL HISTORICAL AND ARCHITECTURAL INTEREST

The Plan identifies the buildings and structures listed above as 'non-nationally designated' buildings and structures of local heritage interest. Development proposals will be required to take into account the character, context and setting of these heritage assets including important views towards and from the assets. Development will be required to be designed appropriately, taking account of local styles, materials and detail. The loss of, or substantial harm to, a locally important asset will be resisted unless exceptional circumstance can be demonstrated.

3.3 Wilsden Conservation Area

There is one Conservation Area in the Parish - Wilsden. This was designated in 1977, and covers the historic core of the Village, following a linear pattern along Main Street. Over half of the Listed Buildings in the Parish are located within it.

Its Conservation Area status means that there is greater control over development within, or affecting its setting, including such matters as demolition, landscaping and trees, and the display of advertisements.

In 2007 CBMDC produced a Conservation Area Appraisal for Wilsden. This sets out the special characteristics of the Conservation Area, and how this can be safeguarded and enhanced.

The consultation showed that the community supports and takes pride in the designation of the historic core of Wilsden as a Conservation Area, but there is concern that some development has taken place within it of poor design and not in keeping with, and, in some cases, has detracted from its distinctive character.

Special care is also needed in the location and design of development proposals close to Wilsden Conservation Area. Inappropriate development immediately outside the Conservation Area can, and has had, a detrimental effect on the character and setting of the area.

Development proposals close to the Conservation Area are particularly important to its setting and these will be expected to respect the character and appearance of Wilsden Conservation Area. They should seek to meet the same standards of design as those within the Conservation Area.

POLICY W/BH2 WILSDEN CONSERVATION AREA

Development proposals within or that affect the setting of the Wilsden Conservation Area must respect and enhance its special character in high quality design proposals that accord with the guidelines set out in Wilsden Conservation Area Appraisal. Any development that when viewed from within the Conservation Area and is up to 50 metres outside of the boundary, will be considered to affect the setting of the Conservation Area.

3.4 Hallas Bridge, Birkshead and Norr Special Character Areas

In addition to the designated Wilsden Conservation Area, the consultation and analysis conducted as part of the development of the Neighbourhood Plan showed that there are other parts of the Parish which are important for their character and the contribution they make to the local identity and distinctiveness.

In particular, it highlighted three areas – Hallas Bridge, Birkshead and Norr – each of which has its own distinct and special character. This special character is derived not only because each has historically and architecturally important buildings, but also because of their history, layout and the open spaces within them.

Although they may not be of sufficient historic or architectural interest for designation as Conservation Areas, it is important that their special character should be conserved because of their intrinsic quality and their local importance, and that all new development should be designed with this in mind.

Hallas Bridge Special Character Area

Hallas Bridge is a hamlet situated off Bents Lane between Cullingworth and Wilsden and is approximately a mile west of Wilsden. The boundary of the special character area is shown below along with details of specific heritage assets.



Figure 5 Hallas Bridge Special Character Area

Originally a collection of farms and farmsteads, the building of Bents Mill and associated workers' cottages in the late 18th Century marked the beginning of the area's development.

It is relatively self-contained, set within a steep valley and surrounded by attractive thick woodlands and open countryside. Its self-contained nature and distinct character and history contribute greatly to a sense of place and identity.

The hamlet is dominated by the imposing former Bents Mills, which is now in residential use. Bents Mills is a (Grade 2) Listed Building in view of its special architectural and historic interest.

Scattered across the hamlet are other dwellings, many developed in the 19th Century to house mill workers. These include short rows of terraced properties. Many of the buildings have retained their original traditional features and design, and are relatively unmodernised. Traditional building materials and design predominate. It retains much of its traditional roofscape and skyline, due to the general retention of chimneys and original roofing materials.

There is a predominance of mature trees, which enhance its character and its rural setting.

New developments have been gradual and of modest scale. There are also significant open spaces, which add to its value and help maintain its original character.

Norr Fold Farm House and attached cottage are both included on the national list of buildings of special architectural or historical interest at Grade 2, as is the associated Norr Fold Farm Barn (also Grade 2). The buildings at Norr Farm are also considered to be buildings of some architectural or historic interest. Norr Manor is a non-nationally designated heritage asset and both farms remain in agricultural use.

Norr was seriously considered for either separate designation or for inclusion within the Wilsden Conservation Area as part of the district-wide review of existing and potential conservation areas undertaken in 2004.

Birkshead Special Character Area

This is a small cluster of terraced former mill cottages off Birkshead Drive in the Parish of Wilsden.

Densely developed, they are located on a prominent position overlooking the valley of Wilsden Beck, with good views over the surrounding countryside. The boundary of the special character area along with designated heritage assets is shown below.



Figure 7 Birkshead Special Character Area

The immediate setting of the area is dominated by a mixture of modern developments to the north and east and open fields to the south and west.

It developed as a small number of terraced cottages to serve the mill (the first in the Parish) at Birkshead Farm. At its height Birkshead Mill (which closed in 2002) was one of the major employers in the area, providing work for nearly three hundred people.

These attractive cottages provide a good and early example of mill workers' housing.

Birkshead comprises three short groups of terraced houses, some of which predate the opening of the Birkshead Mill in 1820. They show a high degree of uniformity in design. Generally, they are

two storeys with slate roofs and built from local sandstone. A significant number of the buildings have retained many of their traditional features and details. Modern extensions to the properties are limited. They follow common linear build lines generally set behind small front gardens. A feature is that one of the terraces is set perpendicular to the road.

They provide a contrast with twentieth century suburban style housing developed on the former mill site.

No 5 is dated 1768 and no 1 is the former Mill Owner's cottage. The building is larger and features a higher level of architectural ornamentation than the other cottages.

The fields to the south add to the character of the area and give impressive views in and outside of Birkshead, as well as a green break between the hamlet and the surrounding settlements.

A particularly interesting characteristic of the hamlet is the network of paths that link it to the surrounding communities. Many were created in the 18th Century to link mill workers' cottages to their place of work. The most striking example of this is from the site of the former Birkshead Mill to the communities of Ling Bob and Wilsden.

There are no buildings included on the Statutory List of Buildings of Special Architectural or Historic Interest.

POLICY W/BH3 HALLAS BRIDGE, BIRKSHEAD AND NORR SPECIAL CHARACTER AREAS

Within the Hallas Bridge, Birkshead and Norr Areas Special Character Areas as identified on Figures 5, 6 and 7, development proposals should be of a good quality and must be designed so as to conserve and enhance their distinctive local character, having regard to scale, density, height, landscape, layout, materials and access.

3.5 Hallas Bridge Conservation Area

The analysis and consultation undertaken as part of the development of the Plan considered that the quality and interest of Hallas Bridge built and natural environment was so significant that it was worthy of designation as a Conservation Area.

This reflects not only the quality of the built environment within Hallas Bridge with many buildings of historic and architectural interest, some of which are 'Listed', but also its history as a mill settlement and the quality of the green spaces in and around it.

The consultation shows strong support for its designation, which would provide protection for one of the most special and valuable areas of architectural and historic interest in the Parish.

It is recognised that legislation does not allow a Neighbourhood Plan to designate a Conservation Area – this would need to be done by CBMDC. The Plan can, however, highlight the need, case and local importance for such a designation.

COMMUNITY ACTION 2 HALLAS BRIDGE CONSERVATION AREA

The Parish Council will actively pursue with CBMDC and other stakeholders the designation of a Conservation Area based on the historic centre of Hallas Bridge

3.6 High Quality Design

This Policy seeks to ensure that new development is designed to best integrate into the existing character and pattern of development in Wilsden.

There are concerns that some of the development which has taken place is of poor or unsympathetic design and could be anywhere in the country, and bears no resemblance to local character.

New development proposals should be designed sensitively to sit comfortably within the design and settlement patterns of the village in which it is set.

This is particularly important where development proposals are located within or near Wilsden Conservation Area or other important historic areas or buildings, as well as on the edge of a village or hamlet (Policy W/NE5 addresses the need to protect important views).

There are several styles of architecture and settlement pattern within the Parish, which reflect its historical evolution. A variety of materials have been used over the years, the most common being stone. Most houses are two storeys, and roofs are often gabled. Chimneys are a common feature.

A key element of the built heritage is the pattern of green spaces both in Wilsden and the other settlements and hamlets. These, such as the area of green space to the south of St Matthews Church, provide an attractive open setting and break to the often tighter built form of development as well as a visual and physical link and transition to the surrounding countryside.

Also important are the many dry stone walls that are a distinctive feature of the Parish and add greatly to its character and sense of history and pride.

New development proposals should be designed sensitively to respect the character, styles and townscape generally found within the Parish area. This will ensure that the generally good quality built environment of the Parish is maintained and enhanced. Suburban style housing in non-traditional materials on the edge of Wilsden was identified as an important detractor in the Wilsden Landscape Character SPD. New developments at the settlement boundaries are particularly sensitive and will be expected to be in keeping with the highest standards of design.

Outside Wilsden Conservation Area and the Hallas Bridge, Birkshead and Norr Special Character Areas, the Plan is not seeking to dictate a particular style or design to be used across the Parish. Instead, it aims to ensure that the design of new development, through density, height, landscape, layout, materials and access should be sensitive to, and generally reflect the character of the local area. Just because poor design has been allowed in the past does not mean that it will be allowed to continue.

POLICY W/BH4 HIGH QUALITY DESIGN PRINCIPLES

Development proposals, including extensions, should respect local character, having regard to scale, density, height, landscape, layout, materials and access, as appropriate. It should take into account the amenity of neighbouring occupiers.

Proposals should avoid generic designs and demonstrate how they have taken account of the locally distinctive character of the area in which they are to be sited including through a Design and Access Statement, where required.

Where appropriate, development proposals should provide attractive, safe and accessible public and private spaces that are easy to get around for all, including those with disabilities.

Development proposals within Wilsden Conservation Area or the wider Parish should have regard to the guidelines set out in the Wilsden Conservation Area Appraisal.

The Wilsden Conservation Area Appraisal identified the building materials that are characteristic of the area. These represent the basis of the design principles upon which the buildings in the Parish have developed, and which the Plan will require development proposals to have regard to, where appropriate.

- Local sandstone for structures. Some of this local stone is tawny coloured and complements the darker stone used more commonly in the conservation area.
- Local sandstone for walls. The use of cut stone and dry-stone walls in different parts of the Conservation Area adds to the contrasting built-up and rural qualities of the spaces within the Village.
- Stone slate (especially for earlier roofs)
- Slate (especially for roofs dating from the late nineteenth century onward).
- Timber (for features such as windows, doors, some gutters and shopfronts).
- York stone (kerbstones and flags).
- Cast iron (for railings and gates).

3.7 Dry-stone Walls

The attractiveness of Wilsden is not only a result of the buildings to be found within it, but a combination of topography, trees, open spaces and other features that characterise the Parish.

Particularly important are the dry-stone walls. These were the traditional field boundaries in this part of Yorkshire and are an important and much appreciated part of the character of the Parish.

Some of these walls are protected, including a pair of crossed pathways which has Listed Building Status. However, the majority do not have special protection, with some falling into disrepair and others being removed as part of development schemes.

This network of dry-stone wall across the Parish is especially valued by residents and visitors. This is not only reflected in the findings of the consultation, but also the number of people who volunteer their time in repairing them through bodies such as the Wilsden Wall Building Group.



Listed walled footpaths



Characteristic dry-stone walls

POLICY W/BH5 DRY-STONE WALLS

Dry-stone walls are of particular importance to the history and distinctive character of the Parish. Development proposals should be designed to retain or enhance them, where possible.

The construction and retention of dry-stone walls in the local traditional style will be sought. Development proposals that would result in the removal of, or have an adverse impact on, a natural stone wall will only be permitted in very special circumstances where it can be demonstrated to CBMDC in consultation with the Parish Council that the benefits of the development will outweigh the harm caused by the removal of the wall or a replacement dry-stone wall of equivalent value is provided in a suitable location in the Parish. Any development proposal within Wilsden Conservation Area or in the countryside as defined in Policy W/HO3 that will involve boundary treatments as part of a development should use natural stone walls.

4 NATURAL ENVIRONMENT

Wilsden Parish is mainly rural and open in character.

Much of it is countryside and its landscape is characterised by attractive, gently rolling hills, predominantly grazing pastureland, interspersed with tracts of wooded areas. The Village of Wilsden is the only large settlement, but there are a few smaller hamlets, farms and small groups of cottages.

This rural and open character of the Parish is defined not only by the countryside, but also by the open spaces within Wilsden Village and the other hamlets across the Parish.

Evidence shows that the rural and open nature of the Parish is important and cherished by the community, not only for the important contribution it makes to its attractive and distinctive character, but also for the wider contribution it makes to well-being. For example, it provides opportunity for exercise, sport and active recreation as well as protecting and enhancing the natural environment including its wildlife and wildflowers.

4.1 Important Local Green Spaces

Wilsden Parish has a diverse mix of local green spaces such as parks, recreation areas, grassed areas and children's playgrounds that mainly exist around, within and between the main settlements.

Individually and collectively these areas make a significant contribution to the distinctive and attractive character of the Parish, and deserve protection for the benefit of the residents, as well as its wildlife.

The National Planning Policy enables a Neighbourhood Plan to identify for special protection for green areas of local importance, where they meet specified criteria, such as where the green space is in reasonably close proximity to the community it serves and where the green area concerned is local in character and is not an extensive tract of land. Policy EN1 of the emerging Core Strategy of the CBMDC Local Plan states that, *"The Council will work with local communities to identify areas of Local Green Space in the local plan and neighbourhood plans. Local greenspace which is valued for amenity, recreation and wildlife or contributes towards character, distinctiveness and visual quality will be protected from development, other than in very special circumstances which are supported by the local community."*

Based on the criteria set out in the National Planning Policy Framework, and following consultation with the local community, a number of important green spaces have been identified as being special to the local community and requiring special protection from development. Details of the assessment are submitted in a separate report.

The specific sites shown in Figure 8 are as follows:

- Wilsden Recreation Ground.
- Royd House Park and the adjacent play area.
- Wilsden Allotments.
- Wilsden Primary School Field.
- Closed St Matthew's churchyard on Laneside.
- Wilsden Cricket pitch and adjacent field.
- Bilberry Banks.
- Field between Brigglands Court and High Meadows.
- Fields to South of St Matthew's Church.

POLICY W/NE1 IMPORTANT LOCAL GREEN SPACES

Development proposals that would result in the loss of an identified Local Green Space (as shown on Figure 8 and identified above) will not be permitted, unless in very special circumstances, where in accordance with district-wide and national planning policies.

4.2 Ecology and Biodiversity

Biodiversity includes all kinds of species and plants, from the commonplace to the critically endangered as well as the habitats which support them.

Wilsden is rich in ecology and biodiversity. This is due to the different type of habitat that can be found in the Parish such as upland pasture and woodlands as well as the variety of wildlife and wildflowers these support, including rare and declining species such as the curlew.

Nationally important ecological and bio-diversity sites are protected by law, notably through their designation as a Sites of Special Scientific Interest.

Whilst there are no sites of national importance, there are a number of sites and habitats that are of local and regional importance.

These include Goitstock Wood (an extensive woodland site) as well as other less well known and studied sites. The Bradford Ornithological Society reports that the bird life of Goitstock Wood includes the presence of Wood Warblers and Spotted Flycatchers. At least two pairs of Dippers are present along the river, and Grey Wagtail usually breed there; Kingfishers also inhabit the river.

POLICY W/NE2 ECOLOGY AND BIODIVERSITY

Development proposals will be encouraged which conserve, restore or enhance the ecology and biodiversity in the Parish. Where development proposals would result in significant harm to the network of local biodiversity features and habitats, especially those which have been identified as being of regional or local importance such as Goitstock Wood, which cannot be avoided, or mitigated or compensated for then planning permission will not be supported.

4.3 Trees

Trees form an important part of Wilsden's distinctive and attractive character and landscape and are important for their amenity value.

There are a significant number of trees and areas of woodlands scattered across the Parish including some mature specimens. Some of the areas have remained as woodland for many hundreds of years.

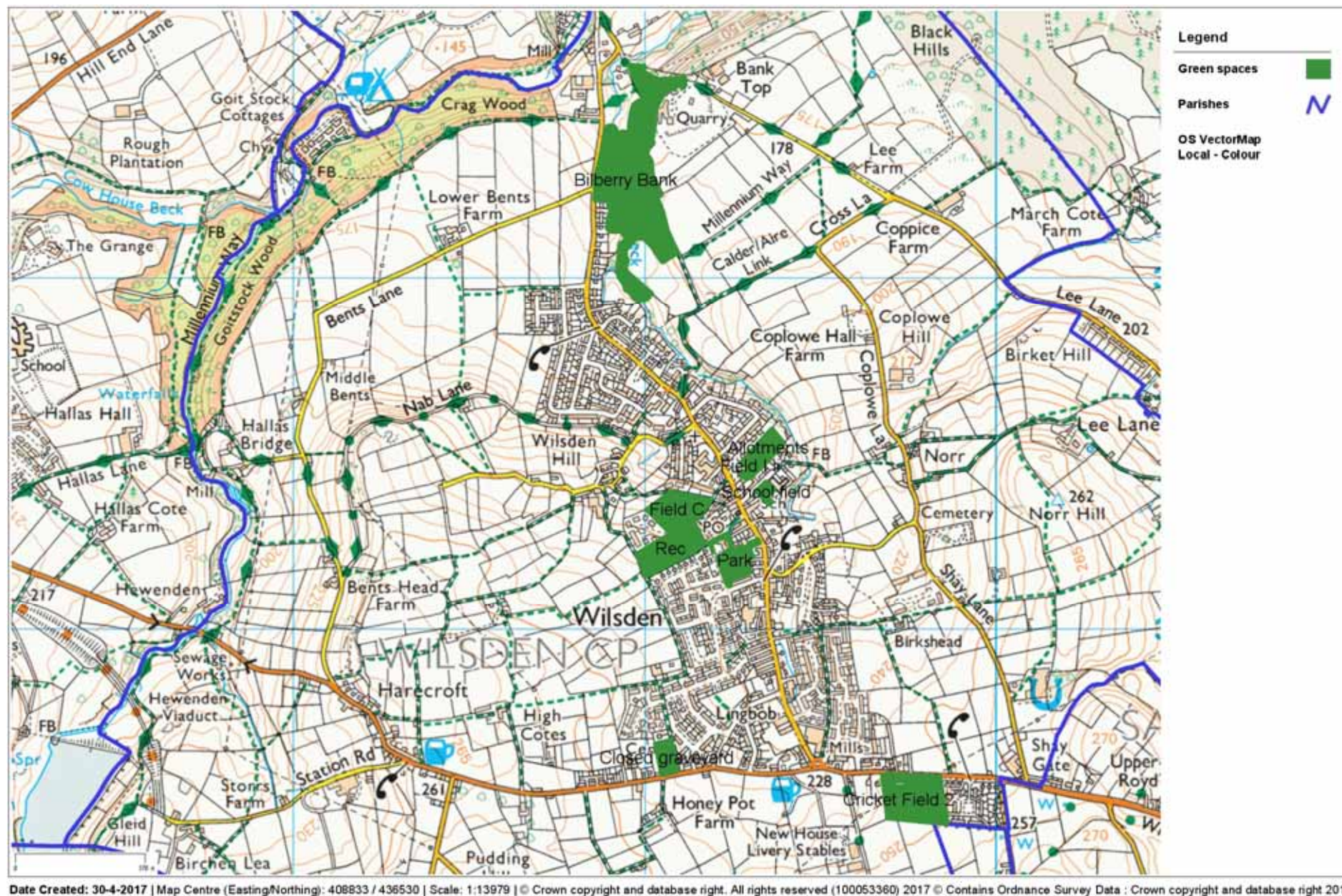


Figure 8 Important Local Green Spaces

While some individual specimens are protected through a Tree Preservation Order and other national designations, many are not specifically protected.

Consultation shows that trees are important to the local community and that tree coverage in the Parish should be protected and, wherever possible, increased.

POLICY W/NE3 TREES

The planting of trees (especially local species) will be encouraged. Development proposals that may damage or result in the loss of trees that make a significant contribution to the appearance of the Parish, the local street-scene or local amenity will not be supported. In particular, trees on the main roads into and within Wilsden village are of special importance to their setting.

4.4 Landscape

Wilsden has an attractive landscape that provides a rural setting for the Parish and helps to define its unique character and attractiveness.

In 2008 CBMDC adopted a series of Landscape Character studies as a part of the development of the Local Plan. The designated area of this neighbourhood plan is covered by two volumes, Volume 9 Wilsden and Volume 6 Thornton.

This identified the special nature of the landscape in Wilsden. This described it as being *“characterised by a gently rolling, open elongated bowl-shaped valley sloping in a north easterly direction towards the Aire Valley”*.

It also highlighted the following landscape features as being especially important to the Parish and the wider area:

- Rolling, concave plateau landform.
- Improved grasslands extensively farmed and managed.
- Strong field pattern with stone wall boundaries.
- Significant woodland cover including mixed plantations.
- The principal settlement of Wilsden and the hamlets of Harecroft and Hallas Bridge.

This Study also highlighted the strength and importance of this landscape, its sensitivity to change and development, and that development would require careful siting.

It is important, therefore, that any development contributes positively to the character of Wilsden's landscape, ensures that its distinctive character and quality is retained and that it is sympathetic to landscape setting and landform.

POLICY W/NE4 LANDSCAPE

Development proposals will be required to respect and where possible enhance the quality, character, distinctiveness and amenity value of the landscape.

4.5 Important Views and Vistas

There are also many important views and vistas from, into and across the Parish. These are important to residents and visitors of the Parish, especially those views that punctuate the street scene in the village of Wilsden and/or offer panoramic views of the surrounding landscape.



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Figure 9 Important Views and Vistas

The following views have been identified as being especially important:

- The panoramic view from Wilsden Recreation Ground looking east and north that encapsulates the character of the Wilsden area, showing the wooded valleys running up to the Wilsden, Harden and Cullingworth.
- The view southwest from Harecroft towards the Hewenden Viaduct of the wooded incline leading into the wooded valley, which runs across the mixed upland pasture.
- The views from both Wilsden Hill and Norr Hill towards the mixed upland pasture that illustrates the dominance of the field pattern in the landscape, where the patchwork of stone walls stands out on the gently sloping terrain.



The view north from Wilsden Recreation Ground



The view east from Wilsden Recreation Ground



Hewenden Viaduct from Gleid Hill, Harecroft



The view north from Wilsden Hill



The view east from Wilsden Hill



The view west from Norr Hill

Any development proposal shall take these into account and ensure that they are respected and enhanced.

POLICY W/NE5 IMPORTANT OPEN VIEWS AND VISTAS

Development proposals will be required to respect and, wherever possible, enhance the identified important views identified and shown on Figure 9 by ensuring that the visual impact of development on these views is carefully and sympathetically controlled.

4.6 Areas of Local Separation

It is important to ensure that individual and historic settlements that make up the Parish retain their own character and identity. Public consultation during the development of this Plan showed that this is a top priority for local people. Three particular areas of separation were identified as being of high priority to residents.

- Land between Wilsden and Sandy Lane/Allerton.
- Land between Wilsden and Harden.
- Land within Wilsden between the settlements of Norr and Wilsden Hill.

Existing CBMDC Green Belt planning policies as well as policies contained in this Plan, notably W/HO4, will perform an important role in maintaining the physical separation of these settlements.

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

Development in this area, if permitted, could result in the further erosion of the physical separation between Wilsden and the neighbouring villages of Harden, Cullingworth and Sandy Lane and adversely impact on the of the separate identity and character of the villages.

The Plan has identified specific areas of the countryside which perform a very important role in maintaining the physical separation between Wilsden and the neighbouring villages of Harden, Cullingworth and Sandy Lane. These open areas are identified as Areas of Separation and subject to the policy below.

POLICY W/NE6 AREAS OF LOCAL SEPARATION

To retain the physical and visual separation between the village of Wilsden and the surrounding communities, the areas of land between them will be designated as Areas of Local Separation. Development proposals will not be permitted which, either individually or cumulatively, would significantly adversely affect or diminish the physical or visual separation of these settlements.

5 BUSINESS AND EMPLOYMENT

Employment, businesses and economic growth are key to sustainable, vibrant and prosperous communities.

The Parish is home to a wide range and growing number of businesses and levels of economic activity are high.

Traditionally the main business activities in the Parish have been related to farming and the textile industry. It was a farming community until the growth of the textile industry in the early 19th century.

Whilst farming and, to a much lesser extent, the textile industry remain important, other types of business activity have come to the fore. The Parish is home to over 125 employers spanning a wide and diverse range of sectors, such as education, retail, farming, manufacturing and tourism. The vast majority of these are small, employing less than ten people. There are, however, some larger employers such as R Bunton Ltd, Caterleisure, Stephen H Smith's Garden Centre, James Spencer, Laurel Bank Nursing Home and Wilsden Primary School.

Its residents are more likely to be in employment and hold a higher-level qualification than the district and national norms according to the 2011 Census.

The Parish is connected to major employment areas such as Bradford and Leeds, where many of its residents work.

Consultation reveals that residents do not consider that the Parish would be appropriate for significant new business or industrial development, especially as it would lead to more journeys by road and further congestion. This would have an adverse impact on the amenity and character of the Parish.

They do give support to the retention and safeguarding of existing employment sites and buildings that meet the needs of modern business.

5.1 Protecting and supporting existing Employment Uses

These businesses are located across the Parish. There are, however, a few areas in the Parish where businesses are clustered. This includes those based in purpose built industrial estates such as Wilsden Business Park, or in former mills that have been converted into premises for small businesses e.g. Spring Mill and Well House Mill.

The historical development of Wilsden has meant that residential and employment areas have developed simultaneously, and many of the current businesses are situated within or adjacent to residential areas. This includes a growing and above average number of residents who work from home. The vast majority of such businesses can operate and prosper in residential areas without issue. There have been some concerns, such as noise, parking and traffic with a small number of businesses, especially where they are in sites and buildings that were not designed for, nor can be adapted to, modern business needs.

It is national and local planning policy that existing employment sites and buildings that meet modern business needs should be retained for this purpose a policy stance this Plan supports.

POLICY W/E1 EXISTING EMPLOYMENT SITES

The Plan supports the retention of existing sites or buildings in employment use.

5.2 Supporting and nurturing Small Businesses

Many current businesses in the designated area are very small, and many operate from a home office or a small workshop. There is evidence that the number of businesses that operate from home is growing fast and at a rate higher than the national and district averages.

The consultation showed there was support for encouraging people to run businesses from home or a workshop. This could include the construction of extensions, conversion of outbuildings, or the development of new free standing buildings from which such small-scale businesses can operate.

Generally, this should be within the built-up part of Wilsden but may include the conversion of existing buildings, for example for tourism, light industry and home-working outside the built-up areas, especially where this would support the diversification of the local hard pressed farming community.

High speed broadband connection is currently available in the centre of the Village but not in some of the surrounding areas. The lack of high speed broadband is an inhibitor of business growth in these areas.

While home working and other such small scale business development do not necessarily need planning permission, where it is required the Plan is generally supportive of this type of development, where it is in a sustainable and appropriate location. Any such development, however, should respect the distinctive character of Wilsden and the amenity of the surrounding area.

POLICY W/E2 NEW BUSINESS DEVELOPMENT PROPOSALS

Development proposals for new or expansion of existing, small scale employment uses will be encouraged subject to amenity and accessibility considerations.

6 COMMUNITY FACILITIES

Community facilities such as churches, pubs, sports and social clubs, educational facilities and health centres are key to healthy and sustainable communities. Their provision can also reduce the need to travel and provides opportunities for social interaction.

6.1 Important Community Facilities

Wilsden has a good range of community facilities including the Village Hall, public houses, primary school, pharmacy and medical centre as well as three active churches, two worshipping in their own buildings.

These meet many of the day-to-day needs of the community, and act as a hub and focus of community life.

Some of these facilities such as the medical centre and the primary school are under pressure. When Wilsden Post Office closed in 2015 there was no local business willing to operate a post office. In response to strong community demand a community interest company was established and now runs a Community Post Office.

With a growing and ageing population and restricted public transport, access to such locally based services will become increasingly important.

Consultation shows that these are highly valued and prized by the local community. They are a key ingredient in the generally high quality of life in the Parish and its strong sense of community and identity. The community wishes to see them protected and, wherever possible, enhanced.

POLICY W/CF1 COMMUNITY FACILITIES

Development proposals that result in the loss of, or have a significant adverse effect on, an identified community facility will not be supported, unless

- a) A replacement facility of an equivalent or better standard in terms of quantity and quality is provided in an equally suitable location or
- b) it can be clearly demonstrated to the satisfaction of CMBDC in consultation with the Parish Council that the service or facility is no longer required by the community.

Wilsden Village Hall has been identified as being especially important to the community:

Wilsden Village Hall

Wilsden Village Hall was built as a result of extensive community fund raising and opened in 1976. It is a registered charity and incorporates a youth club, a community run library, a squash club and the parish council offices.



Wilsden Village Hall

The Village Hall hosts broad childcare provision including Wilsden Village Nursery School, an After School club and a Holiday Club in addition to the Youth Club. Some of these facilities are based at the Village Hall as a result of space constraints at Wilsden Primary School. The hall is also the base for a number of active groups such as senior citizens, a luncheon club and the scouts and guides.

A library was incorporated as part of the original design of the Village Hall. In 2011, when CBMDC cut funding it became a community run library. Provision of books is still from CBMDC and lending is integrated into their central system but staffing is by volunteers.

Community Sport and Play Facilities

There are a number of sports clubs wholly based in the Village including a cricket club, a crown green bowling club and a squash club. There are also three riding stables and a number of private livery stables. In addition, there are clubs such as Wilsden Juniors AFC who use the football pitches in Harden, Thornton and Keighley with their main base in Harden. There are also clubs such as Wilsden Badminton Club who go outside the Village to find suitable facilities.

Wilsden Cricket Club has played at its current ground since 1947 and was established in 1874. The club has a 15 year lease on their ground and the adjacent football field at Shay Gate, Haworth Road and recently built a new pavilion with support from Sport England. The club has two all age men's teams and five junior teams covering an age range from 9 to 17 years of mixed teams of boys and girls.

Royd House Bowling Club play at a council maintained green in Royd House park. They are an active club with 6 teams and the green is used 5 days per week for matches, plus social bowling, during the season. In common with many bowling clubs in the district, players often play in a number of different clubs.

Wilsden Squash Club has two courts along with a bar area in a facility which adjoins and is owned by the Village Hall. In addition to squash, racket ball is also played.

Wilsden Juniors AFC, which has its main base in Harden, has indicated that they would like to establish an integrated football facility that will enable all their teams to operate from one site. This

would involve one grass pitch and one pitch with a synthetic surface. In addition, this would incorporate changing rooms, a clubhouse and car park.

In addition to the above sports facilities there is also a Recreation Ground that was given to the Village of Wilsden in 1928 as a site for playing fields. It is not currently used for organised sports, but is a widely used open space in the Village.

A children's play area is sited on Royd House Park, adjacent to Townfield along with a floodlit, fenced multi use games area suitable for football and basketball.

In common with similar clubs in the area, membership of all these clubs is not exclusively drawn from people living within Wilsden.

Medical Facilities

The Wilsden Health Centre is the main facility for the Wilsden Medical Practice and, along with a smaller facility in Cullingworth, serves the villages of Wilsden, Harden, Cullingworth and part of Denholme. The practice takes an integrated approach to GP provision in all the villages with Wilsden generally providing the more specialised services. With an ageing population demand will increase. When considering the need for additional medical services within the practice the need in the coming years is likely to be best supplied by additional facilities in Denholme and Harden, which would reduce the pressure on Wilsden.

The location of Wilsden Medical Practice and the associated pharmacy is not easily accessed by public transport. People who do not have access to private transport, especially if they have mobility difficulties, can find it difficult to reach the Health Centre by foot.

Allotments

There is one allotment site in Wilsden, which is owned by Wilsden Parish Council. The plot is managed by Wilsden Gardening Association under lease from the Parish Council.

Wilsden Community Company cic

This community interest company was established to run a Community Post Office at the site of the former post office 112 Main Street, Wilsden. This property was originally listed as an Asset of Community Value. The company, which is owned by the residents of Wilsden, has been structured such that it is able to own other community businesses and operate in other areas that will benefit the community.

POLICY W/CF2 COMMUNITY FACILITIES

Development proposals for new or enhanced community facilities which meet a clearly identified local (Parish) need will be encouraged subject to amenity and accessibility considerations. Proposals for new medical facilities in the neighbouring villages that will help reduce the pressure on Wilsden Health Centre will be supported in principle.

POLICY W/CF3 COMMUNITY SPORTS FACILITIES

The proven health and community benefits of sport mean that the activities of associated clubs and facilities should generally be supported and encouraged. Development proposals that will result in either the loss of, or have significant adverse effect, on a community sports facility will not be supported unless this is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location, or can be demonstrated to the satisfaction of CBMDC in consultation with the Parish Council that it is no longer required by the local community.

6.2 Assets of Community Value

The Localism Act 2011 introduced the right for a parish council and other voluntary and community organisation to nominate land or property for listing as an 'Asset of Community Value'.

An asset can be listed as such if its principal use furthers their communities' social well-being or social interests and is likely to do so in the future. If a listed asset then comes to be sold, a moratorium on the sale of up to six months may be invoked. This provides the local community with a better chance to raise finance, develop a business plan and to make a bid to buy the asset on the open market, in order to save the asset that they value. However, it should be noted that the seller does not have to sell to the local community.

Wilsden Post Office, the New Inn and the Ling Bob Inn have already been designated as Assets of Value. Other assets of special importance to the well-being of the Parish and to which local people have a strong affinity and wish to protect may come forward over the lifetime of the Plan.

POLICY W/CF4 ASSETS OF COMMUNITY VALUE

Development proposals that retain and/or enhance the viability and community value of a registered Asset of Community Value will be encouraged.

7 SHOPS AND SHOPPING

Shops and local centres are vital for vibrant, sustainable and thriving communities. These are at the heart of a community.

They provide a valuable service in meeting the day-to-day needs of residents as well as providing opportunities for investment and local employment close to where people live. They also reduce the need to travel, and act as a focal point for local life and social interaction.

Wilsden has a good range of shops. These include a small supermarket ('the Co-op'), a butcher, a baker, chemist, hairdressers and hot food takeaways. They are convenient and well used by residents.

Many residents use local shops for their day-to-day shopping needs such as the purchase of bread, milk and other necessary items. The larger centres of Keighley, Bradford and Leeds tend to be where residents go to make their larger shopping purchases.

Recent years have seen a continued and marked change in shopping provision in Wilsden. There has been a gradual decline in 'traditional forms' of shops such as those offering fresh food and clothing (for example, between 1970 and 2006 the number of dedicated greengrocers in the Parish went from 3 to 0). This decline in number has only been partly offset by an increase in other forms of shops, such as hot food takeaways.

Shops in Wilsden face competition from shops outside the Parish as well as other forms of shopping, particularly online shopping. They also face competition from their change of use to more 'profitable uses', notably the conversion of shops into housing.

It is important that shopping provision can change to reflect the changing needs and profile of the population. This is particularly important given the ageing population of the Parish. The consultation showed that the protection and enhancement of shops is a top priority for local people.

7.1 Wilsden Local Centre

Most of the retail outlets in the Parish are clustered along Main Street. This area acts as the focal point for shopping in the Parish. This area is also part of the Wilsden Conservation Area which means there are additional controls over development, for example there are no permitted development rights for the conversion of a shop premises to residential use.

National Planning Policy enables a Neighbourhood Plan to identify primary shopping areas. This is an area where shopping development is principally concentrated. This area can also include those adjoining and closely related areas, where a more diverse range of shopping uses, such as community facilities, public houses and businesses, can be found.

A Primary Shopping Area is proposed for Wilsden along Main Street. Within this area, the predominant use will be shopping. It is recognised, however, that this area includes some non-core shopping uses, such as housing (including the residential use of the upper floors of shops) community facilities, pubs and hot food takeaways. These complement the shopping function of Wilsden Local Centre by, for example, attracting people into it. This area is shown on the map below.

There is, however, a need to balance this provision of retail and non-retail uses to maintain the primary shopping function of the Local Centre, and prevent an over-concentration of non-retail uses and to ensure that proposals do not have a negative impact on the viability and vitality of the Local Centre.

POLICY W/SH1 WILSDEN LOCAL CENTRE

Within the defined Wilsden Local Centre (as identified in Figure10):

Shops (Use Classes A1, A2, A3 and A4) will be the main ground floor use.

Development proposals that provide for new or enhanced shopping provision (Use Classes A1, A2 and A3) to meet local need will be supported subject to accessibility, amenity and other relevant considerations.

Development proposals that involve the loss of a shop unit (Use Classes A1, A2 and A3) will only be permitted where it can be demonstrated to the satisfaction of CBMDC in consultation with the Parish Council that (i) its continued use for shopping purposes is no longer viable and the building has been actively marketed for at least six months for shopping purposes or (ii) the proposed use will make a positive contribution to the viability and vitality of the Local Centre.

Development proposals for other uses appropriate to a Local Centre (defined as places to Eat and Drink (Use Class A4), Hot Food Takeaways (Use Class A5) and community and leisure facilities (Use Class D2)) will be supported where (i) it can be demonstrated to CBMDC in consultation with the Parish Council that it makes a positive contribution to the viability and vitality of the Local Centre (ii) does not adversely affect the shopping element within the immediate area of the site and (iii) it would not result in a cluster of non-shop uses.

The residential use of the upper floors of properties will be supported subject to parking and amenity considerations.

Development proposals for shopping uses (Use Classes A1-A5) and community and leisure uses (Use Class D2) will be expected to be located within the Local Centre except where they (i) meet a village need; (ii) are of appropriate size and scale and (iii) do not have an adverse impact on the role and function of the Local Centre.

The Plan will view positively and encourage development proposals that will improve the visual and physical attractiveness of Wilsden Local Centre.

The residential use of the upper floors of properties within the defined Wilsden Local Centre will be supported, in principle, where they are in accordance with accessibility, amenity, accessibility and other relevant considerations.

7.2 Other Shops across the Parish

Outside the defined Local Centre there are a small number of single or small groups of shops scattered across the Parish.

The main shopping facilities outside the Local Centre include Stephen H Smith's Garden Centre and the pharmacy next to the Wilsden Health Centre.

These provide a valuable service in providing for specific shopping needs, and residents would also like to see these enhanced and protected wherever possible. For any developments outside the settlement boundary and not on previously developed land Policy W/HO3 will normally take precedence.

POLICY W/SH2 SHOPS OUTSIDE WILSDEN LOCAL SHOPPING CENTRE

Development proposals that would result in the loss of, or have an adverse effect on, a shopping use outside Wilsden Local Centre will not be permitted unless it can be demonstrated to the CBMDC in consultation with the Parish Council that it is no longer required by the community and/or continued use is no longer viable and the site has been actively marketed for at least six months for shopping purposes.

Development proposals for new or enhanced shops will be expected to be located in the defined Wilsden Local Centre except where it meets a local (Parish) need and it can be demonstrated to CBMDC in consultation with the Parish Council that it will not adversely affect the shopping role and function of Wilsden Local Centre.

7.3 Shop Front Design

Because the majority of retail outlets in the Parish are in Wilsden Conservation Area they are covered by more detailed requirements. CBMDC policies BH8 and BH13 of the RUDP specify that the design of shop fronts and associated advertisement should be in character with the Conservation Area. CBMDC has produced a Shop Front Design SPD, which outlines good practice in maintaining the historic features and the streetscape. This Plan supports and reinforces the importance of, the Shop Front Design SPD produced by CBMDC, especially as Wilsden retains many of its traditional shop fronts and it is important to preserve their character. Recent years have seen the conversion of several shops in the Village Centre to residential and other uses. As this trend may continue, the Plan will require in such circumstances the retention of key shop front details and features so that the retail appearance of the area is maintained.

POLICY W/SH3 SHOP FRONT DESIGN IN WILSDEN LOCAL CENTRE

Development proposals for new, or alteration of existing, shop front design, signage and front shop security should be well designed and contribute positively to the character of the surrounding area. A proposal should demonstrate that it has taken into account the following, that it:

- a) Retains existing historic shop fronts and features of architectural and historic interest;
- b) Respects the scale, proportions, character, colours and materials of the whole building and where appropriate, adjoining buildings and the wider street scene; and
- c) Has regard to the Shop Front Design SPD produced by CBMDC.

7.4 Car Parking within Wilsden Local Centre

Action to improve car parking within the Local Centre is a priority of the community. Wilsden Local Centre was not designed for modern transport needs. The roads are narrow and the areas of older development within it have no provision for off road parking. The car park at Royd House incorporates some short stay parking that is either free or low cost and some limited residents' parking. This is insufficient to ensure that customers' in cars are always able to access shops within the Local Centre. This lack of car parking provision which is exacerbated by the high levels of traffic that passes along Main Street and through the Local Centre can result in practical and environmental problems. It detracts from the character and the quality of the Local Centre and its attractiveness as a place to visit and shop.

POLICY W/SH4 CAR PARKING IN WILSDEN LOCAL CENTRE

Development proposals should include provision for adequate off-road vehicle parking spaces.

Development proposals should not result in an overall reduction in car parking provision in Wilsden Local Centre except where:

(a) it can be demonstrated to the satisfaction of CBMDC in consultation with the Parish Council that the loss of parking will not have a severe adverse impact on parking provision and road safety in the Village and/or will not have an adverse impact on the viability of shops within Wilsden Local Centre or

(b) adequate and suitable replacement car parking provision is provided on the site or a nearby suitable location in or adjacent to Wilsden Local Centre.

Proposals to improve the quality and range of car parking provision to serve Wilsden Local Centre will be supported in principle.



Figure 10 Wilsden Local Shopping Centre

8 TRANSPORT AND ACCESSIBILITY

The self-contained nature of the Village of Wilsden means that it can generally support the needs for day to day needs living for the majority of its residents.

However, the geographic location and rural nature of the Parish means that people often have to travel long distances to access services and functions such as work, secondary education, healthcare, and shops.

Many of these journeys are made by car, with the 2011 Census recording that 86% of residents travel to work by car. Most residents in the Parish have access to a car, and it provides the principle mode of transport for many residents. A small but significant number of households (12% in 2011) do not have access to a car and a further 42% of households in 2011 had one car.

Bus services are provided through a mixture of commercially operated services and through subsidy from the West Yorkshire Combined Authority.

Whilst bus services to Bingley and Bradford are considered to be currently adequate, services to other towns and villages in the area are not, e.g. Shipley and Denholme. The direct service to Keighley is infrequent. It is currently not possible to travel to other South Pennine settlements such as Denholme and Thornton or to other towns such as Shipley without changing buses.

Public transport provision needs to be maintained and improved to meet changing needs (its ageing population) and increased demand arising from housing growth in the Parish.

The 2011 Census indicated that the number of people travelling to work by train had increased nearly threefold over the previous 10 years. It is therefore important to maintain and improve bus services to the railway stations at Bingley and Bradford.

The Parish is also threaded through with footpaths and, to a lesser extent, cycle routes and bridleways. Walking and cycling are popular pastimes for residents of, and visitors to the Parish as well as an important means for local residents to access local services and facilities. The 2011 Census showed that the number of people travelling to work on foot or by bicycle had increased over the previous 10 years although the numbers remain small.

The consultations show that local residents wish to reduce their reliance on the car and encourage more people to walk, use a bicycle and make use of public transport (41% of survey responses indicated a difficulty in reaching some destinations by public transport). This can bring significant benefits not only in terms of reducing car journeys, but also reducing harmful emissions and creating healthier communities. Increased opportunities to walk or cycle to work, school or to access town centre and other facilities can lead to decreased car use, reduced congestion, reduction of pollution and improving public and individual health.

The draft Core Strategy of the CBMDC Local Plan states in Policy PNI an objective to *"Improve public transport within and between the settlements of the South Pennines, in particular bus improvements"*.

POLICY W/TA1 TRANSPORT

The Plan will encourage development proposals that promote walking, cycling and the use of public transport and will require that all major development proposals should include appropriate provision for footpaths and cycle routes including, through agreements for Section 106, CIL funds or similar to be dedicated to local (Parish) improvements.

8.1 Footpaths, Cycleways and Bridleways

There are more than 26 km of footpaths, bridleways and unsurfaced byways crossing the area, including Bradford's Millennium Trail and the Aire-Calder Bridleway Link. Many of these originate from when Wilsden evolved from a group of separate hamlets into a village, which supported the mills of the Industrial Revolution. Most notable of these are the Grade II listed walled footpaths leading from Main Street and Cranford Place to the Recreation Ground and Wilsden Hill.

Consultation shows that these are cherished by both the local community and visitors to the Parish, the footpaths being popular with walkers. They are especially important for health, the environment and well-being, as well as adding to the distinctive history and character of the Parish. The CBMDC emerging Core Strategy emphasises *"the importance of the link between health and recreation"*.

POLICY W/TA2 FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

The Parish Council will actively seek to work with CBMDC and other relevant agencies to encourage opportunities to secure improvements in the present network of footpaths, cycleways and bridleways.

Priority should be given to (a) the creation of improved links between the main residential areas and Wilsden Village Centre and/or essential services such as school and health facilities and (b) the extension and joining up of the network and circular routes between and around the settlements in the Parish. Development proposals that result in the reduction in the existing network of footpaths, bridleways and cycle ways in the Parish will not be supported.

8.2 Traffic along Main Street, Wilsden

The consultation showed Main Street in Wilsden to be a significant traffic concern. This is the principal road running through the village which bisects it in a roughly north south direction. A lot of traffic passes through it. However, it is not suited (nor designed) to modern traffic needs. It is often congested, particularly during peak commuting hours and around the school during drop-off and pick-up times. On-street parking adds to the congestion and restricts visibility for both drivers and pedestrians. In many locations, the footpath along the Main Street is very narrow, making it hazardous for pedestrians, especially for the elderly and for parents with young children. This can act as a barrier to people making use of the shops and services along it.

Local people have expressed concerns about road safety, noise and vehicle emissions associated with the volume and speed of traffic passing along Main Street. They are also concerned that road and pedestrian safety along Main Street will worsen in the years to come as a result of planned development in the Parish, and more significantly, initiatives outside the Parish boundaries.

POLICY W/TA3 TRAFFIC ALONG MAIN STREET, WILSDEN

Traffic management measures that improve highway and road pedestrian safety along Main Street in the Village centre will be encouraged.

Development proposals must not result in severe direct or cumulative impact on traffic congestion or highway and pedestrian safety along Main Street.

9 DEVELOPER CONTRIBUTIONS

Development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are necessary to make the development acceptable in planning terms directly related to the development and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of Section 106 agreements. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to CBMDC based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide infrastructure necessary to support growth across the district. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time CBMDC is still considering whether to largely replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding (either in whole or in part) through the use of planning obligations.

POLICY W/DC1 DEVELOPER CONTRIBUTIONS

Financial contributions towards off-site provision of neighbourhood infrastructure obtained either through the Community Infrastructure Levy or negotiated planning obligations will, as appropriate, be used to deliver investment into a number of areas consistent with the broad objectives identified in this Neighbourhood Plan. These overall objectives would include the following:

- Investment in improved community and recreational facilities, especially at Wilsden Village Hall.
- Investment in projects to enhance Wilsden Conservation Area.
- Investment in projects to enhance the important local green spaces.
- Investment in local transport infrastructure as specified in Policy W/TA1 and W/TA2.
- Investment in the repair and maintenance of Dry Stone Walls.

10 MONITORING AND REVIEW

It is anticipated that the Neighbourhood Plan will last for a period of 14 years. During this time, it may be that the circumstances which the Plan seeks to address could change.

The Neighbourhood Plan will be regularly monitored. This will be led by the Parish Council in conjunction with CBMDC as the local planning authority on at least an annual basis. The policies and measures contained in the Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle or to coincide with the review of the CBMDC Core Strategy if this cycle is different.

Appendix 1 Listed Buildings in Wilsden (2016)

- St David's Ruin, Ruin Bank Wood.
- Manor House and Attached Barn, Main Street.
- Wesleyan Independent Sunday School, Main Street (now Stone Cross apartments).
- Walls flanking footpaths to 'Wilsden Hill' and the Recreation Ground, Main Street.
- 2-16, Chapel Row.
- 4-20, Club Row.
- Norr Fold Farm Cottage, Coplowe Lane.
- Norr Fold Farm Barn, Coplowe Lane
- Norr Fold Farmhouse, Coplowe Lane.
- Number 38 (Woodlands Farmhouse) and Cottage, Wilsden Hill.
- Mytholme, Wilsden Road.
- The Malt, Wilsden Road.
- Hewenden Viaduct.
- Spring Mill House, 90, Main Street.
- 134 and 136, Main Street.
- 71-77 (odd) Main Street and Number 1 Garden View (adjoining to north east).
- Lee Farmhouse and Attached Barn, Main Street.
- Bents Mill on the North Bank of Hewenden Beck.
- Bank Bottom Cottage, Sandy Banks.
- Mechanics Institute, Main Street.
- Harden Beck Bridge adjacent to the Malt Shovel.