



Steeton, Eastburn and Silsden Neighbourhood Development Plan Informal Consultation Draft

November 2015

Steeton and view over Aire Valley taken from Lightbank Lane Silsden



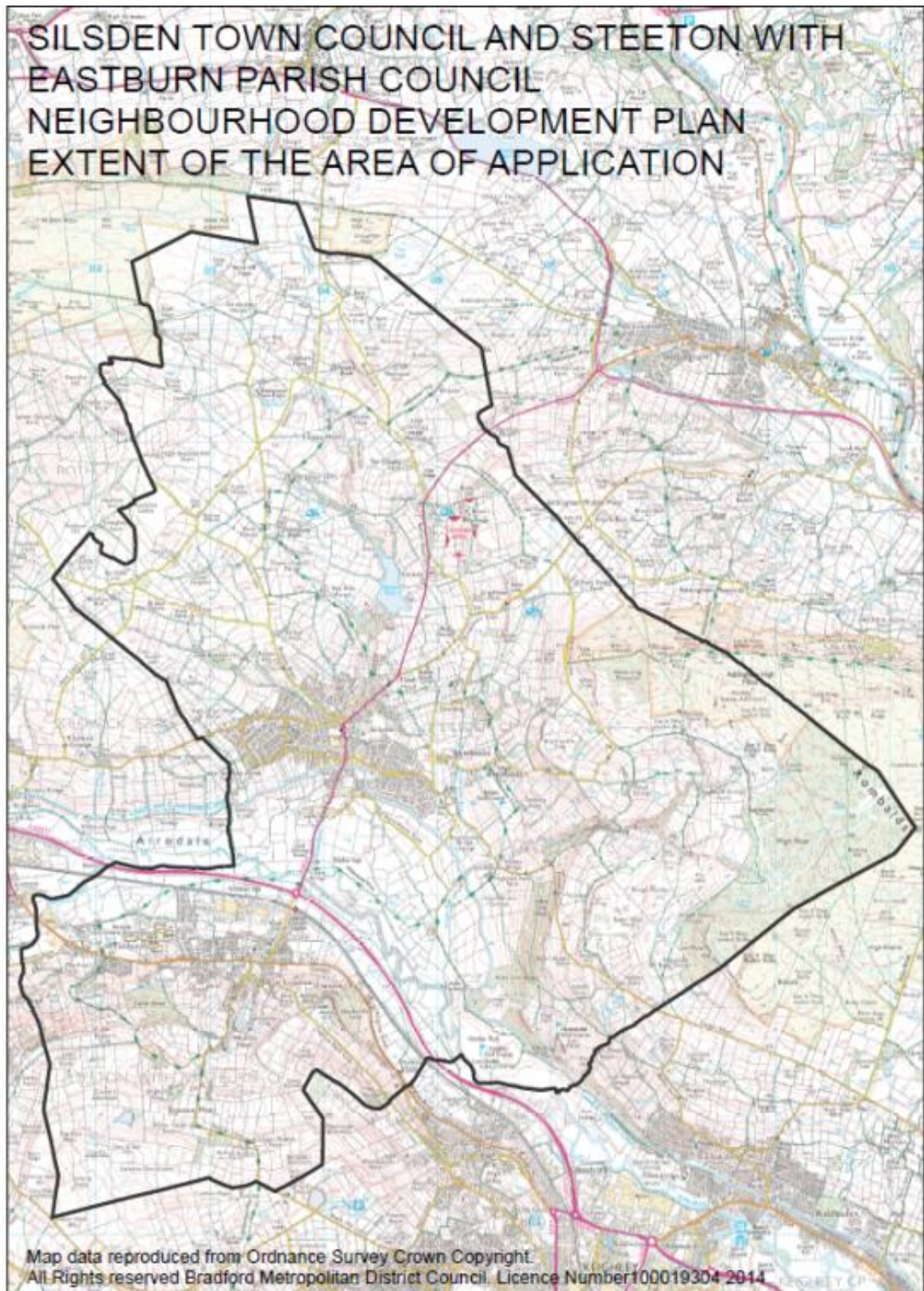
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"Our aim for the neighbourhood development plan is to promote and protect a healthy and pleasant environment for those who live, work and play in the area, offering opportunities for employment, leisure, education, shopping and housing and improving connectivity. The plan will act as an advocate for the area and will ensure involvement in higher level decision making processes."

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Figure 1 – Steeton-with-Eastburn and Silsden Neighbourhood development plan Area (Licence Number XXXXXXX)



1

Introduction

- 1.1 In 2014 the parishes of Steeton-with-Eastburn and Silsden came together to work on a Neighbourhood Development Plan (NDP) for the two parishes. Taking advantage of the new power available to parish councils granted through the Localism Act 2011, the parishes applied to be designated as a Neighbourhood development planning Body for the whole area covered by the two councils (see Figure 1). Neighbourhood development planning status was approved by Bradford Council in December 2014.
- 1.2 This is the first draft of our NDP. When complete our plan will give local people more say in the future development of the area by setting planning policies to help guide, control and promote development.
- 1.3 This Neighbourhood Development Plan (NDP) has been put together by a Working Group of parish councillors and volunteers. The NDP has reached an important stage and we want to hear your views. You can comment on this document by:

[Details of various places the plan can be seen and how to respond to be inserted].

- 1.4 The NDP is structured in the following way:

Chapter 2 - *Why are we preparing a Neighbourhood Development Plan for Steeton-with- Eastburn and Silsden* sets out the background to the NDP and describes why the two councils think it important local people take the opportunity to use this new power.

Chapter 3 - *How long will it take to prepare the Neighbourhood development plan?* Sets out the NDP preparation process defined by

government that we must follow to prepare a NDP; and shows our intended timetable for getting through this process.

Chapter 4 – *“Key Issues, Vision and Objectives”* outlines the key issues the plan will address and our vision for the area in 2030, along with the objectives that reached will help us realise this vision.

Chapter 5 - *“Strategic Planning Policy”* outlines the strategic planning policy framework within which our neighbourhood development plan has been prepared.

Chapter 5 – *Policies and Proposals* is the real “heart” of the document and sets out our draft planning policies and proposals for the area.

We also have two other chapters. One telling you how you can respond to this document, and, finally, a chapter setting out how we will monitor the success of the NDP, and, if necessary, how we will review the document if things become out of date, or are not working as we would like.

2

Why are we preparing a Neighbourhood development plan for Steeton-with-Eastburn and Silsden ?

- 2.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities, such as Bradford, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land so too now, by preparing a NDP, can parish and town councils.
- 2.2 NDPs, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 2.3 The two councils think this is an important right to exercise, and in early 2014 they came together and applied to be designated a neighbourhood development planning body for the whole area covered by the councils , see Figure 1. Bradford Council approved this application in December 2014. Since designation the Parish Councils' Working Group have been preparing this Draft Neighbourhood Development Plan.
- 2.4 The plan when finalised will give local people more say in the future development of the area. We can say this because NDPs have the following benefits:
 - NDPs are part of the development plan and carry what is known as “statutory weight” when planning decisions are made

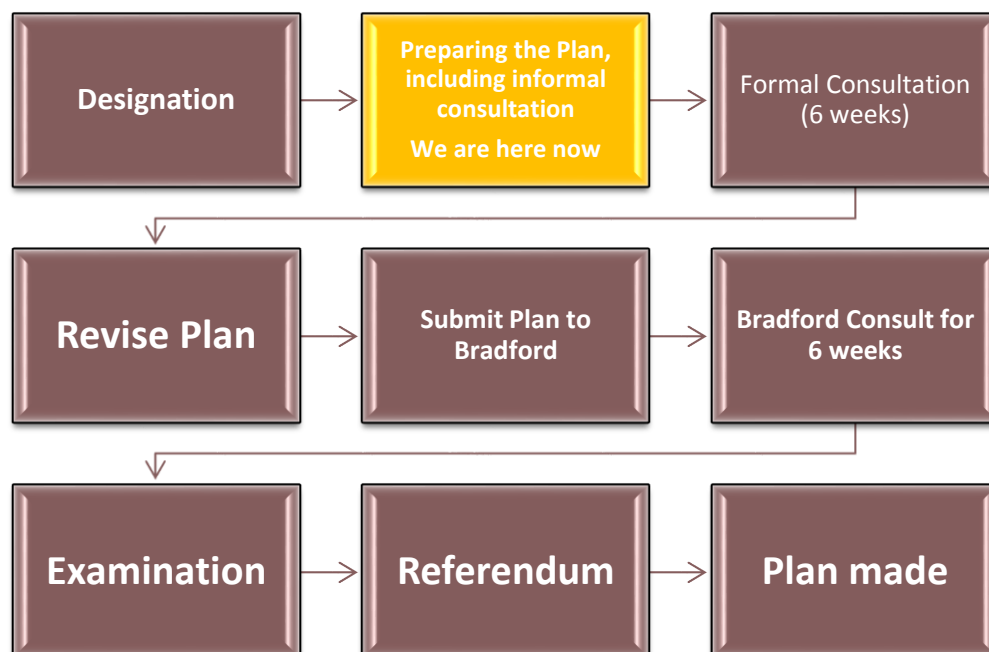
- NDPs give local people the final say on the plan for the area through a referendum
- NDPs can bring a financial benefit to an area. Bradford Council can introduce a levy on future development called the Community Infrastructure Levy (CIL). Without an NDP the parish and town council would receive 15% of any CIL collected if we have an NDP we receive 25%. With many new homes proposed in the area this could be a substantial sum.

3

How long will it take to prepare the neighbourhood development plan?

3.1 Neighbourhood development plans have to be prepared following a procedure set by government (see Figure 2). At the moment we are in the early stages of plan preparation.

Figure 2 – The Neighbourhood Development Planning Process



3.2 This procedure must include two six week periods of consultation on the Draft Plan, and will culminate in a referendum on whether the

plan should be made part of the statutory development plan for Bradford. All residents of Silsden, Steeton and Eastburn who are aged over 18 will be entitled to vote in the referendum. The full process is shown above in Figure 2. The Steeton-with-Eastburn and Silsden NDP has now reached Draft Plan stage and this document is being consulted upon for six weeks. Residents, businesses and other local authorities are encouraged to comment on the draft plan.

- 3.3 After this six week consultation the Steeton-with-Eastburn and Silsden NDP will be revised and submitted to Bradford Council. They will consult on this second Submitted Draft for a further six weeks.
- 3.4 The Steeton-with-Eastburn and Silsden NDP will then, in all likelihood, be subject to independent examination. Once the NDP has been examined it will have to be put to a vote, a referendum, of all those in the Parish, as to whether it should be made part of the statutory development plan system or not.
- 3.5 We hope to reach referendum stage by XXX 2015 and have a final NDP by XXX 2015.
- 3.6 One final thing to bear in mind is that our NDP must take account of national planning policy set by government; and strategic planning policy set by Bradford Council. The latter, as we show in chapter 5, is extremely important in terms of planning the future of our area.

4

Background, Key Issues, Vision and Objectives

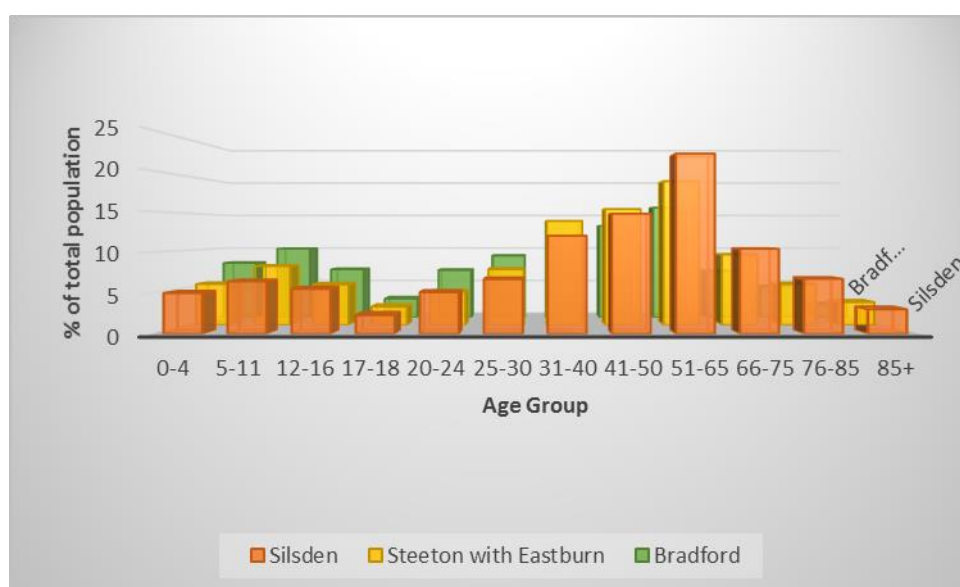
Background

- 4.1 The face of both Steeton and Eastburn has changed dramatically over the last 50 years. The housing numbers have almost doubled over the last 50 years. There were 900 houses in 1960¹ *There are now over 5,500 homes*. Today, the population of the area is over 12,500 (it was 12,643 in the 2011 Census). Broadly, both Silsden and Steeton have an older population than Bradford district and Silsden an older population than Steeton and Eastburn (Figure 3).
- 4.2 There has been the closure of 3 working mills, one has been demolished, one has been converted into apartments and the last was converted into small employment units. These closures have resulted in the loss of much employment opportunity in the villages.

¹ (GB Historical GIS / University of Portsmouth, Steeton with Eastburn Tn/CP through time | Housing Statistics | Total Houses, A Vision of Britain through Time.)

- 4.3 There has been expansion in other areas. The largest employers are Fives Landis and Airedale hospital. Fives Landis is one of the world's leading manufacturers of precision high quality grinding equipment for the automotive and marine industries. They have a very active in house training program and produce a lot of their own engineers. They are eager to train future staff in house and have set up an apprentice training scheme to enable this to happen.

Figure 3 – Population Structure in the Parishes



- 4.4 Airedale hospital no longer has a Nursing School but act as a placement for Nursing Students from the University Of Bradford School Of Nursing. They also provide work placements for many other professionals including Medical students, Radiographers, Physiotherapists, Occupational Therapists.
- 4.5 The hospital has changed dramatically over the last 50 years going from over 600 beds in 1970 when it first opened to approximately 300 today. Although there are less beds the now the number of *patient experiences* have increased dramatically. The hospital; has been an innovator by introducing Telemedicine, this enables patients to have consultations with the appropriate professionals without in many instances having to leave the comfort of their own homes. This technology has been exported to many areas of the country. The trust also has a contract to provide this facility to some of the inmates of HM Prison service at various sites across the country.
- 4.6 Another high tech industry that has located in the village is Echostar.

They have a purpose build facility where they design and manufacture components for satellite downlink hardware for the domestic and public sectors. The industrial complex where they are located in Steeton Grove was built on former brown field land which was part of an old World War 2 munitions factory. Part of the site was used for the construction of office accommodation, telesales, NHS office space, travel agents telemarketing and the distribution headquarters for a cut price retail; supplier. The actual buildings associated with the munitions factory have been converted to be used by sole traders or small businesses. The larger parts are being used as warehousing, despatch and leaflet printing by an international mail order clothing retailer, this company has also constructed a large warehouse unit on another part of the site.

- 4.7 There are 3 Public houses and 2 clubs. Few of the small retail outlets that used to be in the villages in the early part of the last century remain, there were over 150 small retailers in the two villages. There are now 10, 3 of these having come back into use in the last 2 years, also a small convenience supermarket has been built in Steeton, in the large garden of a private dwelling. But sadly this in no way compensates for the loss of all the rest of the small retail outlets that have stopped trading and in many cases have been turned into dwellings.
- 4.8 There are one or two enterprising people who have started new businesses. These are mainly in health and beauty and hospitality, although not entirely. A very successful nursery and afterschool club opened in what was a butchers shop, this is a thriving business and is looking to expand. It provides a valuable service to locals and to many who travel in to the village to work. Two large former mill owners' houses have been converted into nursing/ residential homes. One nursing/residential home has been purpose built.
- 4.9 A special purpose mental health hospital has been built and is now operated by the Priory Group. As well as the main unit they have now purchased two large houses that have been converted into patient outreach units, these are used by clients who have been institutionalised for a great number of years, they now no longer need this type of care but are unable to cope alone in the outside world, so these units offer supported/assisted living.
- 4.10 There are a large number of small "Back Bedroom" businesses in Steeton and Eastburn. The major downside for a lot of these

businesses is that there is nowhere in the area for them to expand into when they grow. The few places that used to be available as starter units have either been demolished or converted into flats.

- 4.11 Agriculture has changed from small units until we now only have one or two very large scale enterprises.
- 4.12 The Silsden area which includes the hamlets of the Brunthwaite, Swartha, Silsden Moorside and Cringles has a population of over 8,000. In the last fifty years, Silsden has grown significantly. A substantial amount of new housing has been built in the town and each new housing estate sees the continuing growth of the area.
- 4.13 The Silsden town and its surrounding area has a tremendous local heritage and history. The significance of the Beck and its connecting waterways have played an important part in its employment history. From the early years of its agricultural farming; its cottage industries; its famous nail making and clog irons and later its many textile mills have all evolved due to having a natural water supply. There is still some agriculture within the area today. The Beck and the Weir are a reminder of the town's industrial past but today are seen as attractive features in the centre of town giving it a distinctive rural feel.
- 4.14 Silsden in the 1960's was a small town of about 6000 (?) people, most of whom earned their living in the local textile mills. Silsden boasted 15 working textile mills, seven of these worked double shifts, and some ran a three shift pattern which included a night shift. (Check this was in the 1960's) Decades later, all the working mills have been closed, some have been demolished and others have been converted into housing. These closures have resulted in a huge decline in jobs for local workers. It was once regarded as being a self-sufficient town but has evolved to a town of commuters. The majority of the town's population now work in the neighbouring towns and cities.
- 4.15 There are a good choice of small shops and businesses which serve the Silsden area and do offer some employment but not in any great number. The retail area is largely located around Kirkgate, Briggate, the corner of Bradley Road and Bridge Street. The town is particularly well served by hairdressing and beauty salons and three barber's shops. There is also a Co-op supermarket off Bridge Street and a new Aldi supermarket opened on Keighley Road in March 2015 which has created about 25 jobs.
- 4.16 Silsden lost its last remaining bank, the "Nat West", which closed in November 2014. Although the town does still retain a branch of the Skipton Building Society. Silsden is also home to The Ecology Building Society's head office which employs a few members of staff. There are a number of

estate agents, insurance firms, and funeral directors. Silsden has a petrol station on the Keighley Road, a Toyota dealership and several car repair businesses.

- 4.17 The town currently has a number of health practices. They include a dental practice, a physiotherapist practice, an osteopath clinic, a psychotherapy /hypnotherapy clinic and a doctor's practice. The Silsden Health Centre in particular has grown over the last fifty years to meet the demands of its growing population. It has just moved into its newly built health centre on Elliot Street. The town is also supported by three pharmacy businesses.
- 4.18 Until fairly recently, Silsden had six public houses and a wine bar but only four pubs now remain. The others have already been or are in the midst of being converted into housing. The Conservative Club, used for social rather than political purposes, has also recently closed. The town currently has two other social clubs. In addition there are two cafes, three restaurants and several takeaways.
- 4.19 The town does retain some manufacturing, e.g., Snugpak which makes garments and sleeping bags which are suitable for adventure travel. Habasit is another of Silsden's larger employers which makes conveyor belts but it is rumoured to be shortly leaving the town to relocate elsewhere. There are also a number of other businesses in the Belton Road area.
- 4.20 The town's police station closed in August 2005, the building has subsequently been let for different business use. It is currently been occupied as a children's private nursery, Handprints. There is also Dradishaw Nursery which offers private childcare too. At the other end of the age group there are four care homes for the elderly within the Silsden area.
- 4.21 Silsden still has its own fire station which is manned by part time retained firefighters. The town also has a library but, unfortunately, is now half of its original size and has been rehoused in the recently refurbished Town Hall.
- 4.22 Silsden was administered by Silsden Urban District Council until 1974 when it was incorporated into Bradford Metropolitan District. The Silsden Town Council was created and the town was also one of the first to have its own Youth Council. Silsden has its own elected Mayor and Deputy Mayor.
- 4.23 Silsden benefits from having three churches of different denominations, St James's Church of England, the new Silsden Methodist Church and Our Lady of Mount Catholic Church, all situated closely together in the centre of the town. Whilst congregation numbers have declined over the last 50 years, the Churches Together, still play an important part in the community. The churches are still well used and offer many social

activities, coffee mornings as well as religious worship.

- 4.24 The green spaces over the last 50 years largely remain the same. There are relatively few green spaces within the conservation area itself, with the public green spaces congregating around the central, civic areas. This includes the Memorial Garden, which now includes a new bandstand which was erected in July 2011, the now slightly reduced garden area located to the front of the new Methodist Church and the green space behind St James including the cemetery.
- 4.25 The largest green space is the Silsden Park on the East of the town. The park is less used than in decades before. Whilst regular sporting events still take place, its pavilion, café, and toilets have long since closed and are now boarded up. There are talks of starting a Friends of Silsden Park and it is hoped that the town's community group, the Silsden's Grand de Party, will help promote the benefits of this lovely open green space.
- 4.26 Silsden also has a thriving football club, Silsden Football AFC. The town has its Silsden Golf Club situated in High Brunthwaite whose origins can be traced to 1911 and also a Silsden Golf Driving Range which is one of the largest in Yorkshire.
- 4.27 Education in Silsden has changed hugely over the last 50 years ago. Until the 1960's the town had its own secondary school, the Silsden Secondary Modern School, which was situated in the now Hothfield School building. This secondary school ceased to exist in 1967 and was to subsequent become Hothfield Juniors. The town's older children were then sent to the South Craven school in Crosshills.
- 4.28 Today, Silsden remains uniquely the only area within Bradford's Education Authority which retains a separate infant and junior schools. As such its admissions policy differs from other primary schools in the Bradford area. This is currently causing significant problems for Silsden's families who for the first time have not been offered a school place at the Aireview Infant School as there are insufficient places. The matter is being addressed as a priority and there is hope that a new school may soon be built in Silsden.
- 4.29 Silsden is prone to flooding and, often after heavy rain, the fields at the bottom end of the town, near the River Aire, are covered in water. The Beck, too, is also subject to flooding and there have been several occasions over the decades, which are well documented, when flooding has been observed. The Autumn of 2000 was a significant year with major flooding.
- 4.30 The changing landscape around the Leeds-Liverpool canal in Silsden is evident over the last few decades. The canal no longer serves the mills and businesses that once boarded its banks. Many of these mills/industrial buildings have now disappeared or have been converted into modern canal

side housing.

- 4.31 The canal is now used more for leisure by walkers and cyclists alike. The Grade II canal warehouse belonging to Pennine Boats of Silsden hires out narrow boats for leisure pursuits. The rough, unmade and often muddy surface of the towpath needs to be greatly improved and be made accessible for people with disabilities, before it could ever be seriously considered as a viable transport link.
- 4.32 There is less public bus transport available now than fifty years ago as many people prefer the convenience of using their cars. There is now no direct bus service to the neighbouring town of Skipton. However, in 1990 the railway station at Steeton was reopened after having been closed under the Beeching cuts in 1965. It is used by people in Silsden but it has been noted, in the Silsden Survey 2012, that rail transport would be used more often if there were better access to the station, e.g., a footbridge over the Aire Valley dual carriage way, more parking facilities at the station, better dropping off points and improved bus links with the train times.
- 4.33 The Aire Valley dual carriage way (A629), Keighley to Kildwick by-pass, was completed in 1988 and built to alleviate the traffic congestion in the Aire Valley at that time. However, decades later, the traffic problems remain the same due to the large volume of vehicles which travel in the area.
- 4.34 The main route, and only road, the A6034, connecting the Aire Valley to the Wharfe Valley goes straight through Silsden and is heavily congested. When the road was initially built it was never meant to carry the sheer numbers of traffic which it currently transports. Traffic flow at peak times; utility and road repairs; Heavy Goods Vehicles blocking the centre of town; all cause the traffic to queue back to the Silsden roundabout and then in turn onto the Aire Valley by pass. This is potentially a very dangerous situation with cars travelling on the dual carriageway up to speeds of 70 miles an hour and then coming across stationary traffic. In order for Silsden to continue to successfully thrive and expand the much needed by-pass on the East side of the town is desperately required.
- 4.35 There are a number of planning issues that affect all the parishes. This section of the plan sets out those issues, what we intend to do about them; this will help us to achieve our overall aim for the area in 2030.

"Our aim for the neighbourhood development plan is to promote and protect a healthy and pleasant environment for those who live, work and play in the area, offering opportunities for employment, leisure, education, shopping and housing and improving connectivity. The plan will act as an advocate for the area and will ensure involvement in higher level decision making processes."

What are the key planning issues facing the area?

4.36 The Neighbourhood Development Plan Working Group in consultation with the local community identified the following key issues as facing the area in the next twenty years. These are listed in no particular order:

- Some of the existing housing stock is in poor condition
- Design criteria should be set, including a maximum height (2 storey) and density (25-30 per hectare?)
- Impact of future retail developments on current shops
- Need to control the number of charity shops, betting shops etc.
- No land is allocated for additional employment use in Steeton or Eastburn
- The three primary schools in the area are in very old (Victorian) accommodation. Steeton school is multi-site.
- There is a lack of capacity in primary schools
- Silsden primary school is the only one in the Bradford area to operate a 3 tier system, i.e. separate sites for infant and junior children.
- Replacement primary schools are needed.
- Secondary schools: all are out of the local area, some are in North

Yorkshire and thus in a different education authority. There is a lack of capacity and transport issues.

- Transport links are poor
- Connectivity (broadband especially) is in need of improvement
- Railway station: lack of parking space
- Poor links between bus and rail services – most buses do not go to the station even though there is space to turn there
- Negative impact of possible extension of the M65
- Level Crossing at Cross Hills (out of area) causes traffic hold ups
- GP surgeries: There is a new, purpose built health centre in Silsden which opened in 2014. Reports state there are still delays in trying to get an appointment. Space could be allocated for a new/expanded surgery and finance should be included in planning gain agreements
- Increases in the elderly population will bring increasing demands for healthcare
- Airedale hospital is a major employer in the area
- Lack of community hall space in Silsden
- Poor quality of some existing playing fields (drainage issues)

4.37 During our early engagement on the NDP tourism was identified as a further issue and the NDP Working Group has added this as a further issue to address.

Objectives

- 4.38 So what do we intend to do about these key issues? Having considered these issues carefully and having looked at a wide range of evidence, we have identified a number of objectives for our NDP. These are:

OBJECTIVE 1 – To promote a suitable range and type of housing

OBJECTIVE 2 – To preserve and enhance the area's built heritage

OBJECTIVE 3 – To preserve and enhance the area's natural environment

OBJECTIVE 4 – To protect and promote a vibrant countryside

OBJECTIVE 5 – To ensure all new development includes suitable infrastructure to address its needs and any new impact it may have on the wider community

OBJECTIVE 6 – To protect and enhance the vitality and viability of local centres and shopping areas

OBJECTIVE 7 – To support economic growth and local employment opportunities

OBJECTIVE 8 – To support improvements to the transport network that meet the needs of all users

OBJECTIVE 9 – To protect and enhance existing community and recreation facilities

OBJECTIVE 10 – To support the growth and development of tourism

Consultation

- 4.39 As part of the early development of the Neighbourhood Development Plan, two consultation events were held:
- Silsden Methodist Church - Friday 26th September 1 pm to 9 pm
 - Steeton HUB - Saturday 27th September 1pm to 9pm
- 4.40 A questionnaire was made available at these meetings and online in order to gauge local opinion about the positive aspects of the area as well as issues and potential improvements that could benefit the local communities. These could be handed in at one of the consultation events or sent by post or email to the Steeton-with-Eastburn Parish Council clerk. 44 questionnaires were returned.

Positive Aspects of the Steeton With Eastburn and Silsden

There was general consensus that Silsden and Steeton-with-Eastburn have a number of good attributes:

- Small friendly communities
- Easy access to beautiful countryside on the doorstep and further afield – the coast, Lakes, Dales
- Good rail links
- Good independent local shops
- Low levels of crime

But there are some significant issues:

Environment

- Drainage and flooding issues e.g. St John's Street
- Development threat to the Green Belt and the surrounding countryside – brownfield sites should be used first
- The canal is an under-used and neglected asset
- The Park is neglected – it needs investment and a development plan
- Litter around takeaways
- Dog Fouling

There is little support for fracking on the grounds that more research

into its potential impact is needed.

Housing

- The scale of proposed housing is too great – there is insufficient infrastructure to cope (roads, drainage, schools, medical facilities)
- BUT there is a need for affordable and sheltered housing

Employment

- Need for new employment opportunities in the area
- New start-up businesses should be encouraged

Community Facilities and Services

- No banks
- Vacant shops
- Dentist/GP surgeries are over-stretched
- Need to make better use of Silsden Town Hall
- More community buildings required in Silsden to accommodate the needs of particular groups which are aren't available elsewhere in the town.
- Silsden: improved community facilities in the park, a new pavilion, café and toilets

Traffic and Transport

- Speeding traffic – need for traffic calming and introduction of 20mph limits in built-up areas
- Access to Steeton station from Silsden is poor and dangerous, particularly for pedestrians. Crossing the bypass is a significant problem
- Poor quality of footpaths
- Parking issues, especially at Steeton station
- Volume of traffic, particularly HGVs, on the main road through Silsden. Need for a bypass
- More cycle paths are needed
- Silsden centre is not wheelchair friendly
- Canal towpath improvements are required
- Bus and rail timetables do not marry up
- Access to the station and all new footpaths to include access for people with disabilities

- 4.41 A letter inviting comment was sent to 305 local businesses in September 2015. Just 2 responses were received. The major issue identified was the potential to increase usage of the sports and leisure areas around Silsden cricket club.
- 4.42 During the summer of 2015 a “call for development sites” was held. This resulted in only a handful of submissions. Most of which were already allocated sites, or sites in the Green Belt.
- 4.43 Overall, the two councils have sought to engage with as many groups as possible in the community and voluntary sector, the public sector, and private sector in including the Airedale Partnership.
- 4.44 This Draft Plan is now published for XXX weeks of informal public consultation, until XXX. During the period Bradford CMDC will also be screening the document for the purposes of Strategic Environmental Assessment (SEA). When this and the consultation are complete the plan will be revised in the light of any comments made and the SEA and then the revised plan will be published for six weeks of formal the consultation (the “Regulation 14 consultation”).

5

Strategic Planning Policy

The Bradford Unitary Development Plan²

- 5.1 This is still the statutory plan for the district, until the UDP is superseded by the new Local Plan. It was adopted in 2005. The UDP sets the strategic planning policy framework for Bradford our NDP must be in “general conformity” with the policies in the UDP. At the same time we must also be aware of emerging planning policy in the new Local Plan that will eventually supersede the UDP.
- 5.2 The UDP has a strong stress on urban renewal and development in sustainable locations. It sets out the areas where development will be restrained; the Green Belt (except where there is a justification for land releases), countryside and floodplains.
- 5.3 The UDP sets out other broad policies relevant to our NDP:
- Development on green field land is permissible only if there are overriding reasons for that development in that location.
 - The plan protects against unnecessary loss of community facilities, protects against unnecessary loss of urban green space and recreational open space, and small areas of open

²

http://www.bradford.gov.uk/bmdc/the_environment/planning_service/unitary_development_plan

land within villages.

5.4 The UDP also includes a number of more detailed policies and proposals. The following sites are identified as safeguarded land (i.e. land earmarked as possibly suitable for housing development):

- ❖ K/UR5.3 Sycamore Grove, Eastburn 1.26 ha
- ❖ K/UR5.4 Main Road, Eastburn, adjacent to Airedale Hospital 6.22 ha
- ❖ K/UR5.14 Woodside Road, Silsden 5.55 ha
- ❖ K/UR5.15 North Dene Road, Silsden 1.36 ha
- ❖ K/UR5.37 Sykes Lane, Silsden
- ❖ K/UR5.38 BANKLANDS AVENUE (WEST), SILSDEN. 8.51 ha
- ❖ K/UR5.39 BANKLANDS AVENUE EAST, SILSDEN 20.44 ha
- ❖ K/UR5.40 KEIGHLEY ROAD/BELTON ROAD, SILSDEN 13.13 ha
- ❖ K/UR5.41 Lyon Road, Eastburn 3.26 ha

5.5 The UDP also identifies sites for employment use:

- ❖ K/E1.2 OFF STEETON GROVE, Steeton 1.19 ha
- ❖ K/E1.3 STATION ROAD, Steeton 0.56 ha
- ❖ K/E1.5 BELTON ROAD, SILSDEN 4.99 ha
- ❖ K/E1.6 KEIGHLEY ROAD (NORTH), SILSDEN 0.53 ha
- ❖ K/E1.7 KEIGHLEY ROAD (CENTRE), SILSDEN 0.69 ha
- ❖ K/E1.8 KEIGHLEY ROAD (SOUTH), SILSDEN 1.04 ha
- ❖ K/E1.9 SYKES LANE, SILSDEN

5.6 The following Employment Zones is also defined on the Proposals Map.

K/E6.1 KEIGHLEY ROAD, SILSDEN

5.7 The UDP identifies Silsden and Steeton as local centres, This means that retail development is supported as long as it is of a scale compatible with the centre and will not undermine its vitality and viability (i.e. no large supermarkets, for example) see Figure 4 for the defined boundary of the Silsden local centre.

5.8 Other UDP proposals that could be carried forward or have a bearing on the NDP include:

- ❖ K/TM6.1 ILKLEY TO STEETON BUS LINK
- ❖ K/TM20.1 SILSDEN EASTERN BYPASS, SILSDEN
- ❖ K/TM20.3 ELLIOT STREET / KEIGHLEY ROAD, CLOG BRIDGE JUNCTION, SILSDEN
- ❖ Land protected for a highway improvement scheme at the junction of Elliot Street, Clog Bridge and Keighley Road.

5.9 Policy OS1 of the UDP identifies protected Urban Green Spaces:

- ❖ K/OS1.4 BANKLANDS LANE, SILSDEN
- ❖ K/OS1.5 HOWDEN ROAD, SILSDEN

Policy OS2 protects Recreation Open Space, policy OS3 Playing Fields, policy OS6 Allotments, and policy OS7 Village Green Space. The following areas are defined on the Proposals Map :

- ❖ K/OS7.4 adjacent to Main Road and at the junction of Green Lane and Lyon Lane, Eastburn, and Eastburn Playing Fields
- ❖ K/OS7.5 West of and adjacent to Station Road, Steeton, Cemetery, Memorial Gardens and Corn Mill Green, all off Skipton Road,, Steeton

5.10 The UDP also seeks to protect the local landscape, sites of ecological or geological importance; sites of nature conservation importance and wildlife corridors. To include protection for Sykes Lane (a green lane) and its hedgerows.

Bradford Local Plan (Core Strategy)

5.11 The UDP will eventually be replaced by the Bradford Local Plan (Core Strategy). This strategic document will be not be site specific, but will set the higher level strategic planning policy for Bradford.

5.12 In preparing our NDP we do not have to be in “general conformity” with this document, but National Planning Practice Guidance (NPPG) advises we should take it in to account and discuss with

Bradford Council the relationship between the Core Strategy, UDP, and our NDP. We have done this and our NDP seeks to meet the aspirations set out in the Core Strategy

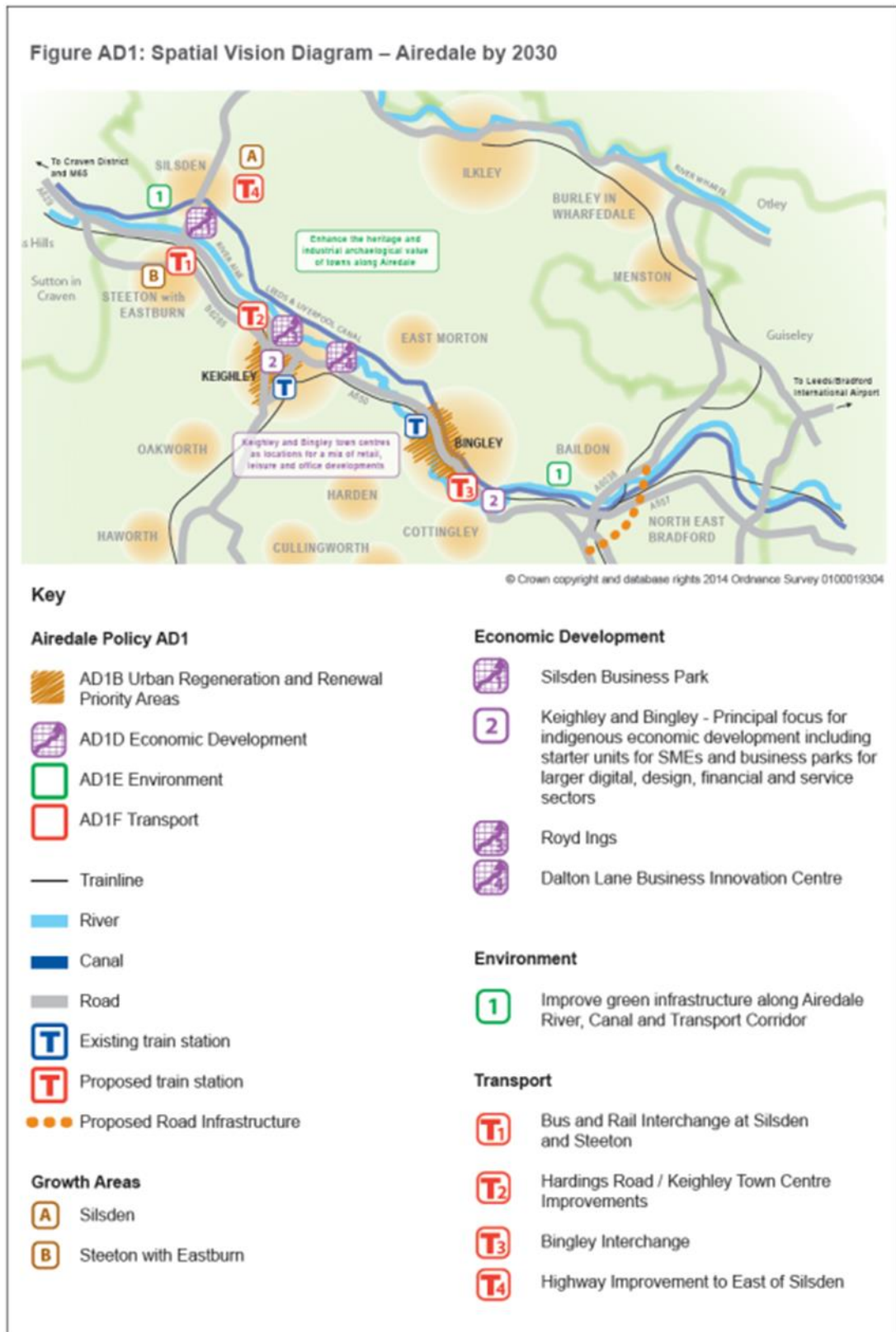
5.13 The key elements of the Core Strategy relevant to the NDP are set out in Policy Sub Area Policy AD1 – Airedale, see Figure 4. In accordance with Policies H03 and EC3, (figures still to be confirmed through the Core Strategy examination) Airedale will accommodate 8,350 dwellings in the period up to 2030 and an increase of new employment land of 30 ha. Just over 20% of the new homes have to be found in our NDP area:

- ❖ **Silsden 1,000**
- ❖ **Steeton with Eastburn 700**

5.14 Silsden will see the creation of 1,000 new homes with associated community facilities and the creation of Silsden Rural Business Park. (Figures still to be confirmed through the Core Strategy examination) Supporting highway infrastructure will be provided together with good walking and cycling links to Silsden and Steeton railway and bus interchange station.

5.15 Steeton and Eastburn will see the creation of 700 new homes (Figures still to be confirmed through the Core Strategy examination) including some local green belt changes in sustainable locations and associated community facilities and high quality employment areas with good walking and cycle links to Silsden and Steeton railway and bus interchange station.

Figure 5 – Airedale Spatial Vision Diagram, Bradford Core Strategy



6

Policies and Proposals

- 6.1 This chapter of the NDP sets out the planning policies and proposals that will be used to help us achieve our vision and objectives. Each policy is set out under the appropriate objective.

OBJECTIVE 1 – To promote a suitable range and type of housing

- 6.2 To NDP will support the emerging Core Strategy policy of promoting Steeton and Silsden as “growth areas”. This will primarily by supporting housing development on already allocated sites in the adopted Unitary Development Plan.
- 6.3 The NDP does not identify any additional housing sites. Initially, this had been one option considered when drawing up this draft: a “call for sites” was held in summer 2015. The results of this exercise were disappointing. Only a handful of housing sites were put forward in total. Most of these fell in to two categories: existing development plan allocations for housing; or Green Belt sites. In the case of the former, the NDP supports the continued allocation of these sites for housing – there is no need for the NDP to say anything further on these sites. On the latter, Green Belt is a strategic planning policy matter and the NDP cannot amend Green Belt boundaries. This is a matter for BCMDC and will be dependent on the outcome of the Core Strategy examination.
- 6.4 Given these constraints, the NDP will support growth in Steeton and Silsden within the existing urban area and will seek to influence the form and type of new housing development.
- 6.5 **POLICY SWES1 – HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA OF STEETON, SILSDEN AND EASTBURN**

Development for new housing on non-allocated sites will be supported within the existing urban areas of Steeton, Silsden and Eastburn when it:

- a) re-uses previously developed land, providing that that land is not of high environmental value;
- b) re-uses an existing building. In the case of existing employment premises (B1, B2 and B8 uses), the applicant must be able to show that the building is no longer suitable or viable for an employment generating use;
- c) would not lead to the loss of open space or community facilities identified for protection in this plan; and

- d) it would not have a significant adverse impact on existing and planned infrastructure.**

6.6 Policy SWES1 will be used to support future housing growth within the existing urban area. Within the urban area the priority should be to re-use previously developed land and existing buildings. In doing this, the right balance needs to be struck to ensure that housing development does not lead to the loss of employment premises and community facilities. This is to ensure that the area develops sustainably with new housing retaining access to local employment and facilities: reducing the need to travel; and creating a healthy community. The emerging Core Strategy sets a target of only 15% of new housing in the area being on previously developed land. This target acknowledges the fact that a number of existing allocations are greenfield and substantial new growth in the area is dependent on change to the Green Belt boundary.

6.7 **POLICY SWES2 – DESIGN OF NEW HOUSING DEVELOPMENT WITHIN THE STEETON WITH ESATBURN AND SILSDEN NEIGHBOURHOOD PLAN AREA**

All new housing development should be of good quality design and variety. It should integrate with its surroundings and retain the local, distinctive built form. To ensure new housing development achieves this proposals will be assessed against the following criteria:

- a) Conservation and enhancement of the locally distinctive built, historic and natural environment, including designated and non-designated assets;**
- b) Account the design takes of site characteristics and surroundings, including:**
 - I. Layout and use and form of space within the site**
 - Ii. Siting**
 - Iii. Scale**
 - Iv. Height**
 - V. Proportions and massing**
 - Vi. Orientation**
 - Vii. Architectural detailing**
 - Viii. Landscape, existing plants, trees and other features**
 - Ix. Materials**

- c) **impact on residential amenity for existing and future residents;**
- d) **contribution to, or likelihood to suffer from, adverse impacts arising from ground, noise, light or air contamination, land instability or to cause ground water pollution;**
- e) **ability to minimise resource use and meet climate change targets, including minimising surface water run-off and consideration of use of sustainable drainage systems and green technologies;**
- f) **easy access for all members of the community, with a layout that provides an integrated, safe, attractive environment for pedestrians and cyclists (particularly children, the elderly and those with disabilities);**
- g) **safe environments that “design out crime” crime;**
- h) **ensuring that any recreational open space provision required is central to, integrated and overlooked by housing;**
- i) **careful consideration of future maintenance of open spaces, hard and soft landscaping and other features in public areas;**
- j) **any development on the edge of the towns should improve access to the countryside, enhance the local landscape and protect views in to and out of the site; and**
- k) **particularly within the urban area, the use of appropriate and adequate lighting.**

6.8 To ensure all new development is of good quality design proposals will be assessed against the criteria in Policy H3. This is in line with national planning policy which promotes good quality design. Policy SWES2 also provides further detail over and above the emerging planning policy to promote housing quality (Policy P09) in the emerging Core Strategy.

6.10 In particular, Policy SWES2 seeks to ensure that new housing development has particular regard to the importance of the distinctive local built, heritage (designated and non-designated) and the local landscape. New development should be designed so that it makes a positive contribution to enhancing this distinctiveness and ensuring that it would not lead to significant adverse impacts on these key assets.

6.11 **POLICY SWES3 – HOUSING DENSITY**

To ensure new housing development in the neighbourhood plan

area makes the best and most effective use of land densities should normally achieve a minimum of 30 dwellings per hectare. Higher densities will be required in the following locations:

- a) in areas, and on allocated sites and parts of allocated sites , within reasonable walking distance of the rail station and main bus routes;**
- b) in townscape areas where higher densities would be in keeping within the character of the surrounding area; and**
- c) on sites with good access to main road network and where densities higher than the minimum would not result in significant adverse road traffic impacts.**

6.12 National planning policy seeks to secure the most effective use of land. One way of doing this is by setting policy for the density of housing development – such policies should reflect local circumstances.

6.13 Emerging planning policy in the Core Strategy seeks to encourage housing density at a minimum of 30 dwellings to the hectare. Policy SWES3 sets out the specific local circumstances when housing densities should exceed this minimum. In the neighbourhood plan area this should be the aim of development of sites a) in areas, and on allocated sites and parts of allocated sites, within reasonable walking distance of the rail station and main bus routes. It will also be desirable in those locations that have townscapes where higher densities prevail. This will help ensure that new development integrates and is compatible with these townscapes. Higher densities may also be possible on sites with good access to the main road network unless such development would result in significant adverse road traffic impacts.

OBJECTIVE 2 – To preserve and enhance the area’s built heritage

6.14 The policies in this section of the NDP set out how we will protect non-designated heritage assets. Designated heritage assets, such as conservation areas and listed buildings, already have existing protections.

6.15 **POLICY SWES4 - PROTECTING LOCAL HERITAGE**

Development should conserve and enhance the local, non-designated heritage assets listed below:

- ❑ Barrows House, 16, Barrows Lane, Steeton
- ❑ 1, and 3 Hill Top, off High Street, Steeton
- ❑ The Goats Head Pub, Keighley Road, Steeton
- ❑ The Old Star Pub, Keighley Road, Steeton
- ❑ 27, Station Road, Steeton
- ❑ Croft House, Mill Lane, Steeton
- ❑ 2 Elmsley Street, Steeton
- ❑ Holmes House and attached barn, St. Stephen's Road, Steeton
- ❑ Woodlands, Summerhill Lane/Station Road, Steeton
- ❑ Poplars Lodge, Summerhill Lane, Steeton
- ❑ Oakfield Lodge, Summerhill Lane, Steeton
- ❑ Bridge over Steeton Beck in Redding Wood
- ❑ 58-61 St. John's Street, Silsden
- ❑ 27 North Street and the property on the corner of Pickard Lane and Browfield Terrace, Silsden
- ❑ Pear Tree Court, Silsden
- ❑ North Mill, Silsden
- ❑ Primitive Methodist Chapel, Silsden
- ❑ 10 and 16 Briggate, Silsden
- ❑ 2 to 6 Briggate, Silsden
- ❑ The Conservative Club building, Briggate, Silsden
- ❑ Prominently positioned on the junction of Briggate,
- ❑ 7-9 Briggate, Silsden
- ❑ Silsden Town Hall, Kirkgate, Silsden
- ❑ Airdale Shed, Silsden
- ❑ Nicolson's Place, Silsden
- ❑ Silsden Methodist Church, Silsden
- ❑ Co-operative Building, Keighley Road, Silsden
- ❑ Co-op shop, 1-3 St. John's Street, Silsden
- ❑ Corn Mill House, Keighley Road, Silsden
- ❑ Cat Steps
- ❑ Drover's route by ford
- ❑ Sykes Lane
- ❑ Chimney tower on Cringles

Where renovation or alteration of the heritage assets listed above is proposed such changes should be designed sensitively, and with careful regard to the heritage asset's historical and

Architectural value and appropriate attention to the asset's setting.

Where a proposal would result in the loss of, or substantial harm to a local heritage asset, such proposals will be only be permitted when the public benefit of the proposal outweighs the loss or harm to the asset and its setting. Such proposals will be conditioned in such a way to ensure the proposal will go ahead after the loss or harm has occurred.

- 6.16 As well as our designated heritage assets (listed buildings and the Steeton and Silsden Conservation Areas, Appendix X) the area also has many non-designated heritage assets that contribute to the rich and distinctive built environment. In line with national planning policy and the emerging Core Strategy that requires that:

“proposals to protect or enhance the heritage significance and setting of locally identified non designated heritage assets, including buildings, archaeological sites and parks, landscapes and gardens of local interest.”

This plan has taken the opportunity, using guidance from Historic England to identify a local list of heritage assets that should be preserved and enhanced.

- 6.17 Separately, Silsden Town Council are encouraging BCMDC to review the boundary of the Silsden Conservation Area. This would extend the Conservation Area on North Street to include the already listed Townhead buildings; and to bring some of the town's oldest buildings in to the Conservation Area along part of the old coach road on Sykes Lane.

OBJECTIVE 3 – To preserve and enhance the area's natural environment

- 6.18 The neighbourhood plan area has many significant natural environmental assets. NPPF sets out that the planning system should “contribute to and enhance the natural and local environment by:
- ❑ protecting and enhancing valued landscapes, geological conservation
 - ❑ interests and soils;

- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (NPPF, para. 109).

6.19 **POLICY SWES5 - PROTECTING LOCAL NON-DESIGNATED BIODIVERSITY AND GEODIVERSITY ASSETS**

Where development proposals affect non-designated sites and features of local biodiversity and geodiversity such proposals should seek to protect and enhance these assets. This includes woodland, moorland, wetlands, watercourses, grasslands, hedgerows and walls and former quarries.

If significant harm cannot be avoided, adequately mitigated or compensated for within the neighbourhood plan area then planning permission will be refused.

- 6.20 The neighbourhood plan area includes a number of designated sites of ecological and geological importance, including:

South Pennine Moors Site of Special Scientific Interest
Doubler Stones, Sites of Ecological or Geological Importance (SEGI) Regionally Important Geological Site

Sites of Geological Interest

Throstle Nest, Silsden
Steeton Reservoir, Steeton

Sites of Local Nature Conservation Importance/Bradford Wildlife Areas

Leeds Liverpool Canal
Doubler Stones, Silsden
Throstle Nest, Silsden
Steeton Reservoir, Steeton

- 6.21 These sites already have existing protections. The neighbourhood plan does not seek to replace these, but, through Policy SEWES5 seeks to protect so-called non-designated ecological and geological assets in

the area. If significant harm cannot be avoided to sites and features covered by this policy that harm should be adequately mitigated or compensated for (offset) elsewhere within the neighbourhood plan area. If neither mitigation nor compensation is possible planning permission will be refused.

- 6.22 Natural England identifies a number of landscape character areas. The neighbourhood plan area falls within the South Pennines Landscape Character Area. This is a “broad brush” characterisation covering a very large area but the key policy aims recommendations are relevant to the neighbourhood plan area: preserving the character of the uplands e.g. by retaining field boundaries; protecting historic and archaeological features; and developing the area’s use for recreation in a sensitive way.
- 6.23 Focusing on to the Airedale area, this is the area with the most complex character in Bradford district. The River Aire flows southwards down a broad U-shaped valley, with broad contrasts between the upper, open exposed pastures (land above 250m) and the settlements on the valley floor and lower valley slopes.
- 6.24 Bradford CMDC’s existing Landscape Character Supplementary Planning Guidance breaks the neighbourhood plan area in to four further distinct areas: upland pasture; enclosed pasture; floodplain pasture; and wooded incline, see Figure 6. The enclosed pastures around Silsden and the wooded incline around Steeton have particularly strong character. The change in landscapes across a relatively short area also forms part of the character of the area with change from the tranquil upland pastures to the busier, urban areas on the lower slopes and valley floor.
- 6.25 To ensure that new development takes appropriate account of this landscape and enhances and does not have an adverse impact development proposals will be assessed against Policy SWES6.
- 6.26 **POLICY SWES6 - LANDSCAPE**

New development proposals, where appropriate, will be required to incorporate the following landscape design principles in order to protect and enhance the distinctive landscape character of the area:

- a) **Layout and design should be appropriate to the area and**

- should create a good quality built environment which integrates with the distinctive local built form and landscape;**
- b) Development proposals likely to result in significant visual impacts are required to be supported by a landscape appraisal setting out how the design aims to respect and respond positively to the character of the site and its surrounding area;**
 - c) Retaining and conserving existing field boundaries, especially in areas of enclosed pasture;**
 - d) Retaining trees, areas of woodland, hedgerows and stonewalling. Any additional planting should be of native species, well related to existing woodland and be concentrated in areas where it will have a suitable visual impact;**
 - e) Protecting historic and archaeological features;**
 - f) Protecting and enhancing important views by limiting the height or visibility of large vertical structures. In assessing particular regard should be had to:
 - i. Views of, and from, the wooded incline and tower above Steeton;**
 - ii. Views of Rombalds Ridge;**
 - iii. Views of Airedale from Silsden Road and Holden Lane;**
 - iv. Views along the floodplain pastures in Silsden;**
 - v. Views along and from the Leeds and Liverpool Canal;**
 - vi. Views from the towns of upper valley slopes and pastures;****
 - g) Careful siting, design and screening of any development on upper slopes;**
 - h) Strict control of urban influences on upper slopes and the Aire floodplain, including infrastructure and lighting; and**
 - i) Conservation of narrow lanes.**

6.27 As well as the area's distinctive landscape the neighborhood plan will seek to protect the area's green infrastructure (GI). GI is the whole network of grasslands, woodlands, hedges, lanes, rivers, ponds, streams and the Leeds and Liverpool Canal that together form a network across an area. The rivers, ponds, stream and canals are sometimes referred to as blue infrastructure. A network that

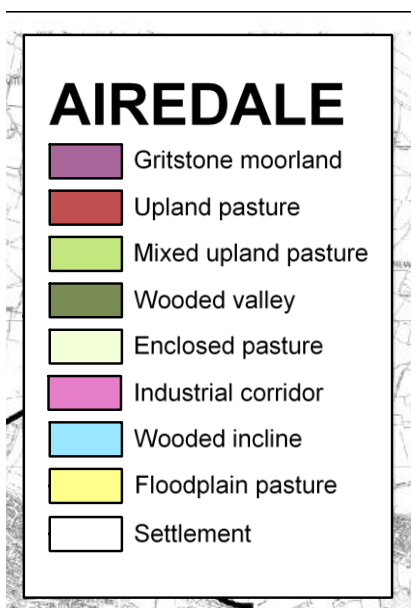
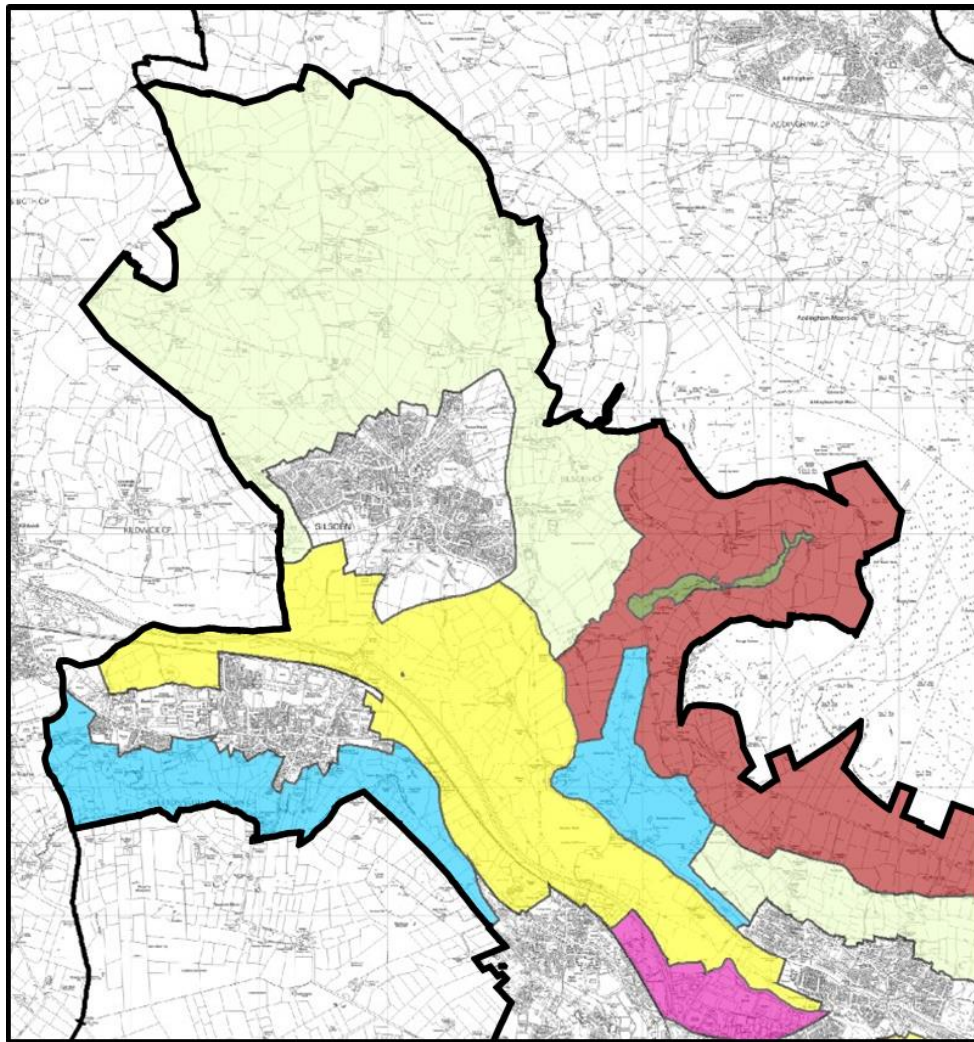
performs multiple functions, including: providing opportunities for informal recreation; a haven and routes and corridors for wildlife; a “green lung” for the urban area; and, overall, contributes to the two parish’s setting and the residents’ well-being.

6.28 POLICY SWES7 – GREEN AND BLUE INFRASTRUCTURE

Development proposals should preserve and enhance the neighbourhood plan area’s green and blue infrastructure network. Where appropriate, development proposals should incorporate the following:

- a) **Improved access to the existing network of green infrastructure, including watercourses and the Leeds and Liverpool Canal;**
- b) **Links to encourage walking to the Silsden Local Centre, key local community facilities and major employment areas;**
- c) **Links from the urban fringe to the surrounding green infrastructure network in the more rural parts of the parishes;**
- d) **Measures to reduce habitat fragmentation and to create inter-connecting corridors; and**
- e) **Within the urban area new tree planting and other planting, of native species along roads and streets.**

Figure 6 – Landscape Character



OBJECTIVE 4 – To protect and promote a vibrant countryside

6.29 Much of the countryside in the neighbourhood plan area is protected from inappropriate development by Green Belt policy. The fundamental aim of Green Belt policy is to keep land permanently open. But, as well as wanting to protect the countryside we want to ensure that it remains a vibrant countryside, with thriving agriculture, businesses, recreation and tourism. The policies in this section of the plan have been designed to achieve this.

6.30 POLICY SWES9 – RURAL DIVERSIFICATION AND CONVERSION OF RURAL BUILDINGS

To support the diversification of existing rural enterprises and promote business uses in existing rural buildings development will be permitted when:

- a) It is in accordance with national Green Belt Policy as defined in the NPPF; and**
- b) It does not lead to excessive traffic generation, or have an adverse impact on residential amenity.**

6.31 National Green Belt policy encourages local planning authorities to look for opportunities to positively enhance the beneficial use of the Green Belt: by looking for opportunities to provide access and to provide opportunities for outdoor sport and recreation. In seeking to promote a vibrant countryside Policy SWES10 sets out the neighbourhood plan will encourage and manage this.

6.32 POLICY SWES10 – COUNTRYSIDE ACCESS, SPORT AND RECREATION

To support the development of countryside access, sport, recreation and tourism the following development will be supported:

- a) Creation of new access points in to, and routes through the countryside;**
- b) Appropriate facilities for outdoor sport and recreation uses;**
- c) Small extensions to existing buildings that would not lead to disproportionate additions;**
- d) Re-use of existing buildings; and**

- e) **Open land uses that would not have a detrimental impact due to noise, visual impact, landscape impact, or excessive traffic generation.**

OBJECTIVE 5 – To ensure all new development includes suitable infrastructure to address its needs and any new impact it may have on the wider community

6.33 All development should be assessed for the impact it has on the local community and area; and all new development should provide suitable infrastructure to cater for both immediate and future needs, whether that be roads, schools, drainage or any other of the range of needs new development brings.

6.34 POLICY SWES11 – INFRASTRUCTURE FOR NEW DEVELOPMENT

Any identified additional infrastructure needs arising as a result of proposed new development must be addressed before planning approval is granted. Approvals will be conditioned so that necessary infrastructure is in place at appropriate times in the phasing of the development.

In particular, the following will be taken in to account when assessing proposals:

- a) Site access and the need for any additional road capacity and public transport provision;**
- b) New infrastructure to ensure the development is accessible by foot and by cycle and by people with disabilities;**
- c) Surface water drainage by using SUDs; and**
- d) The need for any additional capacity in local services such as health and schools. In particular, development generating new primary school places in Steeton and Eastburn should provide for expansion of primary school places at Eastburn Primary School (currently having 192 places) and Steeton Primary School (having 281 places. In Silsden, any development generating the need for new primary school provision should provide for additional primary school places in Silsden, ideally at a new school.**

6.35 The Community Infrastructure Levy (CIL) is a new levy that will be raised on certain new forms of development, particularly housing. CIL will be in addition to any site specific planning obligations, such as section 106. CIL will be charged based on any Charging Schedule finally adopted by BCMDC. The neighbourhood plan area could see significant new development in the future. This could, potentially generate significant CIL receipts. A set proportion of these receipts will be passed by BCMDC to the parish councils – 15 % if we do not have a neighbourhood plan; 25% if this plan is approved. The parish councils, therefore, think it important that the neighbourhood plan sets out some of the specific proposals CIL, and, if necessary, other funding could be used for in the neighbourhood plan area. Policy SWES12 sets out the initial ideas on how such funding could be used, and others are invited from the community during this informal consultation.

6.36 **POLICY SWES12 - COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The Community Infrastructure Levy raised in the area will be used to bring forward the following proposals:

- ❑ **Bus service improvements**
- ❑ **Maintenance of green spaces**
- ❑ **Additional car parking at the station**
- ❑ **Pedestrian and cycling links to the station including a route suitable for people with disabilities**
- ❑ **Improved bus services between Skipton and Silsden**
- ❑ **Bridge over the A629**
- ❑ **Re-opening of Silsden's public toilets**

OBJECTIVE 6 – To protect and enhance the vitality and viability of local centres and shopping areas

6.37 This section of the plan sets out how the vitality and viability of Silsden Local Centre will be protected and enhanced. It also sets out how smaller neighbourhood centres and local shops will be protected.

6.38 POLICY SWES13 – SILSDEN LOCAL CENTRE

Within Silsden Local Centre (Figure 7) development requiring planning permission for the following uses will be supported:

- a) Retail (A1);
- b) Financial and professional services (A2);
- c) Restaurants and cafes (A3);
- d) Drinking establishments (A4)
- e) Hot food takeaways (A5) **[still not sure if this is an issue?]**
- f) Community uses.

In particular the following proposals will be supported:

- Junction improvements at Bell Square and Clog Bridge Junctions
- Proposals to bring back in to use The Pavilion in Silsden
- Re-opening of the public toilets

[do you want to add anything to this list?]

POLICY SWES14 – NEIGHBOURHOOD AND LOCAL SHOPS

Within Steeton and Eastburn Neighbourhood Centres [can these be defined?] development for appropriately sized (threshold?) retail, office, food and drink and community uses will be supported.

Development leading to the loss of these uses in these areas will be permitted when it would not have a detrimental impact on the vitality and viability of these areas.

New development for small local shops and development to enhance such uses will be supported when it would not have an

OBJECTIVE 7 – To support economic growth and local employment opportunities

6.39 This section of the NDP sets out how we will support the growth and development of local business and the growth and diversification of local employment by:

- Protecting existing employment area sites; and
- By encouraging certain forms of economic development.

6.40 The neighbourhood planning has seen economic development over many years, and has a rich industrial past. As a result, there are many buildings providing local employment, both old and new, that will continue to provide the basis for continued economic growth. Further economic development will be supported in these areas. But, often, such areas come under pressure for other land uses, such as housing and retail, to ensure the stock of employment premises is maintained and to provide a degree of certainty of the future of these areas they will be protected by policy SWES15

POLICY SWES15 - PROTECTING LOCAL EMPLOYMENT SITES

To maintain a full range of employment opportunities in the local area the following sites will be protected for employment use:

- **Eastourne Works, Skipton Road**
- **Eastburn Mills, Main Road, Eastburn**
- **Millennium Business Park, Steeton**
- **Woodlands Mill, Steeton**
- **Silsden Rural Business Park, Silsden**

[Are there others?]

Development for business (B1), general industrial (B2) AND warehousing uses (B8) will be encouraged in these areas.

Planning approval for uses outside of the above will only be permitted when:

- a. The existing use is no longer considered suitable for continued employment use after an extended period of active marketing; and**
- b. The proposed use would not have a**

detrimental impact on adjacent uses, users and occupiers.

6.41 **[Map of protected employment sites to be inserted]**

6.42 There is also a need to support the development of small businesses.

POLICY SWES16 – SMALL BUSINESSES

Away from Silsden Local Centre, existing development plan employment allocations and protected local employment sites, proposals for small business development within the existing urban area will be permitted when:

- a) They re-use existing buildings, or are extensions to existing small business premises, that do not lead to any adverse impacts on existing and future adjoining residential properties; or**
- b) They are for homeworking that would not lead to any adverse impacts on existing and future adjoining residential properties or lead to adverse traffic impacts.**

OBJECTIVE 8 – To support improvements to the transport network that meet the needs of all users

6.43 This area of the NDP concentrates on specific local transport improvements that are needed. These could come from a specific development proposal; known problems that need addressing; or they have been brought forward from the community engagement work undertaken during the preparation of the neighbourhood plan.

6.44 POLICY SWES17 – IMPROVING LOCAL TRANSPORT

The following local transport improvements will be implemented over the lifetime of the plan:

- **Improve bus services between Silsden and Skipton**
- **Elliot St/Keighley Road junction improvements**
- **Junction improvements in Silsden Local Centre, see SWES14 above**
- **Sykes Lane, Silsden to be designated and protected as a “quiet lane” due to its heritage/green route qualities**
- **Improved walking and cycling access to, and car parking at the Silsden and Steeton Station and bus interchange**
- **Pedestrian/cyclist bridge over A629**

OBJECTIVE 9 – To protect and enhance existing community and recreation facilities

6.45 This section of the NDP sets out the policies that will be used to protect and enhance community facilities.

POLICY SWES18 - PROTECTION OF LOCAL COMMUNITY ASSETS

The following community assets will be protected:

Silsden:

- **Silsden Town Hall**
- **Silsden Methodist Hall**
- **Silsden Library building (including the area of land bordered by the Beck)**
- **Red Lion**
- **Fire Station**
- **Daisy Chain Children’s Centre**
- **Wesley Place building and surrounding area**
- **Old Library building and space in front of it**
- **Our Lady of Mount Carmel Church**
- **Silsden Group Practice**
- **The Robin Hood Pub**
- **St James Church**
- **King’s Arms Pub**
- **The Punch Bowl Inn**

Steeton and Eastburn:

- **The HUB**
- **Pubs**
- **Eastburn Post Office**
- **Steeton Post Office**
- **Eastburn Methodist Church**
- **The Nightingale Pub**
- **Steeton Methodist Church**
- **St Stephens’s Church, Steeton**
- **The Goat’s Head Pub**
- **The Old Star Pub**

The change of use of community assets to non-community uses will not be permitted unless the following can be demonstrated:

- a. **The proposal includes alternative provision, on a site within the area, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking;**
or
- b. **Satisfactory evidence is produced that there is no longer a need for the asset.**

[Note: Insert map.]

6.46 National planning policy encourages local communities, through neighbourhood development plans, to identify “local green spaces”. Once designated as such, local green spaces are offered very strong protection through the planning system: protection akin to Green Belt status offers a very strong protection for such spaces. This is contained in paragraphs 76 and 77 of the National Planning Policy Framework.

6.47 **[Note: I have had a go at identifying the area’s local green spaces, but a piece of work hanging over from previous versions of the plan is filling in the following Table. This could form part of your evidence base as to why certain spaces have been identified as local green spaces and not others. The Table has some example data.]**

Name of Open Space	Close Proximity to the community it serves? Yes or No	Demonstrably special? Yes or No. If “yes”, why?	Local in character and not an extensive tract of land? Yes or no. If “yes” describe.
Space 1	YES	YES – green space in centre of town	YES - with explanation as to why
Space 2	NO	NO	NO
Space 3	YES	YES – etc.	NO – with explanation why e.g. large tract of Green

			Belt land.
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6.48 POLICY SWES19 – LOCAL GREEN SPACES

The following local green spaces will be protected. Inappropriate development of the spaces, excluding the exceptions identified in paras. 89 to 92 of NPPF will only be permitted in very special circumstances: when the harm to space and any other harm is clearly outweighed by other considerations.

Silsden

- Memorial Gardens
- Bradley Green
- Garden at Twisters club.
- Silsden Park
- 3 allotment sites **[insert names]**

Steeton and Eastburn

- Keighley Road Recreation Ground
- Eastburn Playing Fields
- Eastburn Rose Garden
- Doris Wells Memorial Football Ground
- Memorial Gardens and Wood
- Cemetery
- Chapel Road Recreation Area
- Bowling Green and The Hub play area
- Corn Mill Green
- Allotments off Keighley Road

6.49 As well as having a number of important local green spaces the neighbourhood plan area also has a number of sport and recreation facilities that provide a vital component to the life and well-being of the area. The neighbourhood plan identifies these area and seeks to encourage proposals to improve and enhance these facilities.

6.50 POLICY SWES20 – PROTECTING AND ENHANCING SPORT AND RECREATION PROVISION

The following sport and recreation facilities will be protected for such uses:

- Airedale Hospital Sports Ground
- Steeton Cricket Ground

- **Steeton Football Ground**
- **Silsden Golf Course**
- **[insert others?]**

OBJECTIVE 10 – To support the growth and development of tourism

- 6.51 Policies here could seek to promote and encourage tourism development. These would probably be strengthened with specific proposals and projects.

POLICY SWES20 – TOURISM DEVELOPMENT

New tourism development will be supported when it meets the following:

- a) In the Green Belt it is compatible with green belt policy as set out in national planning guidance;**
- b) In rural areas not in the Green Belt it would not have an adverse impact on the local landscape, the countryside, natural or built heritage;**
- c) In the defined local centres it would complement and enhance the wider centre and would; and**
- d) Elsewhere in the urban area enhancement and expansion of existing tourist related facilities where they do not have an adverse impact on residential amenity or the natural or historic environment; and proposals that re-use, preserve and enhance assets of heritage value.**

The following proposals will be supported:

- Further hotel (Use Class C1) development at Steeton Hall**
- Bed and breakfast accommodation and tourist related diversification of existing rural enterprises**
- Development of the canal area in Silsden to encourage and support growth in tourism**
- Promotion of walking and cycling by improvements to footpaths and rights of way**
- Creation of new links to tourism assets in the wider area**

7

How to comment on this document

- 7.1 The Steeton with Eastburn and Silsden Draft Neighbourhood Development Plan is being published for X weeks of informal consultation between xxx and xxx.
- 7.2 Copies of the Draft Plan can be accessed in the following ways:

[to be inserted]
- 7.3 Comments on the Draft Plan must be made in writing by xxx and returned to xxx by no later than xxx.
- 7.4 Following receipt of comments of comments the Neighbourhood Plan Steering Group and the two Councils will assess the comments made and decide if any changes need to be made to the plan. This revised plan will then be put back out for six weeks of formal consultation during spring 2016.

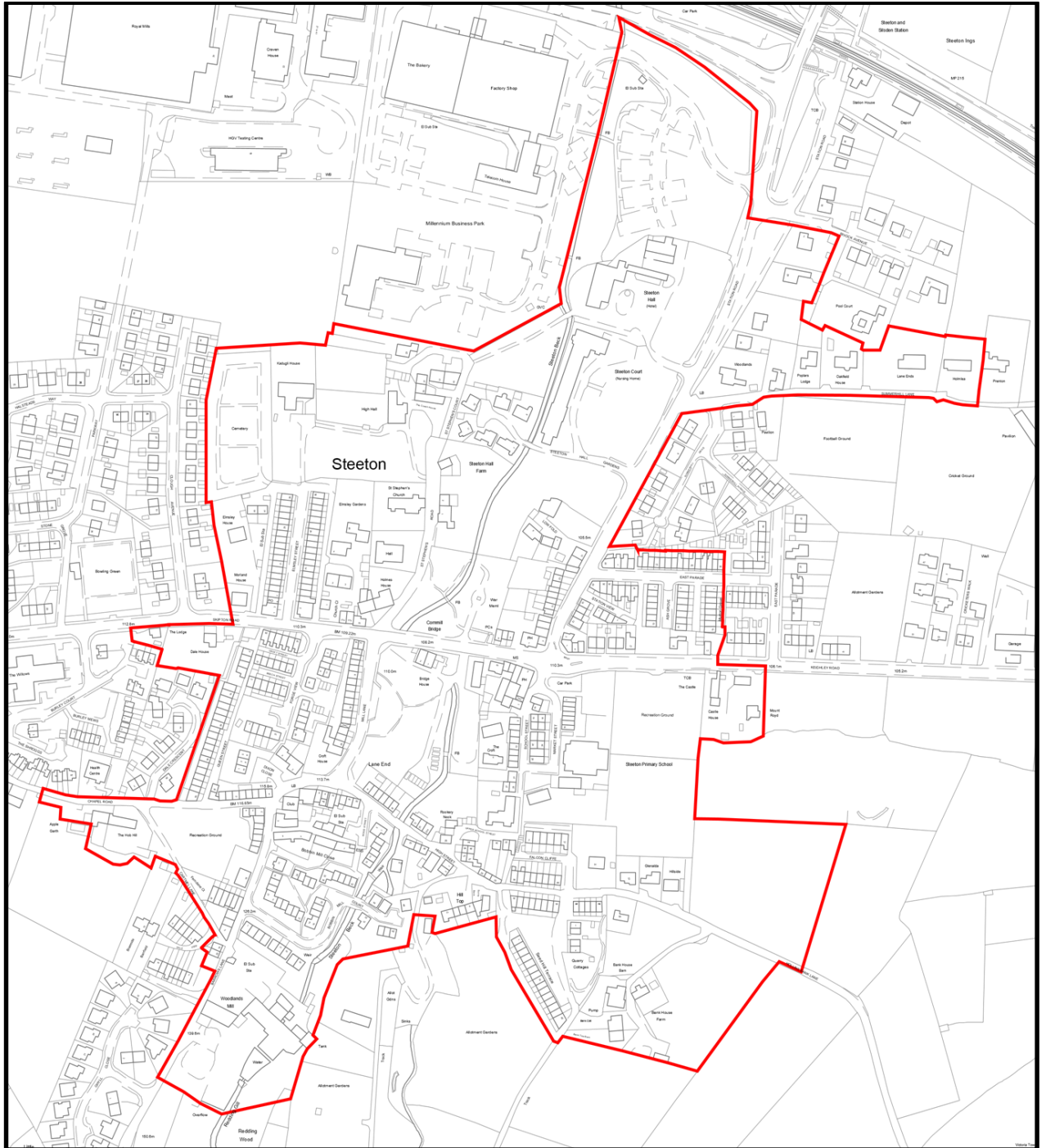
8

Monitoring and Review

- 8.1 Neighbourhood development plans are only valuable when kept up to date. The Parish Councils will monitor the policies and proposals in the Neighbourhood Development Plan on an annual basis.
- 8.2 Where the need for change is identified we will work with Bradford Council to produce updates and amendments where necessary.
- 8.3 Should significant sections of the Neighbourhood development plan become out of date we will look to review the whole document by producing a new Neighbourhood development plan following the neighbourhood development planning procedure.

Appendix 1 Conservation Areas

Steeton



Silsden



Back cover image:

Waterloo Mills, Silsden

Steam powered worsted mill c1870. Originally powered by a beam engine but a new engine house (square structure to left of main block) was built in 1916/17 to house a second hand inverted vertical cross compound engine of 1896. The chimney still stands (looks shortened) but the boilers have gone. Listed II*.



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[to be inserted]**

