



Steeton, Eastburn and Silsden Neighbourhood Development Plan 2017-2030

Regulation 14 Consultation Draft

February 2017

Front cover image: Steeton and view over Aire Valley taken from Lightbank Lane
Silsden



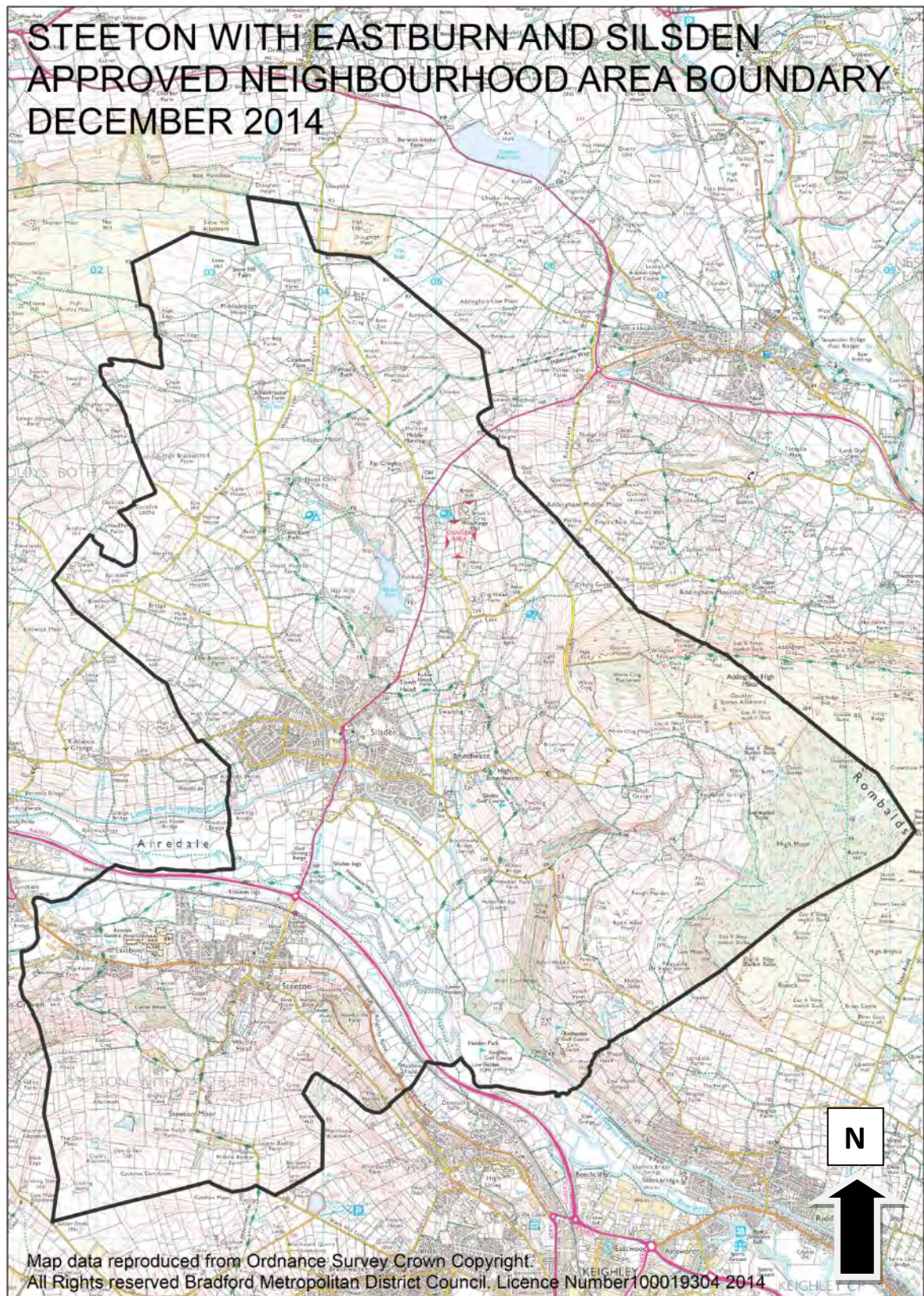
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"Our aim for the neighbourhood development plan is to promote and protect a healthy and pleasant environment for those who live, work and play in the area, offering opportunities for employment, leisure, education, shopping and housing and improving 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 (Source: CBMDC, 2014)



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, as qualifying bodies, applied for the area covered by the two parishes to be designated as a neighbourhood planning area (see Figure 1, page 4). Neighbourhood planning area status was approved by City of Bradford Metropolitan District Council (CBMDC) in December 2014.
- 1.2 This document is the first formal consultation 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 The 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 preferably by using one of the response forms published alongside the NDP by sending your comments in writing by **no later than 5pm 17th March 2017** to:

Rosie Sanderson BSc, MBA, CiLCA
Clerk
Steeton-with-Eastburn Parish Council
35 Kings Mill Lane
Settle
BD24 9FD
01729 825944

Or by email to:

Clerk@steeton-with-eastburnparishcouncil.gov.uk

Copies of the plan and response forms are available to view on www.steeton-with-eastburnparishcouncil.gov.uk

We also have a Facebook page: [Steeton with Eastburn Parish Council](#)

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 – *“Background, Overall Aim, Key Issues and Objectives”* outlines the key issues the plan will address and our vision for the area in 2030, along with the objectives that if successfully reached will help us realise our key aim.

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

Chapter 6 – *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, Eastburn and Silsden?

- 2.1 Neighbourhood Development Plans are a new part of the statutory development planning system. Just as local authorities, such as City of Bradford Metropolitan District Council (CBMDC), 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, in our case, CBMDC. NDPs will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 2.3 Steeton-with-Eastburn and Silsden councils think this is an important right to exercise, and in early 2014, as qualifying bodies, they came together and applied for the whole area to be designated a neighbourhood planning area, see Figure 1, page 4. CBMDC Council approved this application on 2nd 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. NDPs have the following benefits:

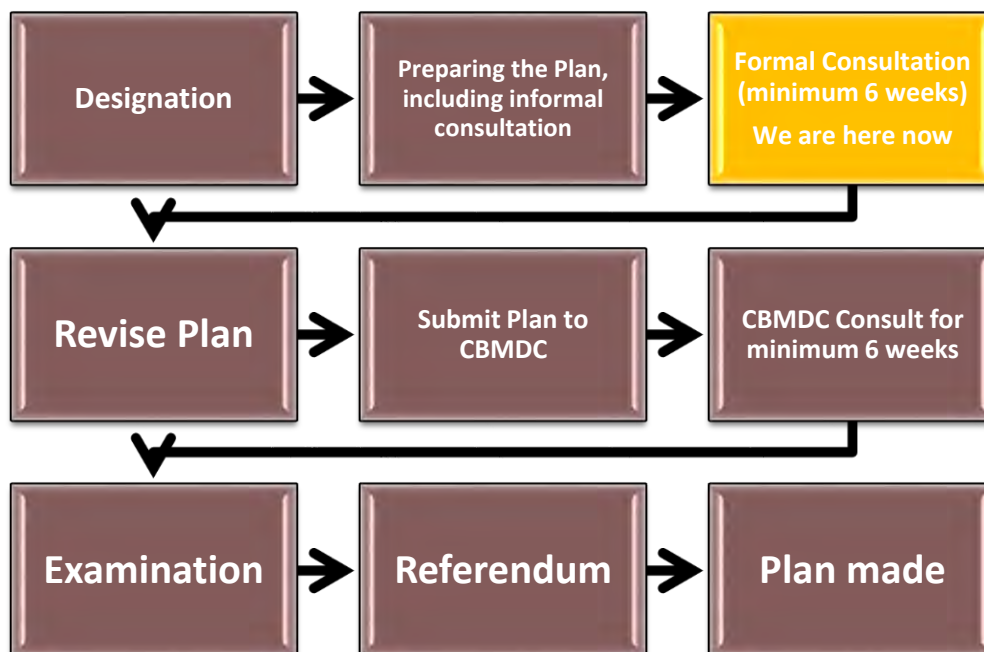
- NDPs are part of the development plan and carry what is known as “statutory weight” when planning decisions are made
- NDPs give local people the final say on the neighbourhood plan for the area through a referendum
- NDPs can bring a financial benefit to an area. CBMDC can introduce a levy on future development called the Community Infrastructure Levy (CIL). CBMDC have consulted on a draft Charging Schedule. Without an NDP the parish and town council would receive 15% of any CIL collected, if we have an NDP we receive 25% of the CIL collected and this can then be spent in the neighbourhood area. 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 minimum 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 district. All residents of Silsden, Steeton and Eastburn who are aged over 18 will be entitled to vote in the referendum. The Steeton-with-Eastburn and Silsden NDP has now reached the first full consultation stage (Regulation 14 consultation). **The plan is being consulted upon for six weeks from 3rd February 2017 to 17th March 2017.** Details on how to access a copy of the plan and how to respond can be found in para. 1.3.
- 3.3 After this six-week consultation the NDP will be revised and submitted to CBMDC. CBMDC will then consult on this second Submitted Draft for a further minimum six-week period – the Regulation 16 consultation.
- 3.4 The Steeton-with-Eastburn and Silsden NDP will then 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 late 2017 and have a final NDP by early 2018.
- 3.6 It is important to bear in mind that our NDP must take account of national planning policy set by government; and strategic planning policy set by CBMDC. The latter, as we show in chapter 5, is extremely important in terms of planning the future of our area.

4

Background, Overall Aim, Key Issues, and Objectives

Introduction

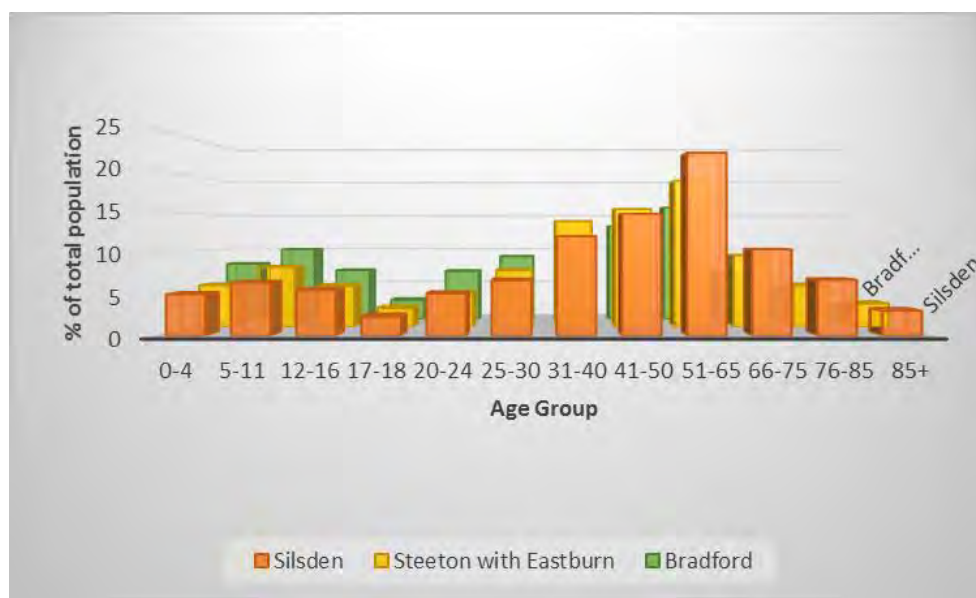
- 4.1 The neighbourhood area covers two parishes – Silsden and Steeton with Eastburn. Over the last 50 years the area has seen significant changes, not least of these, considerable growth in the number of homes and changes in the local economy. Today, there are over 5,500 homes, and at the last Census in 2011, 12,643 people lived in the neighbourhood area. Broadly, the neighbourhood plan area has an older population than Bradford district, and Silsden, an older population than Steeton and Eastburn (Figure 3, page 12).

Steeton-with-Eastburn

- 4.2 Steeton has changed from a small manufacturing town to a more commuter based area. This transformation has continued and recent changes have seen 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 many employment opportunities in the villages.

- 4.3 There has, however, been economic 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.

Figure 3 – Population Structure in the Parishes



- 4.4 Airedale Hospital run 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 at present. Although there are less beds 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 Primary healthcare is provided from Steeton Health Centre, this is a satellite unit of the GP practice in Silsden and includes a pharmacy.

- 4.7 Another high tech industry that has located in Steeton is SmartTV (formerly Echostar). SmartTV have a purpose built facility where they design and develop components for satellite downlink hardware for the domestic and public sectors. The industrial complex where they are located, Millennium Business Park, was a greenfield site in the grounds of Steeton Hall. There are a number of other businesses in the Business Park. On Keighley Road are the premises of the Airedale Motor Company.



Eastburn General Store

- 4.8 There are two Public houses and two clubs and two hot food takeaways in the villages. Few of the small retail outlets that used to be in the villages in the early part of the last century remain, at one point there were over 150 small retailers in the two villages. There are now 10 small shops, 3 of these having come back into use in the last 2 years. There is also a small convenience supermarket that has been built in Steeton, in what was the large garden of a private dwelling. But this has not compensated for the loss of many small retail outlets that have stopped trading and in many cases have been turned into residential dwellings.
- 4.9 There are a number of new business start-ups. Predominantly, these are in health and beauty and hospitality. A very successful nursery and afterschool club opened in what was a butcher's shop, this is a thriving business and is looking to expand. It provides a valuable

service to local people and to many who travel into the village to work. Two large former mill owners' houses have been converted into nursing/ residential homes. One nursing/residential home has also been purpose built.

- 4.10 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, and these units offer valuable supported/assisted living.
- 4.11 There are a large number of people who work from home. In Steeton and Eastburn, 207 people worked mainly from home, 9.1% of those in work (source: 2011 Census). A problem for a lot of these businesses is that there a lack of suitable accommodation 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.



View over Steeton and Eastburn from Leeds and Liverpool Canal, Silsden

- 4.12 Agriculture has changed from many small units to the present-day two larger scale, diversified enterprises.

Silsden

- 4.13 The Silsden area includes Silsden itself and the hamlets of Brunthwaite, Swartha, Silsden Moorside and Cringles and had a population of over 8,000 at the 2011 Census. 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 development sees the continuing growth of the area.
- 4.14 Silsden town and its surrounding area has a tremendous local heritage and history. The significance of the Beck and connecting waterways have played an important part in the town's employment history. From the earliest years of agricultural farming; through to cottage industries; famous nail making and clog irons; and later, larger textile mills have all evolved around this natural water supply. The Beck and the Weir are a reminder of the town's industrial past but today are more important as attractive features in the centre of town giving it a distinctive rural feel.
- 4.15 In the 1960's Silsden was a small town of about 5,191 people (1961 Census), 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. 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 the number of jobs available for local employment. Silsden was once regarded as being a self-sufficient town but has evolved into a town of commuters. The majority of the town's population now work in the neighbouring towns and cities.



Traditional terraced housing in Silsden

- 4.16 In the town there is 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 eight hairdressing and beauty salons and four 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 18 jobs.
- 4.17 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. 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.
- 4.18 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. Now established in a newly built health centre on Elliot Street. Despite this move to new premises there are still comments, including from our

consultation on this neighbourhood plan, that there are difficulties in obtaining appointments. The town is also supported by three pharmacy businesses.



Silsden Medical Centre

- 4.19 Until fairly recently, Silsden had six public houses, today only four pubs remain and there is a wine bar in the former Barclays Bank. 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 seven fast-food takeaway outlets.
- 4.20 The town does retain some manufacturing, e.g., Snugpak which makes garments and sleeping bags which are suitable for adventure travel. Habasit has recently relocated to Elland reducing by 80 the number of jobs in the area. There are also a wide variety of other commercial businesses in the Belton Road area.
- 4.21 The town's police station closed in August 2005 and is currently occupied by a children's private nursery, Handprints. Nursery provision is also provided at Dradishaw Nursery and Aireview School in addition to several local at-home service providers. The Daisy Chain Centre, is currently hoping to be saved by a working group and is supported by Silsden Town Council. The Youth Centre

building provides many different types of activities for people of all ages. Further organisations have shown interest in using the building and it is hoped this will make the Centre's retention more viable. There are four care homes for the elderly within the Silsden area.

- 4.22 Silsden still has its own fire station which is manned by part-time retained firefighters.
- 4.23 The refurbished, Silsden Town Hall has two large function rooms, a meeting room, lounge area and kitchen. The Town Hall is an invaluable community facility and caters for social functions, dances, meetings, aerobics, private parties and wedding receptions. The town also has a library but, unfortunately, this is now half of its original size and is situated in the Town Hall. The latest proposals from CBMDC are to reduce library services further and have these run by volunteers. Silsden lost its public toilets in May 2015, due to cuts made by CBMDC. Silsden Town Council considered taking over the running of these facilities but the prohibitive running costs, including the business rates, made this venture too expensive. There are public toilets in the Town Hall which are available when the library is open. A group of residents are still pursuing the possibility that the public toilets may be re-opened. The future of Silsden Town Hall is uncertain, CBMDC are examining sales of such community buildings or transfer to community trustees via Community Asset Transfer.
- 4.24 Silsden was administered by Silsden Urban District Council until 1974 when it was incorporated into the Bradford Metropolitan District. At this time, 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.
- 4.25 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 Carmel 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.
- 4.26 The amount of green spaces in the area have largely remained 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 in memory of local community stalwart Mr Graham Inman; 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.

- 4.27 The largest green space is Silsden Park to the east of the town. Whilst regular sporting events still take place, its pavilion, café, and toilets have closed and are now boarded up. There is interest in 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.
- 4.28 Silsden has a thriving football club, Silsden Football AFC. Silsden Golf Club, situated in High Brunthwaite, started in 1911 and there is also a Silsden Golf Driving Range one of the largest in Yorkshire.
- 4.29 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, this was situated in what is now the Hothfield Primary School. The town's older children in the main now travel to South Craven School in Crosshills.
- 4.30 Silsden retains separate infant and junior schools. As such its admission policy differed from other areas in Bradford district. This caused significant problems for some Silsden's families in 2015, who, for the first time, were not offered a school place at the Aire View Infant School as there were insufficient places. To overcome this problem, the schools have now joined together for admission purposes and this new admission policy will be introduced for the 2017 intake of children. This will bring local admissions policy into line with other Bradford schools. There are talks of a brand new school being built in the near future in Silsden. A plot of land on the north east of the town has been identified. The discussions regarding this proposal are currently on going.



Aire View School, Silsden

- 4.31 Parts of Silsden are prone to flooding and, often, after heavy rain, the fields around the town are flooded. Silsden Beck is subject to overflow at times, in various locations causing flooding. The major flooding of December 2015 is the worst recently recorded flooding and caused more damage than past floods. Many areas in Silsden were affected, with houses and businesses flooded. Residents have serious concerns that any further substantial house building will pose serious flood risk issues for the town.
- 4.32 The landscape around the Leeds and Liverpool Canal in Silsden has changed significantly over the last few decades. The canal no longer serves the mills and businesses that once occupied its banks. Many of these mills/industrial buildings have now disappeared or have been converted into modern canalside housing development.
- 4.33 The canal towpath is now used more for leisure by walkers and cyclists, fishermen and pleasure boaters. The Grade II canal warehouse belonging to Silsden 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 be considered as a more suitable everyday transport link.

- 4.34 There is less public bus transport available now than fifty years ago, as many people prefer the convenience of using their cars. There is no longer a direct bus service to the neighbouring town of Skipton in North Yorkshire. 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, although the station is over a mile from the town centre, and it has been highlighted, in the Silsden Survey 2012, that rail transport would be used more often if there were better and safer 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 integration of bus and train services.
- 4.35 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 through the area.
- 4.36 The main route, and only road, the A6034, connecting the Aire Valley to the Wharfe Valley goes straight through Silsden and is often heavily congested. Traffic flow at peak times; narrow roads; crossing and junctions; 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 to 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 before additional traffic loading from new housing development.

Overall Aim and Key Issues

- 4.37 There are a number of planning issues that affect all the parishes. This section of the plan sets out those issues and what we intend to do about them. If successful, this will help us to achieve our overall aim for the area in 2030.

"Our overall 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?

4.38 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:

- Design criteria should be set, including a maximum height (2 storey) and density (25-30 per hectare?)
- Condition of some of the housing stock
- Need to conserve local heritage including the future management of the Conservation Areas
- Impact of future retail developments on current shops
- Need to control the number of hot food takeaways, charity shops and betting shops
- 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. From 2017 the schools will join together, Hothfield School to be incorporated within the Aire View School, for admission purposes only.

- 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 to some areas poor
- Issues related to drainage, sewerage and water supply
- 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 and access to services: 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, or lack of, play spaces and playing fields (drainage issues)
- Severe flooding is a major issue for this area- recent flooding in the area indicate that the third of sites proposed are likely to flood and the existing drainage system is inadequate. Any further development will add to the problems currently experienced by residents in the recent Boxing Day floods of 2015.
- The electricity substation has now exceeded its capacity of only a further additional 100 dwellings. Any upgrade will require a hugely costly expense.
- A second children's play area should be included in Silsden. There are presently only children's play areas within the actual park. Silsden is a sizeable area and I believe another play area should be considered in the South/ West of the town should more housing be granted.

- Management of change in the Conservation Areas.

4.39 We then built on this early engagement by holding two drop-in events at:

- ❑ Silsden Methodist Church - Friday 26th September 2014 1 pm to 9 pm
- ❑ Steeton HUB - Saturday 27th September 2014 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. The questionnaire could be handed in at one of the consultation events or sent by post or email to the Steeton-with-Eastburn Parish Council clerk. In total, 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. The Beck near St John's Street in Silsden
- 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

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 one 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 by the two councils. This resulted in only a handful of submissions. Most of which were already allocated sites, or sites in the Green Belt.
- 4.43 Following these early consultation exercises a draft plan was prepared in early 2016. This document was consulted on widely and a small number of responses were received. These have been analysed and taken into account in the preparation of this document.
- 4.44 The councils have also placed information on the two parish web sites, issued press releases, and used other methods of awareness raising. 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.

Objectives

- 4.45 So what do we intend to do about the key issues identified? 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 conserve and enhance the area’s built heritage

OBJECTIVE 3 – To conserve 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

5

Strategic Planning Policy

The Bradford Replacement Unitary Development Plan¹

- 5.1 The Bradford Replacement Unitary Development Plan (RUDP) adopted in 2005 is still the statutory plan for the district. This will remain the case, until the RUDP is superseded by the new Local Plan that is currently being prepared by CBMDC. The RUDP sets the strategic planning policy framework for Bradford district. Our NDP must be in “general conformity” with the policies in the RUDP. At the same time, it is important to be aware of emerging planning policy in the new Local Plan that will eventually supersede the RUDP. To see a full list of the policies, guidance and evidence base that has informed the development of this neighbourhood plan see the *Planning Policy Assessment and Evidence Base Review* that accompanies this document.
- 5.2 The RUDP places much emphasis 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 RUDP sets out other broad policies relevant to the NDP:

1

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

- ❑ 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 land within villages.

5.4 The RUDP 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) under Policy UR5 Safeguarded Land. **(NOTE: IN THIS SECTION ALL REFERENCES REFER TO THE REPLACEMENT UNITARY DEVELOPMENT PLAN AND ITS PROPOSALS MAP):**

- ❖ K/UR5.3 Sycamore Grove, Eastburn 1.26 ha – **now has planning approval**
- ❖ K/UR5.4 Main Road, Eastburn, adjacent to Airedale Hospital 6.22 ha – **start made on site**
- ❖ 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 Policy E1 of the RUDP also identifies sites for employment use:

- ❖ K/E1.2 OFF STEETON GROVE, Steeton 1.19 ha - **completed**
- ❖ 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 Zone is also identified under Policy E6 Employment Zones, and defined on the Proposals Map.

- ❖ K/E6.1 KEIGHLEY ROAD, SILSDEN

- 5.7 Policy CR1A of the RUDP identifies Silsden as a local centre. 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.

Figure 4 – Silsden Local Centre (source: Bradford RUDP)



5.8 Other RUDP proposals that could be carried forward or have a bearing on the NDP include the following in the RUDP's Transport and Movement section:

- ❖ 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

5.9 Policy OS1 Urban Green Space of the RUDP identifies the following 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 as Village Green Spaces:

- ❖ K/OS7.4 Main Road and Green Lane, Steeton with Eastburn Lyon Lane, Eastburn, and Eastburn Playing Fields
- ❖ K/OS7.5 Station Road, St Stephen's Road and, Steeton with Eastburn

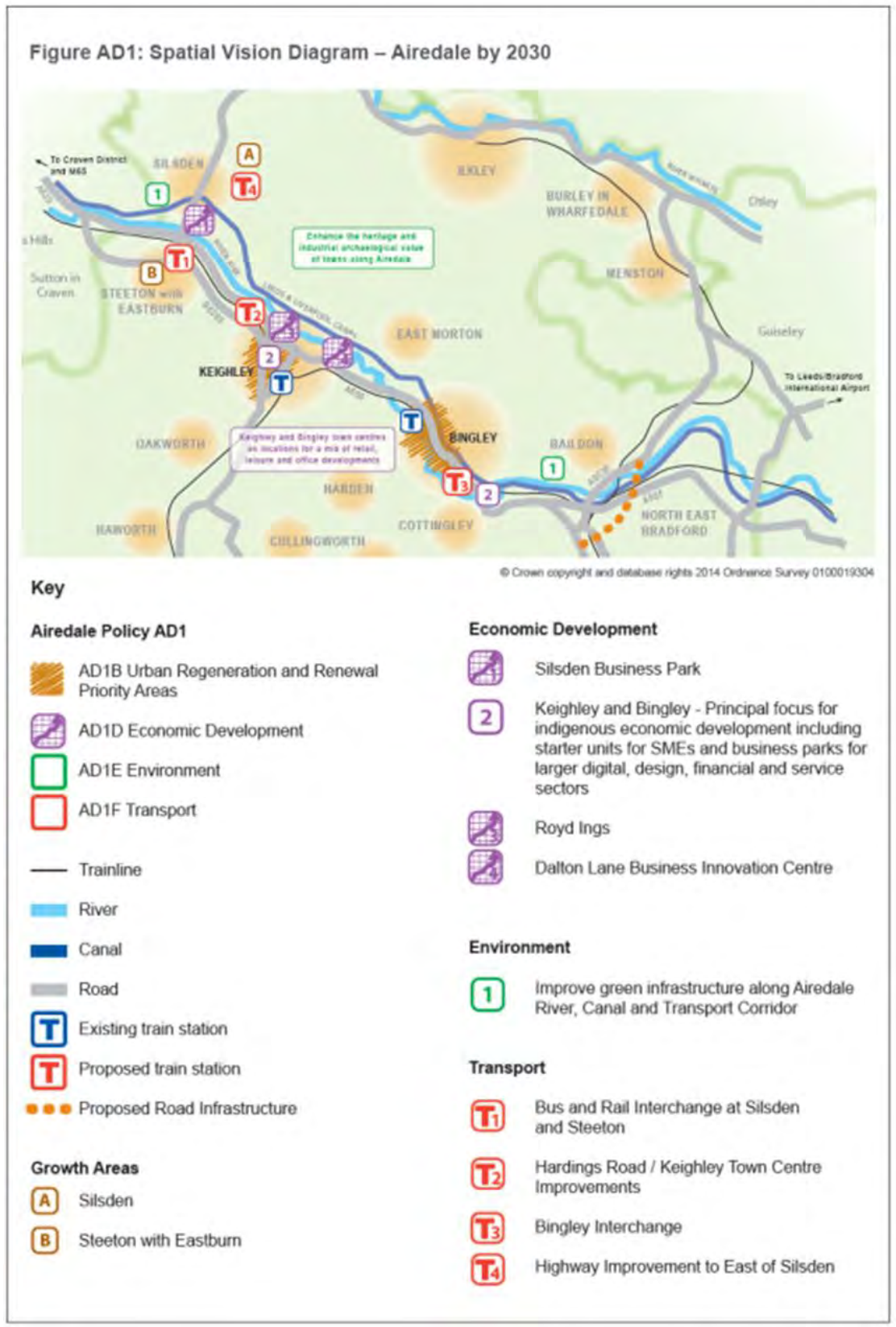
5.10 The RUDP also seeks to protect the local landscape (Policy NE3 Landscape Character Areas), sites of ecological or geological importance (Policies NE7 Sites of International Importance, NE8 Sites of Special Scientific Interest (SSSIs), NE9 Sites of Ecological or Geological Importance (SEGI) and Regionally Important Geological Sites (RIGS), NE9 Sites of Local Nature Conservation Importance – Bradford Wildlife Areas (BWA); and wildlife corridors (Policy NE13 Wildlife Corridors).

Bradford Local Plan (Core Strategy)

- 5.11 The RUDP will eventually be replaced by the Bradford Local Plan (Core Strategy). This strategic document is not site specific, but will set the higher level strategic planning policy for Bradford district.
- 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 CBMDC the relationship between the Core Strategy, RUDP, and our NDP. We have done this and our NDP seeks to meet the aspirations set out in the emerging Core Strategy. The latest version of the Core Strategy policies as set out in the Proposed Main Modifications Composite (June 2016).
- 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 5. 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 (the Council’s proposed modifications to the Core Strategy would see this figure rise to 1,200)**
 - ❖ **Steeton with Eastburn 700**
- 5.14 Silsden will see the creation of more than 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 (if the figures are confirmed through the Core Strategy process) 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.

- 5.16 **Note: at the time of this current Regulation 14 consultation the Bradford Core Strategy is currently subject to a holding direction from the Secretary of State. The examiner’s report in to the examination of the of Core Strategy was published on 22nd August 2016. The holding direction directs CBMDC “not to take any step in connection with the adoption of the Plan”. Given that the RUDP is the statutory plan for the district and the neighbourhood plan must be in “general conformity” with the policies in the RUDP, not the emerging Core Strategy, progress on the preparing the neighbourhood plan will continue.**

Figure 5 – Airedale Spatial Vision Diagram, Bradford Core Strategy (Source: Bradford CMDC Core Strategy Publication Draft, 2014)



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 The NDP will support the emerging Core Strategy Policy SC4 of promoting Steeton and Silsden as “Local Growth Centres”. This will primarily be achieved by supporting housing development on already allocated sites in the adopted Replacement Unitary Development Plan.
- 6.3 The NDP does not seek to allocate land for housing. 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. 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 CBMDC and will be dependent on the outcome of the Core Strategy examination and will be pursued through the CBMDC Allocations Development Plan Document not this NDP.
- 6.4 Given the Green Belt 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 will be supported within the existing urban areas (the built-up area of the settlements not covered by RUDP Green Belt or Safeguarded Land policies) of Steeton, Silsden and Eastburn when it:

- a) **re-uses previously developed land, providing that such land is not of high environmental value; or it re-uses an existing building. In the case of buildings currently or last in use for business or industrial use (B1, B2 and B8 uses) and not identified under Policy SWES15, the applicant must be able**

to demonstrate that the building is no longer suitable for such a use in terms of location, accessibility, adjacent land uses, environmental impacts and lack of demand (i.e. where it can be shown that the site has been continuously marketed for employment uses at local land values for a period of at least two years);

- b) would not lead to the loss of open space or community facilities identified for protection in this plan unless the provisions in Policies SWES16 and SWES17 can be met; and**
- c) it would not have a significant and demonstrable adverse impact on existing and planned infrastructure; and**
- d) It is in accordance with national and strategic planning policy for the area.**

- 6.6 Policy SWES1 will be used to support future housing growth within the existing urban area **(the built-up area of the settlements not covered by RUDP Green Belt or Safeguarded Land policies).**

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 a possible change to the Green Belt boundary. Therefore, any development on these sites is dependent on any review of the Green Belt boundary. This review will have to be in line with national planning policy, one of the requirements of which is that such a review is part of a Local Plan preparation process. In this case, CBMDC's Site Allocations Development Plan Document.

- 6.7 **POLICY SWES2 – DESIGN OF NEW HOUSING DEVELOPMENT WITHIN THE STEETON, EASTBURN AND SILSDEN NEIGHBOURHOOD PLAN AREA**

To ensure new housing development is of good quality design, proposals will be supported when they meet the following criteria:

- a) **They conserve and enhance the locally distinctive built, historic and natural environment assets, both designated and non-designated;**
- b) **The design makes good use 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) **There is no significant adverse impact on residential amenity for existing and future occupiers of the development or in the surrounding area;**
- d) **The development minimises resource use and helps to meet climate change targets, including by minimising surface water run-off and use of sustainable drainage systems and green technologies;**
- e) **The proposal provides easy access for all members of the community. Layouts should provide an integrated, safe, attractive environment for pedestrians and cyclists (particularly children, the elderly and those with disabilities and impaired mobility);**
- f) **Proposals should provide safe environments that “design out crime”;**
- g) **Any recreational open space provision required in the proposed development should be central to the development, fully integrated and suitably overlooked by adjacent housing;**
- h) **Proposals should include measures for future maintenance of open spaces, hard and soft landscaping and other public areas;**
- i) **Development proposed on the edge of the settlements should improve access to the countryside, enhance the local landscape and protect views in to and out of the site;**

- j) There should be suitable provision of suitable space (in terms of size and no negative impact on the public realm) for waste and recycling bins and containers; and**
- k) Proposals should include 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 SWES2. This is in line with national planning policy which promotes good quality design. Policy SWES2 also provides further detail to accompany emerging planning policy to promote housing quality (Policy H09) in the emerging Core Strategy.

6.9 In particular, Policy SWES2 seeks to ensure that new housing development has particular regard to the importance of the distinctive local built, heritage, natural environment (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.

6.10 **POLICY SWES3 – HOUSING DENSITY**

To ensure new housing development in the neighbourhood plan area makes the best and most effective use of land development should seek to achieve a minimum density of 30 dwellings per hectare. Higher densities will be required in the following locations:

- a) in areas within reasonable walking distance of the rail station and main bus routes;**
- b) in the older, inner parts of the towns where higher densities are more common and where higher housing densities may result in development more in keeping with the surrounding area; and**
- c) on sites with good, safe access to the local primary road network and where densities higher than the minimum would not result in significant and demonstrable adverse road traffic impacts.**

6.11 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. The emerging Core Strategy sets a minimum density

of 30 dwellings per hectare, this is needed to meet the district's growing population and due to the relatively constrained supply to meet that need.

- 6.12 Policy SWES3 supports emerging Core Strategy policy and also sets out specific local circumstances when housing densities could exceed the minimum and help to support strategic planning policy. In respect of this neighbourhood plan, this should be the aim of development of sites in areas within reasonable walking distance of the rail station and main bus routes. It will also be desirable in the older, inner parts of the towns where higher densities are more common and where higher housing densities may result in development more in keeping with the surrounding area. Doing this will help to ensure that new development integrates and is compatible with these higher density areas. Higher densities may also be possible on sites with good access to the local primary road network unless such development would result in significant adverse road traffic impacts.

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

- 6.13 The policies in this section set out how we will protect non-designated heritage assets. Designated heritage assets, such as Conservation Areas and listed buildings, already have existing protections under other legislation (details on these assets can be found in Appendices 1 and 2).
- 6.14 **POLICY SWES4 - PROTECTING LOCAL NON-DESIGNATED HERITAGE ASSETS**

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

Silsden (Maps 1, 2 and 3)

- SWES4/1 - 58-61 St. John’s Street, Silsden**
- SWES4/2 - 27 North Street**
- SWES4/3 - Property on the corner of Pickard Lane and Browfield Terrace, Silsden**
- SWES4/4 - 15 Chapel Street, Silsden (previously used as the Primitive Methodist Chapel)**
- SWES4/5 - 10 Briggate, Silsden**
- SWES4/6 – 16 Briggate, Silsden**
- SWES4/7 - 2 to 6 Briggate, Silsden**
- SWES4/8 - 7-9 Briggate, Silsden**
- SWES4/9 - Silsden Town Hall, Kirkgate, Silsden**
- SWES4/10 - Airedale Shed, rear of Nicholson’s Place, Silsden**
- SWES4/11 - Silsden New Methodist Church, Silsden**
- SWES4/12 - Co-operative Building, 74 Keighley Road, Keighley Road, Silsden**
- SWES4/13 - Co-op shop, 1-3 St. John’s Street, Silsden**
- SWES4/14 - Cat Steps, Back of Stirling Street**
- SWES4/15 - Corn Mill House, Keighley Road, Silsden**
- SWES4/16 - Drover’s route by ford along Sykes Lane**
- SWES4/17 - High Bank House, next to the canal, off Sykes Lane**

Steeton and Eastburn (Map 4)

- SWES4/18 - Barrows House, 16, Barrows Lane, Steeton**
- SWES4/19 - 1, and 3 Hill Top, off High Street, Steeton**

SWES4/20 - The Goats Head Pub, Keighley Road, Steeton
SWES4/21 - Old Star Public House, Steeton
SWES4/22 - 27, Station Road, Steeton
SWES4/23 - Croft House, Mill Lane, Steeton
SWES4/24 - 2 Elmsley Street, Steeton
SWES4/25 - Holmes House and attached barn, St. Stephen's Road, Steeton
SWES4/26 - Woodlands, Summerhill Lane/Station Road, Steeton
SWES4/27 - Poplars Lodge, Summerhill Lane, Steeton
SWES4/28 - Oakfield Lodge, Summerhill Lane, Steeton
SWES4/29 - Bridge over Steeton Beck in Redding Wood

Stone setts, where they remain part of the streetscene should be retained. The opportunity for original stone setts to be reinstated as part of the streetscene will be encouraged.

Where renovations, or alterations, requiring planning permission of the assets listed above is proposed such changes should be designed sensitively, and with careful regard to the 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 non-designated heritage asset, such proposals will only be supported when the public benefit of the proposal outweighs the loss or harm to the asset and its setting. Development resulting in the loss of, or substantial harm to the asset, may be subject to a planning condition, or conditions, to ensure that development takes place after the loss or harm has occurred.

Planning proposals will also be assessed against relevant adopted CBMDC policies for their impact on non-designated heritage assets of archaeological value and the wider historic landscape.

- 6.15 As well as our designated heritage assets, such as listed buildings and the Brunthwaite, Steeton, Silsden and Leeds and Liverpool Canal Conservation Areas (see Appendix 1 for maps of the neighbourhood area's Conservation Areas and Appendix 2 for a list of the area's entries on the National Heritage List for England) 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 (Policy EN3 (F)), that requires

“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 neighbourhood plan has taken the opportunity, using published guidance from Historic England, to identify a local list of heritage assets that should be conserved and enhanced. A number of the identified assets are also identified as key unlisted buildings in CBMDC’s Conservation Area Appraisals.

- 6.16 Separately, Silsden Town Council are encouraging CBMDC 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 which would bring some of the town’s oldest buildings in to the Conservation Area. It would also like to extend the Conservation Area to the south of the town to protect part of the old coach road, on Sykes Lane.
- 6.17 As well as non-designated heritage assets with historic or architectural value, the area also has a number of non-designated heritage assets of archaeological value and a wider, rich historic landscape. To ensure that these assets and the historic landscape is considered appropriately in planning proposals, such proposals will be assessed against adopted CBMDC policies, currently policies BH19, NE2, NE3 and NE3A).

OBJECTIVE 3 – To conserve 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; and
- 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 not be supported.

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

Site of Special Scientific Interest/Special Area of Conservation (SAC) and Special Protection Area (SPA)

South Pennine Moors

Sites of Ecological or Geological Importance (SEGI) Regionally Important Geological Site

Doubler Stones,

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 SWES5 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.



View over Steeton and Eastburn from the Leeds and Liverpool Canal

- 6.23 The Airedale area has one of the most complex landscape characters 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 CBMDC's existing *Landscape Character Supplementary Planning Guidance* breaks the neighbourhood plan area in to five further distinct areas: upland pasture; enclosed pasture; floodplain pasture; wooded valley and wooded incline, see Figure 6, page 50. The enclosed pastures around Silsden and the wooded incline around Steeton have a 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 the detailed criteria in 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 visual impact assessment 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 suitable 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 impacts on such views 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 and retention of historic, narrow lanes.**

6.27 As well as 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 the area. The rivers, ponds, stream and canals are sometimes referred to as blue infrastructure. The network performs multiple functions, including: providing opportunities for informal recreation; a haven and routes and corridors for wildlife; a recreation area; and, overall, contributes to the two urban areas' settings; and contributes to residents' health and well-being.

6.28 POLICY SWES7 – GREEN AND BLUE INFRASTRUCTURE

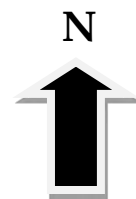
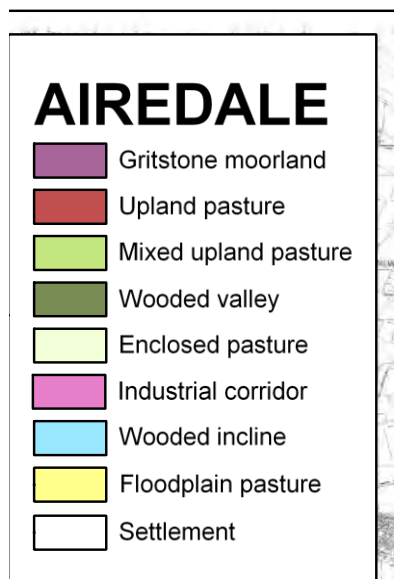
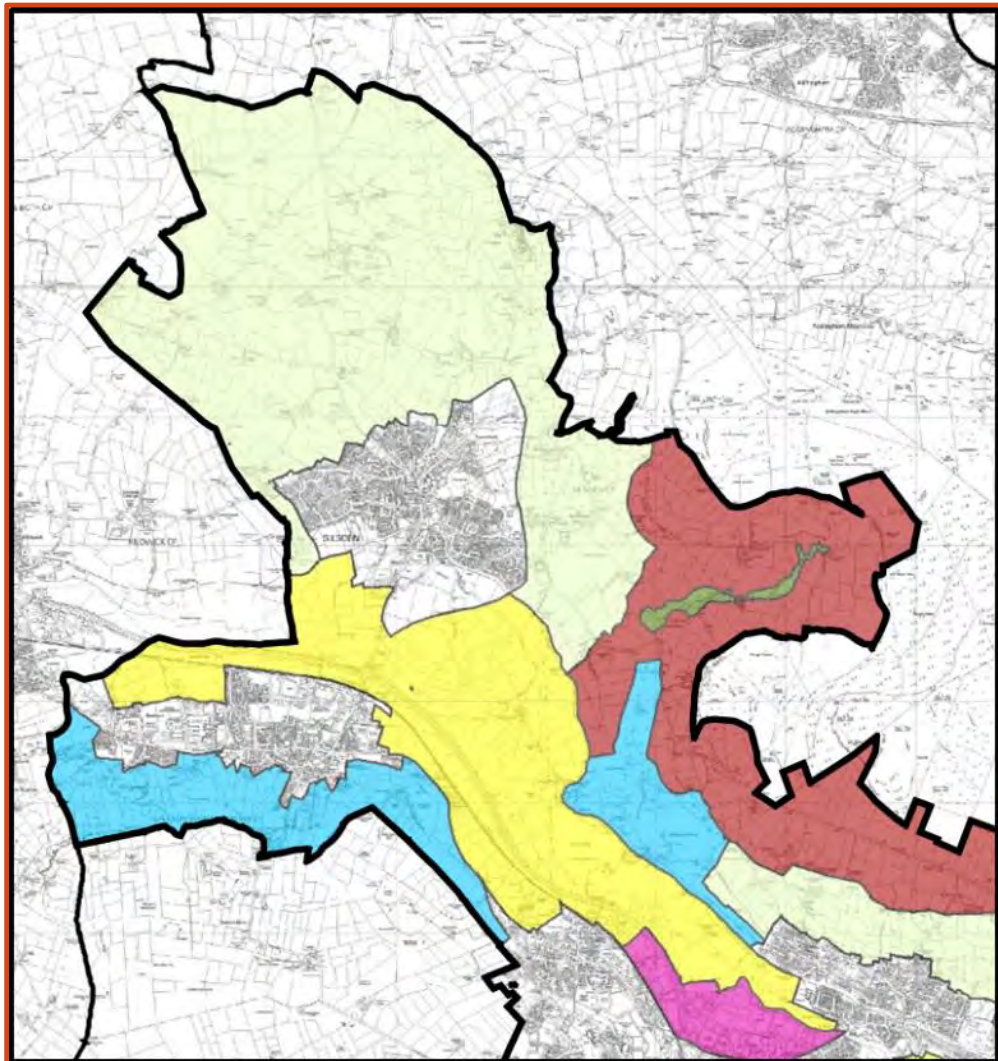
Development proposals should conserve and enhance the neighbourhood plan area's green and blue infrastructure network. Where appropriate, development proposals should incorporate the following:

- a) **Improved access to the existing network of green infrastructure, including watercourses and the Leeds and Liverpool Canal;**
- b) **Links to encourage walking and cycling to the Silsden Local Centre, the rail station, 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, unless this would lead to additional pressures on the South Pennine Moors SPA/SAC;**
- 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 suitable native species along roads and streets.**



Canal at Silsden

Figure 6 – Landscape Character (Source: CBMDC Landscape Character Supplementary Planning Guidance, 2008)



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 open countryside we also want to ensure that it remains a vibrant countryside, with thriving agriculture, rural businesses, recreation and tourism.
- 6.30 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 SWES8 sets out the neighbourhood plan will encourage and manage this.
- 6.31 **POLICY SWES8 – ACCESS TO THE COUNTRYSIDE, COUNTRYSIDE SPORT AND COUNTRYSIDE RECREATION**

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

- a) **Creation of new access points in to, and routes through the countryside unless this would lead to additional pressures on the South Pennine Moors SPA/SAC;**
- 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.**

In particular, development proposals should seek to protect the following routes:

- f) **Sykes Lane for its relative tranquility, green infrastructure, and hedgerows**
- g) **The remaining sections of the original turnpike road, including Pot Lane, the bridleway at rear of Airedale**

Hospital, from Thornhill Road to Lyon Road, and the track north of the bridleway, running at the side of the Hospital sports field.

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

6.32 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 can bring.

6.33 POLICY SWES9 – 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, where necessary, infrastructure is in place preferably prior to development taking place, but, at a minimum, at appropriate times in the phasing of the development.

In particular, development proposals will be assessed against the following:

- 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 mobility impairment and that connections are made to link with existing walking and cycling routes;**
- c) Surface water drainage by using sustainable drainage systems (SUDs);**
- d) Suitable capacity in local infrastructure including flood defences, power supply, sewers, including the Aire Valley Low Level sewer; and**
- e) 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 205 places) and Steeton Primary School (having 315 places, both schools are at**

capacity. 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.

6.34 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 a Charging Schedule finally adopted by CBMDC. 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 CBMDC 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 SWES10 sets out the initial ideas on how such funding could be used, and others are invited from the community during this informal consultation.

6.35 **POLICY SWES10 - 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**
- Enhancement and maintenance of community and sport facilities**
- Support for local employment initiatives**

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

- 6.36 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 village centres and local shops will be protected.



Silsden Local Centre

6.37 POLICY SWES11 – 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) Community uses.**

Proposals for hot food takeaways (Use Class A5) within Silsden Local Centre will only be supported when they would not lead to an over concentration of such uses to the detriment of the vitality

and viability of the centre. In assessing such proposals regard will be made to the following:

- f) The number of existing hot food takeaway establishments in the immediate area and their proximity to each other;**
- g) The proximity and potential impact on other uses, such as housing, shops, public houses and schools;**
- h) The importance of the proposed location for local shopping, and the number, function and location of shops that would remain after the development to serve the local community;**
- i) The potential benefits of the proposal for the wider community; and**
- j) Any amenity, traffic or safety issues arising from the development.**

Where any proposal would require a new shopfront, these will be encouraged to be of good design and enhance the character of the area, particularly in the Conservation Area. Particular attention should be given to retaining and reinstating traditional shop frontages; security grilles; lighting; and retention of any heritage features, such as date stones, name plates, decorative stonework etc.

In Silsden Local Centre the following proposals will be supported:

- ❑ Junction improvements at Bell Square and Clog Bridge Junctions**
- ❑ Re-opening of the public toilets**
- ❑ Enhancements to the environment of, and access to, Silsden Beck**

6.38 Policy SWES11 carries forward for Silsden, unaltered, the defined Local Centre boundary. Within this boundary new A1, A2, A3 and A4 uses, along with community uses will be supported. In supporting such uses, the neighbourhood plan recognises that the role of local centres is changing, within a broader pattern of changes to how consumers shop and access services. The approach in Policy SWES11 is flexible approach that will allow owners and developers to grow and pursue new business ventures in way that is sympathetic to the contemporary role and historic context of Silsden.

Figure 7 – Silsden Local Centre (source: CBMDC Replacement RUDP)



- 6.39 In the case of hot food takeaways Policy SWES11 adopts a stricter approach, but, nevertheless one that still allows such development providing it does not lead to an over-concentration of such uses and does not lead to any adverse impacts on other users, and uses in the local centre.

POLICY SWES12 –LOCAL SHOPS OUTSIDE SILSDEN TOWN CENTRE

Within the urban area of the villages of Steeton and Eastburn development requiring planning permission for retail shops serving a purely local need and food and drink uses (Use Classes A3 and A4) will be supported.

Elsewhere within the neighbourhood area development that would lead to the loss of retail and food and drink uses (Use Classes A3 and A4) will only be supported when it can be demonstrated by the applicant that such development would not have a detrimental impact on the vitality and viability of these areas by way of:

- a) Loss of retail floorspace at ground floor level;**
- b) Loss of a key non-residential building;**
- c) Loss of off-street car parking; and**
- d) Interruption of a non-residential frontage.**

Outside of Silsden Local Centre and the defined Village Centres, new development for small local shops and development to enhance such uses will be supported when it would not have an adverse impact on residential amenity or traffic congestion.

- 6.40 The smaller village centres of Steeton and Eastburn serve more local shopping and service needs than Silsden. To reflect this Policy SWES12 will support retail, and food and drink uses (Use Classes A3 and A4) that serve such local need.
- 6.41 Outside of the local centre and the two village centres there are a small number of individual local shops. Development proposals to enhance and improve such premises to support their continued retail use will be supported.

OBJECTIVE 7 – To support economic growth and local employment opportunities

6.42 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.

6.43 The neighbourhood plan area 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, however, 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 SWES13.



Eastbourne Works, Skipton Road, Eastburn

POLICY SWES13 - 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:

Silsden (Map 5)

- SWES13/1 - Airedale Factors, Silsden**
- SWES13/2 - Briggs Printers Site, Silsden**
- SWES13/3 - Habasit Site, Silsden**
- SWES13/4 - Howden Road, Silsden**
- SWES13/5 - Naylor Myers Site, Silsden**
- SWES13/6 - Silsden Rural Business Park, Silsden**
- SWES13/7 - Yorkshire Railway Sleepers Site, Silsden**

Steeton and Eastburn (Map 6)

- SWES13/8 - Airedale Hospital, Steeton**
- SWES13/9- Eastbourne Works, Skipton Road, Eastburn**
- SWES13/10 - Eastburn Mills, Main Road, Eastburn**
- SWES13/11 - Kadugli House, Steeton**
- SWES13/12 - Millennium Business Park/Steeton Grove, Steeton**
- SWES13/13 - Old Goods Yard- Old Station Road, Steeton**

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 supported when it can be demonstrated that a site or premises is no longer suitable for such a use in terms of:

- a. Location**
- b. Accessibility**
- c. adjacent land uses**
- d. environmental impacts; and**
- e. lack of demand – where the applicant can show that the site or premises has been continuously marketed for employment years at local land values for a period of two years.**

- 6.44 There is also a need to support the development of smaller businesses (defined by the government and European Commission as micro-businesses and employing fewer than 10 people) in the neighbourhood area. These could be small start-up businesses that

involve homeworking or larger micro-businesses that require their own premises. Many of these businesses can be carried out across the urban parts of the neighbourhood areas, including residential areas, and providing they do not lead to any significant adverse impacts on existing and future residential occupiers or the local road network

POLICY SWES14 – MICRO-BUSINESSES

Proposals requiring planning permission for micro-business development (less than 10 employees) within the existing urban area will be supported when they would not lead to any significant adverse impact on the amenity of existing and future residential occupiers or lead to significant adverse impacts on the local road network.

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

- 6.45 The NDP consultation process highlighted a number of concerns in relation to local transport issues. Many of these concerns are in relation to the frequency and quality of services, traffic congestion, road safety and bad driving. Often these are not planning matters that can be addressed in the NDP. Rather than ignore these important concerns the councils have decided that they should be highlighted in the NDP as supporting actions that the councils will raise and work with others to deal with though related non-planning activity.
- 6.46 In particular, the councils will support the following local transport improvements over the lifetime of the plan:

Transport – Supporting Actions

- Improve bus services between Silsden and Skipton
- Elliot St/Keighley Road junction improvements
- Junction improvements in Silsden Local Centre, see SWES11 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
- Reinstated direct bus service between Silsden and Skipton



Steeton and Silsden Station

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

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

POLICY SWES15 - PROTECTION OF LOCAL COMMUNITY SITES AND BUILDINGS

The following community sites and buildings will be protected:

Silsden (Map 7)

- SWES15/1 - Silsden Town Hall**
- SWES15/2 - Silsden Methodist Church**
- SWES15/3 - Silsden Post Office**
- SWES15/4 - Red Lion**
- SWES15/5 - Fire Station**
- SWES15/6 - Daisy Chain Children's Centre**
- SWES15/7 - Gloucester Road Community Centre**
- SWES15/8 - Our Lady of Mount Carmel Church**
- SWES15/9 - Silsden Health Centre premises**
- SWES15/10 - The Robin Hood Pub**
- SWES15/11 - St James Church**
- SWES15/12 - King's Arms Pub**
- SWES15/13 - The Punch Bowl Inn**
- SWES15/14 - Silsden Youth Centre**

Steeton and Eastburn (Map 8 and 9):

- SWES15/15 - The HUB**
- SWES15/16 - Eastburn Post Office**
- SWES15/17 - Steeton Post Office**
- SWES15/18 - Eastburn Methodist Church**
- SWES15/19 - St Stephens Church Hall**
- SWES15/20 - The Nightingale Pub**
- SWES15/21 - Steeton Methodist Church**
- SWES15/22 - St Stephens's Church, Steeton**
- SWES15/23 - The Goat's Head Pub**
- SWES15/24 - Steeton Health Centre and Pharmacy**

The change of use of community sites and buildings listed above to non-community uses will not be supported 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. **It can be clearly demonstrated that the building or site is no longer viable or suitable for continued community use.**

6.48 The community sites and buildings listed in Policy SWES15 are the essential glue that helps bind the local communities. They provide homes for essential public services and spaces for social interaction and community and recreation and leisure pursuits. All of the listed sites and buildings will be protected unless a suitable alternative can be provided or it can be demonstrated that the site or building is no longer needed.

6.49 National planning policy also 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.

6.50 All of the open spaces in the neighbourhood area have been assessed against the criteria in paragraphs 76 and 77 of NPPF to see which meet the definition of Local Green Space. This analysis is set out in Tables 1 and 2. Only those spaces meeting the national criteria have been identified for Local Green Space protection under Policy SWES16.

Table 1. Silsden Local Green Space Assessment

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.
Bradley Green, off Bradley Road	Yes	Yes. Medium area of grassed land. Used by dog walkers.	Yes. Medium sized green space sited close to listed buildings.
Triangular Green at Brunthwaite	Yes	Yes. Small area of grassed lawn.	Yes. Creates an attractive green feature in this pretty hamlet.
Sykes Lane	Yes	Yes. A green route used by walkers. Part of the original old road.	Yes. Protected ancient hedgerows border this tranquil route.
Dradishaw Road/Windsor Avenue	Yes	Yes. A small area of grassed land	Yes. Small green space that forms a barrier between housing and roads.
Dradishaw Road/Windsor Avenue/ Skipton Road	Yes	Yes. Small green area sited between these roads. Used as a children’s play area.	Yes. Small plot of green space. At one time, plans were proposed to build a children’s play area.
School playing field, off Elliott Street.	Yes.	Yes. It is an important safe area for local children to play.	Yes. Marshy area by the canal which is used annually by a pair of swans for nesting.
Brown Bank Lane	Yes	Yes. Rural road connecting the town to the countryside.	Yes. Country lane used by walkers to access open countryside.

Table 2. Steeton and Eastburn Local Green Space Assessment

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.
Land below Heron close	Yes	Yes. Bogland habitats. Large diverse food source for large number of animals and birds. There are believed to be newts on site.	Yes. This is a diverse established wildlife habitat for both flora and fauna.
Land off Currer Walk	Yes	Yes. Funnel shaped entrance to public footpath.	Yes. Small plot adjacent to houses.
Current Walk, Thornhill Road, Gamel View.	Yes	Yes. Provides much needed green play space for children.	Yes. Medium sized green space bounded on three sides by roads and on fourth by houses.
Heron Way	Yes	Yes. Provides small area of safe play space. Also provides green barrier from industrial site.	Yes. Industrial area on one side and housing on other.
Chapel Road	Yes	Yes. Land used by older people to walk and sit. Contains a number of large TPO'd trees.	Yes. Methodist Chapel on one side, Road in middle and housing on other.
Williams Drive/ Williams Road.	Yes.	Yes. Forms green boundary between main road and housing also contains amenity trees	Yes. Medium sized ribbon of grass and trees that form barrier to main road
Williams Road	Yes	Yes. Small area of grassed land	Yes. Small plot houses around. Play area for children

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.
Stone Grove	Yes.	Yes. Small area of grassed land.	Yes. Small area bounded on three sides by housing. Used as children’s play area.
Station Road	Yes	Yes. Small green area, formerly old Road bed. Green access to village.	Yes. Forms barrier between houses and Road. Contains Diamond Jubilee trees.
Old Station Road	Yes.	Yes. Small Closed wooded area with a diverse range of native species.	Yes. Diverse wildlife habitats.
Eastburn. Main Road	Yes.	Yes. Walled grassed area.	Yes. Outside green area for older people’s bungalows.

6.51 POLICY SWES16 – 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 supported in very special circumstances: when the harm to space and any other harm is clearly outweighed by other considerations.

Silsden (Map 10)

- SWES16/1 - Memorial Gardens**
- SWES16/2 - Bradley Green**
- SWES16/3 - Silsden Park**
- SWES16/4 - Woodside Road Allotments (public and private)**
- SWES16/5 - Bolton Road Allotments**

Steeton and Eastburn (Map 11)

- SWES16/6 - Keighley Road Recreation Ground**
- SWES16/7 - Eastburn Playing Fields**

SWES16/8 - Eastburn Rose Garden
SWES16/9 - Doris Wells Memorial Football Ground
SWES16/10 - Memorial Gardens and Wood
SWES16/11 - Cemetery
SWES16/12 - Chapel Road Recreation Area
SWES16/13 - Bowling Green and The Hub play area
SWES16/14 - Corn Mill Green
SWES16/15 - Allotments off Keighley Road

6.52 In addition, 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 areas and seeks to encourage proposals to improve and enhance these facilities.

6.53 **POLICY SWES17 – PROTECTING AND ENHANCING SPORT AND RECREATION PROVISION**

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

Silsden (Map 12)

SWES17/1 - Silsden Golf Course
SWES17/2 - Silsden Youth Centre, including MUGA and playing fields
SWES17/3 - Silsden Football Club
SWES17/4 - Silsden Cricket Club
SWES17/5 - Jackson's Field

Steeton with Eastburn (Map 13)

SWES17/6 - Airedale Hospital Sports Ground
SWES17/7 - Airedale Mews Garden
SWES17/8 - Keighley Road Allotments
SWES17/9 - Steeton Cricket Ground
SWES17/10 - Steeton Football Ground
SWES17/11 – Bowling Green
SWES17/12 – The Paddock

Development leading to the loss of these resources will only be supported if suitable alternative provision is made available elsewhere, to an equivalent or better standard, and within reasonable distance of the community it serves.

OBJECTIVE 10 – To support the growth and development of tourism

- 6.54 This section of the plan contains policies that seek to support the growth of local tourism.

POLICY SWES18 – TOURISM DEVELOPMENT

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

- a) When in the Green Belt, it is compatible with Green Belt policy as set out in national planning policy;**
- b) When in other rural areas outside the Green Belt it would not have an adverse impact on the local landscape, the countryside, natural or built heritage;**
- c) When in the defined or named local and neighbourhood centres it would complement and enhance the wider centre; and**
- d) When 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, conserve and enhance assets of heritage value.**

In particular, the following will be supported:

- ❑ Further hotel (Use Class C1) development**
- ❑ 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**

- 6.55 Tourism in the neighbourhood plan area is a relatively underdeveloped resource given the area's geographical location, assets and physical attributes. To try to address this the neighbourhood plan will seek to support proposals for new tourist related development, including access to the wider countryside,

where it would not lead to adverse impacts on existing natural resources and for increased visitor accommodation.

7

How to comment on this document

7.1 The Regulation 14 draft Steeton, Eastburn and Silsden Neighbourhood Development Plan is being published for formal consultation between **3rd February 2017 and 17 March 2017**.

7.2 Copies of the plan and response forms can be accessed from the following web site:

Copies of the plan and response forms are available to view on www.steeton-with-eastburnparishcouncil.gov.uk

Printed copies of the plan can be made available, on request, from the clerk, see below.

We also have a Facebook page: [Steeton with Eastburn Parish Council](#)

7.3 Comments on the plan must be made in writing, preferably using one of the response forms, by **no later than 5pm 17 March 2017** and returned to:

**Rosie Sanderson BSc, MBA, CiLCA
Clerk
Steeton-with-Eastburn Parish Council
35 Kings Mill Lane
Settle
BD24 9FD**

Telephone: 01729 825944

Or by email to:

Clerk@steeton-with-eastburnparishcouncil.gov.uk

- 7.4 Following receipt of comments, the Neighbourhood Plan Working Group and the two parish Councils will assess the comments made and make any changes they consider necessary to the plan. This revised plan will then be submitted to CBMDC who will check the plan and then carry out a further minimum six-week period of formal consultation.

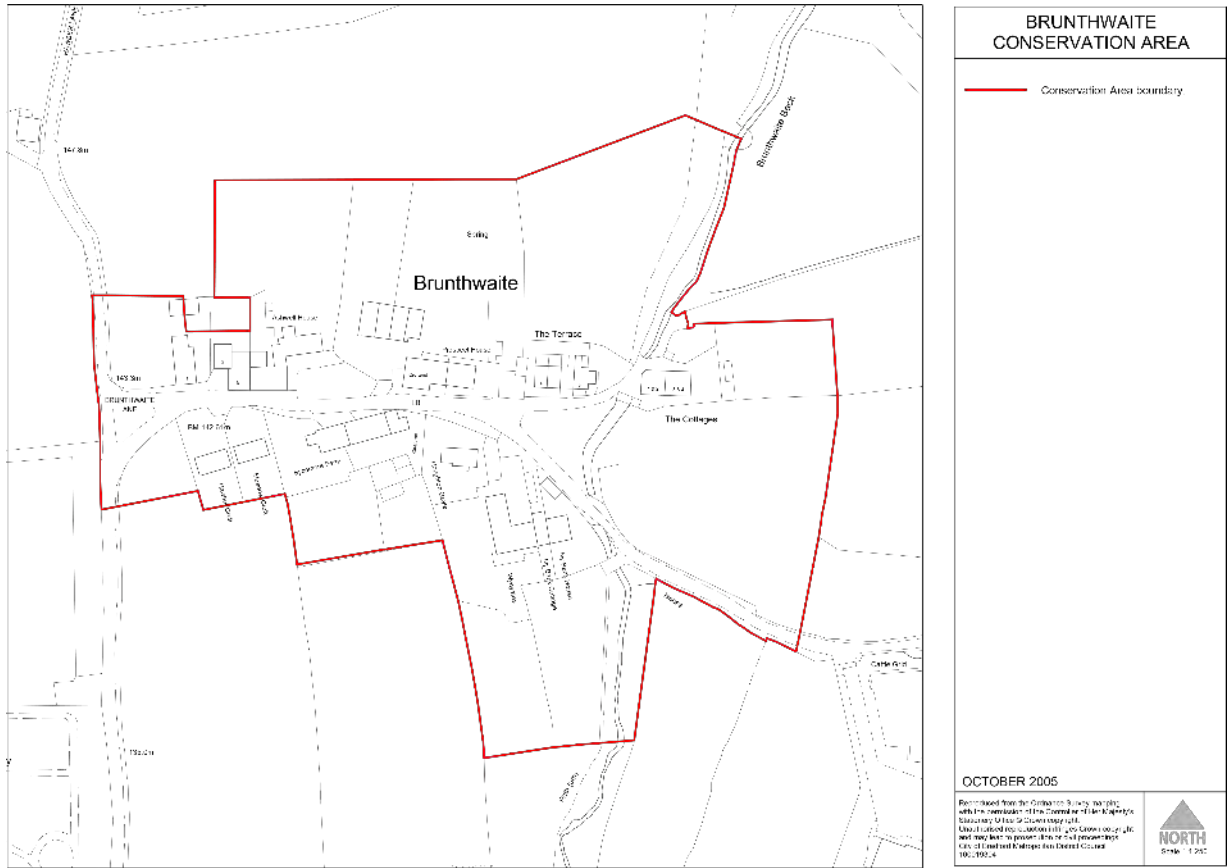
8

Monitoring and Review

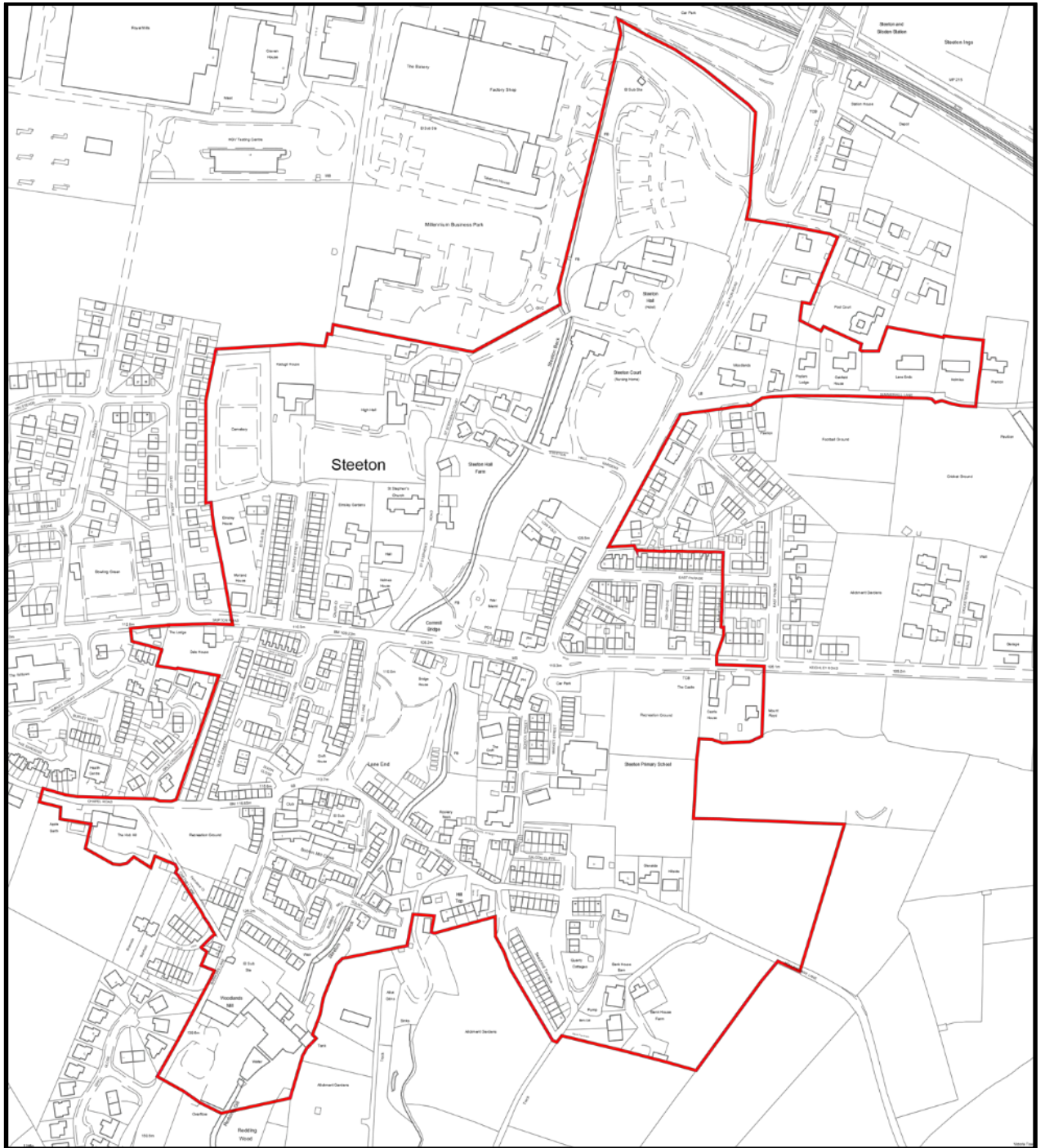
- 8.1 Neighbourhood development plans are only valuable when kept up to date. The Parish Councils will monitor the policies and proposals in the Neighbourhood Development Plan on an annual basis.
- 8.2 Where the need for change is identified the parish councils will work with CBMDC to produce updates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

Appendix 1. Conservation Areas

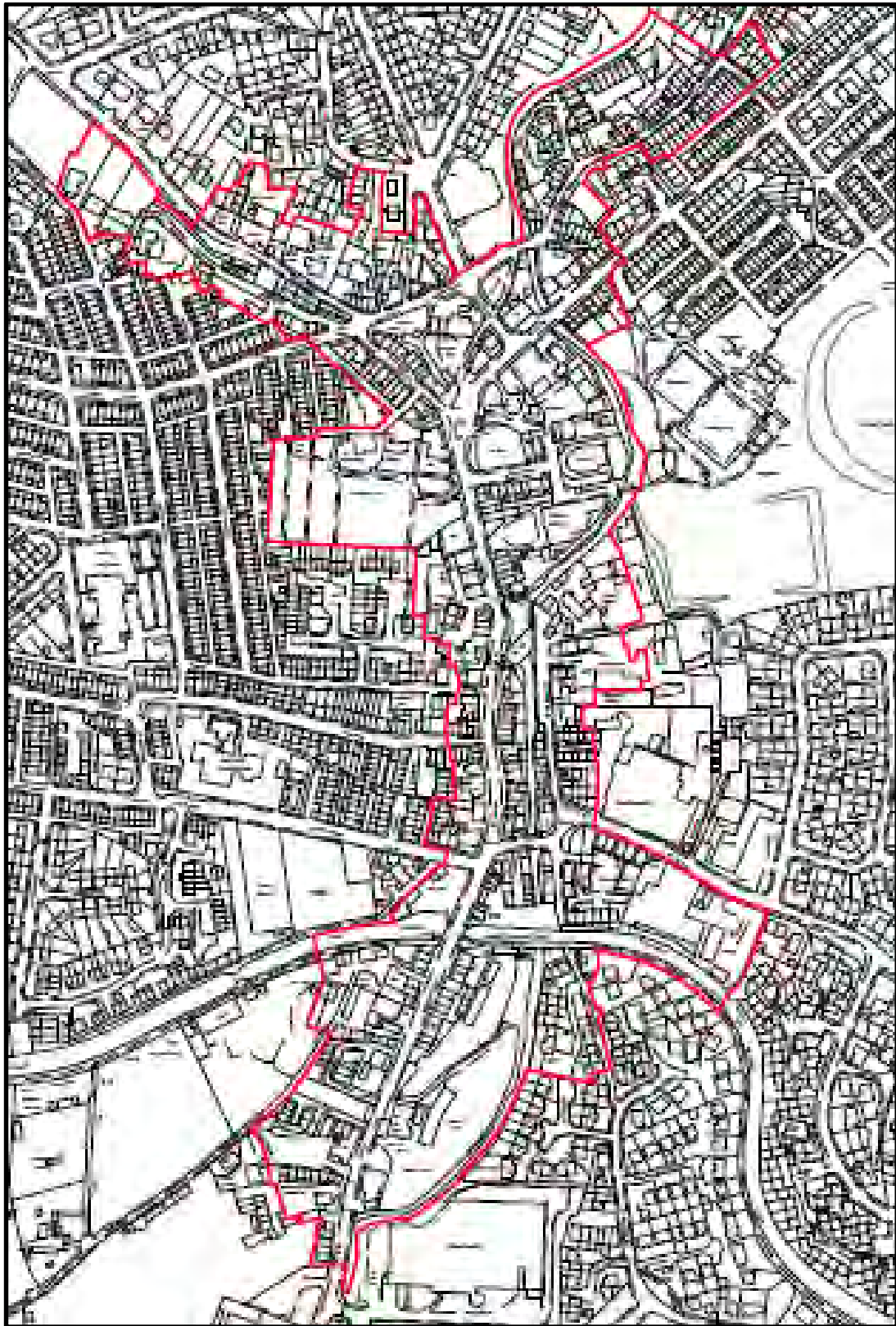
Brunthwaite (Source: CBMDC)



Steeton (Source: CBMDC)



Silsden (source: CBMDC)



Appendix 2. National Heritage List for England

Silsden (November 2016)

The list includes the following:

[BEE-BOLES 15 METRES SOUTH WEST OF COWBURN BECK FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- BEE-BOLES 15 METRES SOUTH WEST OF COWBURN BECK FARMHOUSE, WALKERS LANE, Silsden, Bradford

[MILESTONE OPPOSITE NUMBER 79](#)

Heritage Category: Listing

Grade: II

Location:

- MILESTONE OPPOSITE NUMBER 79, BOLTON ROAD, Silsden, Bradford

[CRINGLES HOUSE FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- CRINGLES HOUSE FARMHOUSE, BOLTON ROAD, CRINGLES, Silsden, Bradford

[OLD HALL FARMHOUSE INCLUDING RAILED FORECOURT WITH COLUMNS](#)

Heritage Category: Listing

Grade: II

Location:

- OLD HALL FARMHOUSE INCLUDING RAILED FORECOURT WITH COLUMNS, BRADLEY ROAD, Silsden, Bradford

18-26, BRADLEY ROAD

Heritage Category: Listing

Grade: II*

Location:

- 18-26, BRADLEY ROAD, Silsden, Bradford

RAIKES HEAD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- RAIKES HEAD FARMHOUSE, BRADLEY ROAD, Silsden, Bradford

ASHWELL HOUSE AND ATTACHED BARN AND STABLES

Heritage Category: Listing

Grade: II

Location:

- ASHWELL HOUSE AND ATTACHED BARN AND STABLES, BRUNTHWAITE LANE, Silsden, Bradford

NORTH END FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- NORTH END FARMHOUSE AND ATTACHED BARN, BRUNTHWAITE LANE, Silsden, Bradford

HOWDEN HOUSE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- HOWDEN HOUSE COTTAGE, HAINSWORTH ROAD, Silsden, Bradford

ROUGH HOLDEN FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- ROUGH HOLDEN FARMHOUSE AND ATTACHED BARN, HOLDEN LANE, Silsden, Bradford

FOOTBRIDGE 100 METRES NORTH OF SILSDEN BRIDGE

Heritage Category: Listing

Grade: II

Location:

- FOOTBRIDGE 100 METRES NORTH OF SILSDEN BRIDGE, KEIGLEY ROAD, Silsden, Bradford

33, KEIGHLEY ROAD, 33, KEIGHLEY ROAD

Heritage Category: Listing

Grade: II

Location:

- 33, KEIGHLEY ROAD,
- 33, KEIGHLEY ROAD, Silsden, Bradford

GATES AND GATE PIERS TO FRONT OF CHURCH OF ST JAMES THE GREAT

Heritage Category: Listing

Grade: II

Location:

- GATES AND GATE PIERS TO FRONT OF CHURCH OF ST JAMES THE GREAT, KIRKGATE, Silsden, Bradford

LEEDS AND LIVERPOOL CANAL, CANAL WAREHOUSE BELONGING TO PENNINE BOATS OF SILSDEN

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL, CANAL WAREHOUSE BELONGING TO PENNINE BOATS OF SILSDEN, LEEDS AND LIVERPOOL CANAL, Silsden, Bradford

DOUBLER STONES HOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- DOUBLER STONES HOUSE AND ATTACHED BARN, LIGHTBANK LANE, Silsden, Bradford

1, 2 AND 3, NICOLSONS PLACE

Heritage Category: Listing

Grade: II

Location:

- 1, 2 AND 3, NICOLSON'S PLACE, Silsden, Bradford

NUMBERS 3 AND 5 TOWN HEAD

Heritage Category: Listing

Grade: II

Location:

- NUMBERS 3 AND 5 TOWN HEAD, NORTH STREET, Silsden, Bradford

GREENGATE

Heritage Category: Listing

Grade: II

Location:

- GREENGATE, 4 AND 6, SKIPTON ROAD, Silsden, Bradford

JACKSONS OF SILSDEN LIMITED

Heritage Category: Listing

Grade: II

Location:

- JACKSONS OF SILSDEN LIMITED, 55, ST JOHN'S STREET, Silsden, Bradford

CANAL WAREHOUSE, T.W. SHUTTLEWORTH AND SON, JOINER'S WORKSHOP

Heritage Category: Listing

Grade: II

Location:

- CANAL WAREHOUSE, T.W. SHUTTLEWORTH AND SON, JOINER'S WORKSHOP, SYKES LANE, Silsden, Bradford

CATHOLIC CHURCH OF OUR LADY OF MOUNT CARMEL

Heritage Category: Listing

Grade: II

Location:

- CATHOLIC CHURCH OF OUR LADY OF MOUNT CARMEL, WESLEY PLACE, Silsden, Bradford

MANOR HOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- MANOR HOUSE AND ATTACHED BARN, BOLTON ROAD, CRINGLES, Silsden, Bradford

OLD TOWER

Heritage Category: Listing

Grade: II

Location:

- OLD TOWER, BOLTON ROAD, CRINGLES, Silsden, Bradford

CROFT HOUSE

Heritage Category: Listing

Grade: II

Location:

- CROFT HOUSE, 10, BRADLEY ROAD, Silsden, Bradford

BARN 12 METRES TO NORTH WEST OF OLD HALL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 12 METRES TO NORTH WEST OF OLD HALL FARMHOUSE, BRADLEY ROAD, Silsden, Bradford

BARN 10 METRES SOUTH EAST OF NUMBER 20

Heritage Category: Listing

Grade: II

Location:

- BARN 10 METRES SOUTH EAST OF NUMBER 20, BRADLEY ROAD, Silsden, Bradford

SYCAMORE HOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- SYCAMORE HOUSE AND ATTACHED BARN, BRUNTHWAITE LANE, Silsden, Bradford

THE GRANGE

Heritage Category: Listing

Grade: II

Location:

- THE GRANGE, BRUNTHWAITE LANE, Silsden, Bradford

7 AND 9, CHAPEL STREET

Heritage Category: Listing

Grade: II

Location:

- 7 AND 9, CHAPEL STREET, Silsden, Bradford

WALTON HOLE FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- WALTON HOLE FARMHOUSE AND ATTACHED BARN, CRINGLES LANE, Silsden, Bradford

FAR STAKE HILL BARN

Heritage Category: Listing

Grade: II

Location:

- FAR STAKE HILL BARN, HEIGHTS LANE, Silsden, Bradford

HOLDEN GATE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- HOLDEN GATE FARMHOUSE, HOLDEN LANE, Silsden, Bradford

BARN 100 METRES EAST OF LOW HOLDEN, KEIGHLEY GOLF CLUB HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 100 METRES EAST OF LOW HOLDEN, KEIGHLEY GOLF CLUB HOUSE, HOLDEN PARK, HOLDEN PARK, Silsden, Bradford

MILESTONE 200 METRES NORTH OF SILSDEN BRIDGE

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 200 METRES NORTH OF SILSDEN BRIDGE, KEIGHLEY ROAD, Silsden, Bradford

CHURCH OF ST JAMES THE GREAT

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST JAMES THE GREAT, KIRKGATE, Silsden, Bradford

LANE HOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- LANE HOUSE AND ATTACHED BARN, KIT LANE, Silsden, Bradford

LEEDS AND LIVERPOOL CANAL AQUEDUCT OVER HAINSWORTH ROAD AND SILSDEN BECK

Heritage Category: Listing

Grade: II

Location:

- LEEDS AND LIVERPOOL CANAL AQUEDUCT OVER HAINSWORTH ROAD AND SILSDEN BECK, LEEDS AND LIVERPOOL CANAL, Silsden, Bradford

FOSTER CLIFF NORTH

Heritage Category: Listing

Grade: II

Location:

- FOSTER CLIFF NORTH, LOW LANE, Silsden, Bradford

NUMBER 2 TOWN HEAD

Heritage Category: Listing

Grade: II

Location:

- NUMBER 2 TOWN HEAD, NORTH STREET, Silsden, Bradford

TOWNHEAD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- TOWNHEAD FARMHOUSE, NORHT STREET, Silsden, Bradford

NAIL-MAKER'S WORKSHOP 5 METRES SOUTH OF HIGH CROSS MOOR FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- NAIL-MAKER'S WORKSHOP 5 METRES SOUTH OF HIGH CROSS MOOR FARMHOUSE, STIRLING STREET, Silsden, Bradford

BARN, 50 METRES SOUTH OF TOMLING COTE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN, 50 METRES SOUTH OF TOMLING COTE FARMHOUSE, TOMLING COTE LANE, Silsden, Bradford

BARDEN AQUEDUCT

Heritage Category: Listing

Grade: II

Location:

- BARDEN AQUEDUCT, SWARTHA WOOD, Silsden, Bradford

9, 11, 13 AND 15, ST JOHNS STREET

Heritage Category: Listing

Grade: II

Location:

- 9, 11, 13 AND 15, ST JOHN'S STREET, Silsden, Bradford

CROSSMOOR FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- CROSSMOOR FARMHOUSE, SKIPTON ROAD, Silsden, Bradford

WATERLOO MILL AND ATTACHED ENGINE HOUSE

Heritage Category: Listing

Grade: II*

Location:

- WATERLOO MILL AND ATTACHED ENGINE HOUSE, HOWDEN ROAD, Silsden, Bradford

HIGH BRACKEN HILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- HIGH BRACKEN HILL FARMHOUSE, GREEN LANE, Silsden, Bradford

PEAR TREE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- PEAR TREE COTTAGE, 22, BRIDGE STREET, Silsden, Bradford

JACKSONS OF SILSDEN LIMITED

Heritage Category: Listing

Grade: II

Location:

- JACKSONS OF SILSDEN LIMITED, 52, 53 AND 54, ST JOHN'S STREET, Silsden, Bradford

COWBURN BECK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- COWBURN BECK FARMHOUSE, WALKERS LANE, Silsden, Bradford

CROW TREES FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- CROW TREES FARMHOUSE, GREEN LANE, Silsden, Bradford

BARN, 15 METRES SOUTH OF HOLDEN GATE FARMHOUSE

Heritage Category: Listing

Grade: II*

Location:

- BARN, 15 METRES SOUTH OF HOLDEN GATE FARMHOUSE, HOLDEN LANE, Silsden, Bradford

BARN 15 METRES SOUTH WEST OF HOLE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 15 METRES SOUTH WEST OF HOLE FARMHOUSE, HOLE LANE, Silsden, Bradford

UPPER HAYHILLS FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- UPPER HAYHILLS FARMHOUSE AND ATTACHED BARN, HORN LANE, Silsden, Bradford

43, KIRKGATE

Heritage Category: Listing

Grade: II

Location:

- 43, KIRKGATE, Silsden, Bradford

LOW EDGE FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- LOW EDGE FARMHOUSE AND ATTACHED BARN, RIDGE LANE, Silsden, Bradford

COTTAGE ATTACHED TO WEST END OF HIGH CROSS MOOR FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- COTTAGE ATTACHED TO WEST END OF HIGH CROSS MOOR FARMHOUSE, SKIPTON ROAD, Silsden, Bradford

3 AND 4, STIRLING STREET

Heritage Category: Listing

Grade: II

Location:

- 3 AND 4, STIRLING STREET, Silsden, Bradford

LOW BRACKEN HILL

Heritage Category: Listing

Grade: II

Location:

- LOW BRACKEN HILL, BRADLEY ROAD, Silsden, Bradford

[KILN HILL COTTAGE](#)

Heritage Category: Listing

Grade: II

Location:

- KILN HILL COTTAGE, BRUNTHWAITE LANE, Silsden, Bradford

[OUTBUILDING 15 METRES SOUTH WEST OF FAR GILL GRANGE FARMHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- OUTBUILDING 15 METRES SOUTH WEST OF FAR GILL GRANGE FARMHOUSE, BRUNTHWAITE LANE, Silsden, Bradford

[PAIR OF COTTAGES 10 METRES NORTH WEST OF NUMBER 9 AND ATTACHED TO DRIVERS BROTHERS, NORTH STREET MILLS](#)

Heritage Category: Listing

Grade: II

Location:

- PAIR OF COTTAGES 10 METRES NORTH WEST OF NUMBER 9 AND ATTACHED TO DRIVERS BROTHERS, NORTH STREET MILLS, CHAPEL STREET, Silsden, Bradford

[MILESTONE 150 METRES SOUTH OF ENTRANCE TO MANOR HOUSE FARM](#)

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 150 METRES SOUTH OF ENTRANCE TO MANOR HOUSE FARM, BOLTON ROAD, Silsden, Bradford

Round barrow 500ft (150m) NNW of Marchup Plantation in Parson's Lane

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Large carved rock in the wall between grouse moor and forestry plantation on Rivock

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock 47m south east of Rivock Edge triangulation pillar

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup and ring marked rock 42m east of Rivock Edge triangulation pillar

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock near wall below Rivock Edge

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock 1m from wall on unforested plateau at Rivock

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock 14m from the wall on the unforested plateau at Rivock

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Five carved rocks near the edge of Rivock outcrop

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock just within afforested area north east of wall on Rivock

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock in forestry furrow on Rivock

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

[Large cup and ring marked rock in forestry furrows on Rivock](#)

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

[Low rock with one cup on unforested plateau at Rivock](#)

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

[Cup marked rock 19m above forestry track in Rivock conifer plantation](#)

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

[Two cup and ring marked rocks in conifer plantation on Rivock](#)

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Rock with single cup mark in forestry SSE of Black Pots

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock in enclosed pasture NNE of Black Pots

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup and ring marked rock 12.5m from drainage cut NNE of Black Pots

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup and ring marked rock next to wall NNW of Black Pots

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup and ring marked rock on moor east of Gawk Stones

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Two prominent cup marked rock outcrops known as Doubler Stones

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup marked rock between Doubler Stones and Gawk Stones

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Cup and ring marked rock below Brunthwaite Crag

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Six carved rocks in field west of Riddlesden Golf Course

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

Late prehistoric enclosed settlement with an outlying bank and ditch on Counter Hill, 220m north east of Moorcock Hall

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Steeton with Eastburn

WALLS AND 2 ENTRANCE GATE PIERS INCLUDING GATES AND RAILINGS TO SOUTH EAST OF THE HALL

Heritage Category: Listing

Grade: II

Location:

- WALLS AND 2 ENTRANCE GATE PIERS INCLUDING GATES AND RAILINGS TO SOUTH EAST OF THE HALL, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

1 AND 2, ST STEPHENS ROAD, STEETON

Heritage Category: Listing

Grade: II

Location:

- 1 AND 2, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

EMSLEY HOUSE THE HIGH HALL UPPER HALL

Heritage Category: Listing

Grade: II

Location:

- THE HIGH HALL, ST STEPHEN'S ROAD,
- EMSLEY HOUSE, ST STEPHEN'S ROAD,
- UPPER HALL, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

MILESTONE TO FRONT OF NUMBER 52

Heritage Category: Listing

Grade: II

Location:

- MILESTONE TO FRONT OF NUMBER 52, SKIPTON ROAD, EASTBURN, Steeton with Eastburn, Bradford

MILESTONE 200 METRES NORTH WEST OF MEADOW FIELD

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 200 METRES NORTH WEST OF MEADOW FIELD, KEIGHLEY ROAD, Steeton with Eastburn, Bradford

14, 16, 18 AND 20, HIGH STREET, STEETON

Heritage Category: Listing

Grade: II

Location:

- 14, 16, 18 AND 20, HIGH STREET, STEETON, Steeton with Eastburn, Bradford

BARN 15 METRES NORTH EAST OF EASTBURN HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 15 METRES NORTH EAST OF EASTBURN HOUSE, GREEN LANE, EASTBURN, Steeton with Eastburn, Bradford

THE HOB HILL

Heritage Category: Listing

Grade: II

Location:

- THE HOB HILL, CHAPEL ROAD, Steeton with Eastburn, Bradford

EASTBURN HOUSE

Heritage Category: Listing

Grade: II

Location:

- EASTBURN HOUSE, GREEN LANE, EASTBURN, Steeton with Eastburn, Bradford

STEETON TOWER AND ADJOINING WALL VICTORIA TOWER AND ADJOINING WALL

Heritage Category: Listing

Grade: II

Location:

- VICTORIA TOWER AND ADJOINING WALL, HOLLINGS BANK LANE,
- STEETON TOWER AND ADJOINING WALL, HOLLINGS BANK LANE, Steeton with Eastburn, Bradford

GATE PIERS AND GATES TO HAWCLIFFE ROCK

Heritage Category: Listing

Grade: II

Location:

- GATE PIERS AND GATES TO HAWCLIFFE ROCK, KEIGHLEY ROAD, Steeton with Eastburn, Bradford

23, LYON ROAD, EASTBURN

Heritage Category: Listing

Grade: II

Location:

- 23, LYON ROAD, EASTBURN, Steeton with Eastburn, Bradford

STEETON MANOR INCLUDING BALUSTRADE AND STEPS

Heritage Category: Listing

Grade: II

Location:

- STEETON MANOR INCLUDING BALUSTRADE AND STEPS, SKIPTON ROAD, Steeton with Eastburn, Bradford

STEETON HALL THE LOW HALL

Heritage Category: Listing

Grade: II

Location:

- STEETON HALL, STATION ROAD,
• THE LOW HALL, STATION ROAD, Steeton with Eastburn, Bradford

CHURCH OF ST STEPHEN AND ATTACHED WALL AND ENTRANCE GATE PIER AND GATE

Heritage Category: Listing

Grade: II

Location:

- CHURCH OF ST STEPHEN AND ATTACHED WALL AND ENTRANCE GATE PIER AND GATE, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

ST STEPHEN'S SUNDAY SCHOOL

Heritage Category: Listing

Grade: II

Location:

- ST STEPHEN'S SUNDAY SCHOOL, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

SILSDEN BRIDGE

Heritage Category: Listing

Grade: II

Location:

- SILSDEN BRIDGE, KEIGHLEY ROAD, Steeton with Eastburn, Bradford

MILESTONE TO FRONT OF NUMBER 10

Heritage Category: Listing

Grade: II

Location:

- MILESTONE TO FRONT OF NUMBER 10, KEIGHLEY ROAD, STEETON, Steeton with Eastburn, Bradford

CURREGATE NURSING HOME

Heritage Category: Listing

Grade: II

Location:

- CURREGATE NURSING HOME, SKIPTON ROAD, STEETON, Steeton with Eastburn, Bradford

STEETON HALL FARM

Heritage Category: Listing

Grade: II

Location:

- STEETON HALL FARM, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

BARN 12 METRES NORTH EAST OF THE HIGH HALL

Heritage Category: Listing

Grade: II

Location:

- BARN 12 METRES NORTH EAST OF THE HIGH HALL, ST STEPHEN'S ROAD, STEETON, Steeton with Eastburn, Bradford

WOODLANDS MILL

Heritage Category: Listing

Grade: II

Location:

- WOODLANDS MILL, BARROW'S LANE, Steeton with Eastburn, Bradford

IVY HOUSE

Heritage Category: Listing

Grade: II

Location:

- IVY HOUSE, 27 AND 29, LYON ROAD, EASTBURN, Steeton with Eastburn, Bradford

INGLE NOOK

Heritage Category: Listing

Grade: II

Location:

- INGLE NOOK, 44 AND 46, SCHOOL STREET, STEETON, Steeton with Eastburn, Bradford

WW2 PILLBOX AND 2 FIRE POSTS SOUTH OF FORMER ROYAL ORDNANCE FACTORY

Heritage Category: Listing

Grade: II

Location:

- WW2 PILLBOX AND 2 FIRE POSTS SOUTH OF FORMER ROYAL ORDNANCE FACTORY, PARKWAY, STEETON, Steeton with Eastburn, Bradford



**For further information on this document
please contact:**

**Rosie Sanderson BSc, MBA, CiLCA, Clerk
Steeton-with-Eastburn Parish Council
35 Kings Mill Lane
Settle
BD24 9FD**

Telephone: 01729 825944

Or email

Clerk@steeton-with-eastburnparishcouncil.gov.uk

