

Local Development Framework for Bradford

Landscape Character

Supplementary Planning Document

Volume 1: Airedale

October 2008



City of Bradford MDC

www.bradford.gov.uk

FOREWORD

This is Volume 1 of the Landscape Character Supplementary Planning Document (SPD) and outlines the Landscape Character Assessment of Airedale.

This document provides a detailed description and analysis of the landscape of Airedale along with a succinct set of policy guidelines for each landscape type. A map of the character area can be found on Page 17.

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

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

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

Landscape Character SPD - USER GUIDE

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

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

The SPD comprises of 11 documents, these are:

Introduction and Methodology	
Volume 1: Airedale	Volume 6: Thornton & Queensbury
Volume 2: Esholt	Volume 7: Tong Valley
Volume 3: Pennine Upland	Volume 8: Wharfedale
Volume 4: Rombalds Ridge	Volume 9: Wilsden
Volume 5: South Bradford	Volume 10: Worth and North Beck Valleys

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

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

HOW TO USE THE SPD:

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

AIREDALE

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1.0 GENERAL DESCRIPTION

- 1.1 Airedale is the largest and most complex character area in the district. It is a distinctive broad U shaped valley, with dramatic contrasts between the open exposed upland pastures above 250m A.O.D. and the busy settlements and industrial areas of the valley floor. There is also a contrast between the valley sides with the south facing side containing enclosed pastures with settlements and the north facing steeper slopes dominated by woodlands.
- 1.2 Airedale roughly bisects the district into two halves, running from the northwest boundary to the Esholt character area just short of the south eastern district boundary.
- 1.3 The Rombalds Ridge character area forms the whole of the northern boundary and dominates the skyline. To the south a number of character areas form the boundary. They are the Pennine Uplands to the west; the Worth and Northern Beck Valley above Keighley; the Wilsden plateau; and the urban core of Bradford adjacent to the industrial corridor forms the south-eastern boundary. The eastern boundary is formed by the Esholt character area as the River Aire continues down the valley. The western boundary is the district boundary adjoining Craven District Council.
- 1.4 Airedale is made up from a mixture of eight landscape types, with settlement the dominant element on the valley floor. The remainder of the valley bottom is made up of floodplain pastures and the industrial corridor. The northern valley side is dominated by enclosed pastures with upland pastures forming a band at the higher levels and wooded valleys bisecting these along the valley. The southern valley sides are largely made up of wooded inclines. A small pocket of gritstone moor land bisects Baildon. Airedale also contains the largest concentration of settlement outside the urban core of Bradford, the main settlements being Keighley, Bingley Shipley, Baildon and Silsden.
- 1.5 **Key Landscape Elements**
- Broad U shaped valley.
 - Well wooded throughout Airedale.
 - Pastures.
 - Major settlements of Keighley, Bingley, Shipley, Baildon and Silsden.
 - Busy transport corridor in the valley floor.

2.0 NATURAL LANDSCAPE

2.1 LANDFORM

- 2.1.1 The Aire Valley could be regarded as the most prominent landform feature of the district, taking the form of a broad U shape carved out during the last glacial period. The River Aire itself rises in the Yorkshire Dales to the north west running the breadth of the district in a south easterly direction. The valley floor is the contained by short hillsides which rise steeply to the high moorlands of Rombalds to the north and mixed upland pastures to the south. The crestline of the valley sides is typically at about 200 metres and from the north side in particular, long views of the valley system can be obtained. The valley floor is at its broadest in the north west around Silsden, gradually becoming more constrained as it reaches in industrial valley of Shipley.
- 2.1.2 The River Aire is joined by a number of swiftly flowing streams, for example Bradup Beck and Harden Beck. At the confluence of the Aire and Worth Valleys a gently sloping alluvial fan raised above the level of the floodplain provides the location for the growth and spread of the town of Keighley.

2.2 GEOLOGY

- 2.2.1 The carboniferous Millstone Grit forms the hard rock geology. The River Aire and glacial activity has cut through the softer mudstones and siltstones revealing bands of hard gritstone exposed on the valley sides. These rock outcrops such as the Addingham Edge Gritstone and Woodhouse Grit have been extensively quarried over the years.
- 2.2.2 The valley of the River Aire broadly coincides with buried drift channel in excess of 50 metres deep. This channel is obscured by cover of alluvium and filled with a complex mix of glacio-fluvia and sand and gravel. The channel formed by glacial scouring was subsequently in filled with outwash material from the glacier and sediments deposited in temporary lakes formed by terminal moraines, during ice retreat. Following the last glaciation, the modern drainage pattern became established and a single river terrace is evident in Airedale. As in Wharfedale landslips are a common feature of the valley sides.

2.3 SOILS

- 2.3.1 Soils on the hillsides are generally poor and naturally acidic, supporting only pasture. The soils of the valley floor consist of alluvial clay which are anaerobic due to high groundwater, particularly in Upper Airedale. Peat is present in isolated patches within poorly drained enclosed hollows such as Bingley South Bog.

2.4 BIODIVERSITY – AIREDALE

Although Airedale is substantially populated, the extensive area covered by the river and canal corridor provides a contrasting range of habitats to the wide-open moorlands to the north and south-west beyond the Worth Valley. The woodlands of the valley slopes sweeping down to the River Aire also provide valuable cover and habitats to support a diverse range of species.

There are many sites of ecological significance within Airedale, including:-

- Bingley South Bog SSSI – a basin fen and rare remnant of the transition between a lowland valley mire and upland peat bog. The site contains a rich mosaic of wetland plant communities, with 55 specialist wetland species including brown sedge (*Carex disticha*) and flea sedge (*Carex pulicharis*), which are both rare in the West Yorkshire.
- ShIPLEY GLEN SEGI – a large area of mixed deciduous oak woodland, clough habitats, moor land heath, semi-acidic/neutral grassland and rock outcrops all in close proximity to the urban area.
- Jacob's Wood/Holden Beck – although this site only has third tier status at the moment, it could be a potential SEGI containing the hard shield fern (*Polystichum aculeatum*) found on only two or three sites in West Yorkshire. A typical steep sided Pennine ghyll with remnant heathland.

BIODIVERSITY	
HABITAT	GENERAL SUMMARY
Woodlands	<p>Many good examples of semi-natural woodland along the valley sides in Airedale, including Elam Wood and Low Wood, Spring Crag/Alder Carr Wood and wooded ghylls at Great Gill, Gillgrange Clough and Jacobs's Wood near Silsden. Other Woodlands on the urban fringes are good amenity sites. Woodland and trees are significant elements in the Character Area.</p> <p><i>* (AW) denotes that a site is also classed as an Ancient Woodland.</i></p> <p><i>* (pt AW) denotes that part of the site is Ancient Woodland.</i></p>
Hedgerows	<p>These are a significant landscape element on the edges of the flood plain pasture and around Silsden.</p>

Grasslands	The grasslands in Airedale form a significant landscape element, along with trees and woodlands. Many pastures have been agriculturally improved and are therefore ecologically poor, but the flood plain pastures are extensively used by large congregations of waders. The upland pastures of the moorland fringe to the south and west of Rombalds Moor also have ornithological interest. Also Trench Meadows SSSI in Shipley Glen SEGI a locally rare unimproved grassland.			
Moorland	Moorland is not a significant habitat in Airedale. Some remnants of heath exist such as Shipley Glen, Gilstead Moor Edge, Prince of Wales Park, Bingley and occasional small areas within the uplands pastures zones.			
Wetlands	Airedale is a main river and canal corridor and has many associated habitats and species. 'Ings' or ox-bow lakes are a feature of the River Aire at this point and often support extensive aquatic plant communities. Sewage works, bogs and marshlands are also associated with the valley bottom along with their diverse range of flora and fauna.			
SPA	SSSI	AREA	SEGI	AREA
	Bingley South Bog	4.0 ha	Beechcliffe Ings	0.28 ha
	Trench Meadows	4.69 ha	Hirst Wood (AW)	14.3 ha
			Leeds & Liverpool Canal	27.9 km
			Marley Bog	1.20 ha
			Shipley Glen (pt AW)	61.0 ha
			Sunnydale, East Morton (AW)	30.6 ha
			Ponden Clough (RIGS)	
			Throstle Nest (RIGS)	
THIRD TIER SITES				
Woodlands	Nature Reserves		Wetlands	
Currer Wood (AW)	Stockbridge Nature Reserve		Beechcliffe Ox-Bow Lake	
Elam Wood (AW)	Shipley Station Butterfly Meadow		Bingley North Bog	
Fairbank Wood (AW)	Wooded Valleys/Ghylls		Bingley South Bog SSSI	
Hainworth Wood (AW)	Brackenhill Gill		Castlefield Marsh	
Hawkcliffe Wood (AW)	Gillgrange Clough		East Morton Sewage Works	
Hollin Plantation (AW)	Great Gill		Kildwick Ings	
Low Wood (AW)	Jacob's Wood/Holden Beck		Marley Sewage Works	
Nab Wood (AW)	Others		North Beck, Keighley	
Park Wood (AW)	Baildon Bank		Silsden Reservoir	
Riddlesden Hospital (disused)	Gilstead Moor Edge		Dowley Gap Sewage Works	
Spring Crag/Alder Carr Wood (pt AW)	Milnerfields		Grasslands	
Swartha Wood	Amenity		Baildon Green	
West Wood	Prince of Wales Park, Bingley		Swine Lane	
	St Ives Estate (pt AW)		Trench Meadows SSSI	

WILDLIFE

Because there is substantial woodland shelter in close proximity to good grazing deer populations, both fallow and roe, are numerous and healthy. The high urban population of the Aire Valley and Keighley, however, has resulted in several road casualties from the high traffic volumes as well as a high incidence of poaching.

There is also a healthy population of badgers within Airedale, again because there is good semi-natural woodland cover and foraging pastures together. Persecution, disturbance and road casualties, however, control the numbers of this protected species to the capacity of the land available.

Beechcliffe Ings – good populations of large red, common blue and blue tailed damselflies. Other wetlands have good general amphibian populations and invertebrate interest, including **Bingley South Bog SSSI** which has two nationally notable species of fly and **Trench Meadows SSSI** – which has 18 species of butterfly recorded on the unimproved pastures.

Bird life is very well represented throughout the Character Area – the flood plain pastures attract hundreds and sometimes thousands of waders such as curlew, lapwing, golden plover, redshank, snipe and oystercatcher, ruff, ring plover, dunlin, godwits and whimbrel have also been recorded. **Silsden Reservoir** has a good selection of wildfowl including the uncommon grebes, which were also recorded breeding at **Marley Sewage Works**. Woodland and song birds, as well as some raptors such as kestrels and sparrow hawks are common throughout the area. Substantial counts of willow warbler have been recorded at Marley Sewage Works. **Stockbridge Nature Reserve**, at Riddlesden, developed by Bradford Ornithological Group, also has a very diverse range of breeding and visitor birds.

The **River Aire**, especially in the western reaches, supports good populations of fish such as pike, chub, grayling, roach, gudgeon, perch, minnow, brown trout. Salmon are returning to the lower reaches of the River Aire but there are a number of barriers to their continual upstream movement. The **Leeds and Liverpool Canal** also has bream, bullhead, ruffe, rudd and three spined stickleback.

3.0 CULTURAL LANDSCAPE

3.1 HISTORY, ARCHAEOLOGY AND CULTURAL ASSOCIATIONS

Airedale has a wealth of historical and cultural links, with many Conservation Areas, Listed Buildings and part of Saltaire World Heritage Site and buffer zone, a site of international industrial heritage value.

Saltaire World Heritage Site and Buffer Zone:

- Saltaire was inscribed as a World Heritage Site on 16th December 2001 by UNESCO. It is one of 27 in the United Kingdom. World Heritage Sites are inscribed because of their outstanding universal value. The universal value of Saltaire is firstly based on an important interchange of human values in architecture, technology and the early concepts of Town Planning. Secondly, Saltaire's is an outstanding example of an architectural and technological ensemble that illustrates a significant stage in human history. Saltaire is a remarkable complete and well-preserved industrial village constructed in the second half of the 19th century. Today, its textile mills, public buildings and workers' housing continue to operate as a living and working community. It is the duty of the international community as a whole, to co-operate in its protection: Saltaire has a Management Plan in place to direct this function.
- A buffer zone extends around Saltaire World Heritage Site and its wider 'zone of visual influence' that incorporates distant views to and from the site. It includes a substantial amount of land including Shipley Town Centre, the largely residential areas to the north, including Green Belt up onto Baildon Moor. As well as the Airedale Character Area, it also extends into the Rombalds Moor and Wilsden Character Areas.

Listed Buildings and structures of particular note include:

- FIVE RISE LOCKS AND LEEDS AND LIVERPOOL CANAL – the Leeds and Liverpool Canal was built in 1773 by John Longbottom and designed by James Brindley, following a 1768 Act of Parliament. Several canal locks appear in Airedale, including Two Rise at Dowley Gap and Three Rise at Bingley (both Grade II), but Five-Rise Locks (Grade I) is perhaps one of the greatest feats of engineering of the canal age. Seven Arches aqueduct near Dowley Gap, carrying the Canal over the River Aire, is also an impressive structure prominent in the landscape.

- MARLEY HALL - a Grade II manorial farmhouse was built in 1627 for John Savile and is surrounded by an ornamental garden wall with an arched entrance. The associated farm of Blakey House/Cottage was built later than century, as was Ravenroyd, which is closer to Bingley, on the edge of the River Aire and which became a local centre of Quakerism.
- EAST RIDDLESDEN HALL - a Grade I Listed Building which was commenced in 1640 for James Murgatroyd of Warley, currently owned and run by the National Trust. Also interesting for its castellated garden wall, stone barns and duck pond as well as a variety of architectural details such as falcon's mews¹ and gate piers.
- CLIFFE CASTLE - a Grade II Listed Building built in 1875 by George Smith. Now contains a museum with interesting archaeological, geological and natural history collections. Grounds contain twin fountains.
- ROOM AT THE TOP – the 1950's popular novelist John Braine based his Room at the Top in Bingley.

¹ Deep niches in a wall where falcons were housed.

LISTED BUILDINGS, CONSERVATION AREAS AND ARCHAEOLOGY		
Historical	World Heritage Site	<p>Saltaire World Heritage Site and buffer zone.</p> <p>The buffer zone covers the following character types:</p> <ul style="list-style-type: none"> • Gritstone Moorland • Floodplain Pasture • Industrial Corridor • Wooded Valley; and • Wooded Incline.
	Listed Buildings	<p>There are approximately 127 Listed Buildings within the Airedale Character Area.</p> <p>The following list are Grade I or Grade II* listed buildings and/or structures which are of exceptional historical importance within the landscape:</p> <ul style="list-style-type: none"> - Two Rise Locks, Dowley Gap, Leeds and Liverpool Canal, Bingley (Grade I) - United Reform Church, Victoria Road, Saltaire (Grade I) - Barn 15m south of Holden Gate Farmhouse, Holden Lane, Silsden (Grade II*)
	Conservation Areas	<p>Baildon Baildon (Station Road) Bingley Braithwaite Brunthwaite Devonshire Park & Cliffe Castle East Morton Hainworth Keighley Town Centre Leeds & Liverpool Canal Low Utley Micklethwaite Saltaire (WHS) Silsden Steeton</p> <p>The Design and Conservation Team have prepared up-to-date Conservation Area Assessments/Appraisals for each of the areas listed above. These documents should be taken into consideration as part of any proposal.</p>
	Ancient/Scheduled Monuments	5 No

Historic Parks & Gardens	Prince of Wales Park, Bingley Lund Park, Keighley Roberts Park, Saltaire Whinburn, Keighley
Battlefield	None
Other Associations	None

3.2 SETTLEMENT PATTERNS

- Airedale has a densely settled valley floor, with traditional cores of Bingley, Keighley, Riddlesden and Silsden, some which have joined to form an urban sprawl which is beginning to spread up the valley sides. In addition, there are smaller villages of East Morton, Micklethwaite, Steeton/Eastburn and Eldwick on the valley slopes.
- Settlement within the more rural areas consists of isolated farmsteads, generally of traditional gritstone construction; the concentration of farmsteads is greater within the enclosed pastures and these tend to be smaller units. The flood plain pastures and upland pastures contain fewer, but larger farms.

3.3 TRANSPORT INFRASTRUCTURE

- This is a major transport corridor containing road, rail, river and canal routes which, along with the valley landform, has contributed to the industrialisation and development of Airedale. The A650 running southeast to northwest from Bradford is the gateway to Skipton, Cumbria and the Yorkshire Dales carrying a very heavy concentration of road traffic. The completion of the Bingley Relief Road has relieved heavy traffic flow within the surrounding area. A dense network of minor roads connect both the large and small settlements throughout Airedale, often highly visible in the landscape.
- The rail corridor extends from the urban core in Bradford to Shipley and then runs both east to Leeds and west towards Keighley and Cumbria. Although the railway line runs along the valley bottom and is not screened by landform or tree cover outside the settle areas, it does not unduly intrude upon the landscape in Airedale.
- The Leeds and Liverpool Canal, which is not used of freight purposes these days, is still a popular recreation route for holiday makers both locally for short day trips and also for longer distance journeys.

3.4 RECREATION/TOURISM

Airedale is a very popular area for a range of recreation and tourist activities, including: -

- Leeds and Liverpool Canal – canal/barge holidays and day trips; fishing and walking along the Canal.
- River Aire – rowing club at Saltaire and canoeing activities.
- Recreation grounds for football and cricket on the flood plain pastures.
- Formal parks – Myrtle Park and Prince of Wales Park in Bingley and Lund Park, Devonshire Park and Cliffe Castle parks on Keighley.
- Saltaire World Heritage Site – unique and internationally recognised model industrial village, which was designated in December 2001.
- Salts Mill and Roberts Park – within Saltaire Village adjacent to Salts Mill.
- Fishing – a popular activity on both the Aire and the Canal and many of the ponds which occur throughout the Character Area.
- East Riddlesden Hall – National Trust property adjacent to Riddlesden. Small C17 hall and associated barns, gardens and duck pond.
- Cliffe Castle Museum – interesting archaeological, geological and natural history collections.
- Keighley-Worth Valley Railway – begins in Keighley and extends into the Worth and North Beck Valley character area. A magnet for tourism in the area, in association with the Brontes/Haworth.
- Settle-Carlisle Railway – the rail network links with Cumbria and can be accessed from any of the Airedale stations.
- Shipley Glen – Tramway/Brackenhall Countryside Centre; the Glen has a long history of recreational use dating back to Victorian times and is still a very popular area for walking, kite flying and picnics.

- St. Ives Estate (see also Wilsden Character Area) – popular walking area with footpath network around all the estate, including Druid’s Altar.
- Golf Course – Holden Park and club house to the west of Riddlesden.
- Extensive and well-used footpath network throughout Airedale, connecting the Leeds and Liverpool Canal and the River Aire to other rural areas both within the outside the character area.

4.0 ANALYSIS

4.1 Sensitivity of Character

- **Strength of Character** **Moderate**

Parts of the character area such as the enclosed pastures around Silsden and the wooded inclines have a relatively strong character. However the valley floor contains a network of pylons, a complex transport network and other urban influences which weaken the overall character.

- **Historic Continuity** **Medium**

Although traditional farms are still a feature of the area there has been considerable diversification of land use. Twentieth century development in the shape of settlement and infrastructure dominate the landscape softened however by the tree cover which plays an important role.

- **Remoteness** **Settled**

This is very busy character area containing most of the major settlements outside the urban core of Bradford and it is one of the most congested traffic corridors in West Yorkshire.

- **Significance of new development** **Medium**

Although a large proportion of development in Airedale is of 20th Century origin, its visual impact on the landscape varies. The extensive ribbon development of Riddlesden for example, is reduced by the mature tree cover within the housing area and surrounding it. The traditional village of East Morton has new development of various ages yet its location nestling within the wooded valley creates minimal visual impact. Other areas however such as Guard House estate in Keighley are highly visible as they expand up the hillside. Due to the landform of Airedale there is a high degree of intervisibility and large vertical structures such as the Bradford and Bingley Building Society building in Bingley, and Airedale General Hospital in Steeton have significant impact.

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

There is a high level of development pressure in Airedale which already contains a significant volume of settlement. It is however, due to its wooded appearance still a green valley with smaller settlements such as Micklethwaite, East Morton and Brunthwaite retaining their identity. It will be important to look at development opportunities that do not contribute to a continual urban sprawl joining up the whole valley. Visual impact and retention of trees are particularly important.

4.2 Important Features

Landmarks

- Due mainly to the valley landform Airedale has few major landmarks. From numerous vantage points three buildings stand out as landmarks. They are the two Bradford and Bingley Building Society buildings (one in Bingley and the other in Crossflats) and Airedale General Hospital at Steeton. The tower above Steeton provides a local landmark to the western end of the Aire Valley while in the valley bottom stands of tall Lombardy poplars are prominent vertical features.

Skylines

- From high vantage points the skylines from Airedale are looking north the adjoining Rombalds Ridge and looking south even further to the Pennine Uplands. However from the valley floor the skylines are the extent of the steeper valley sides at approximately 250m A.O.D. and include the wooded incline above Steeton, Hawkcliffe Woods, Baildon Moor Bank, Gilstead Moor and Druids Altar at Bingley St Ives.

Key Views and Vistas

- There are many notable panoramic views of Airedale from Silsden Road and its continuation at Holden Lane, running from East Morton towards Silsden.
- Gilstead Moor provides good views of the whole of central Airedale and almost the total view of the character area.
- From Druids Altar in Hollin Plantation looking across to the northern valley side towards East Morton.
- Views along the floodplain pastures around Silsden, between the canal and the River Aire.
- The Saltaire Environmental Capacity Study and the Saltaire Conservation Area Assessment both identify key views and vistas into and out of the World Heritage Site. Any development proposal shall take these into account and ensure that they are preserved.

Memorable Places

- The Leeds and Liverpool Canal running parallel to the River Aire throughout the length of the character area has many memorable locations, notably the Five Rise Locks at Bingley, Swine Lane Bridge at East Morton and Saltaire.

- East Riddlesden Hall a Grade I Listed Building dating back to 1640, an impressive hall with lakes in wooded gardens.
- Saltaire World Heritage Site village with its unique history of development created by Sir Titus Salt in the 1850's use the self guided walk on the Saltaire trail. Many fine buildings notably Salts Mill and the Congregational Church.
- Shipley Glen and tramway running up the Glen first opened in 1895, leading to the former fairground and the wilds of Baildon Moor.
- The traditional village of Micklethwaite, nestling in a wooded valley above Bingley.

4.3 Detractors

- Heavy traffic flow and transport infrastructure.
- The industrialised section of the valley floor contain numerous detractors to the landscape, most noticeable are the electricity pylons and sewage works.
- Modern housing and factory units in non-traditional materials, particularly around Steeton and on the outskirts of Keighley; large modern industrial units on south edge of Silsden.
- Caravan park at Whetstone Gate on the Silsden Road.
- Graincliffe Reservoir infrastructure buildings.

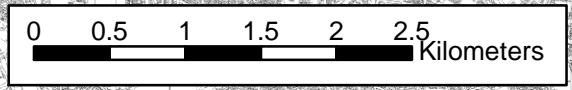
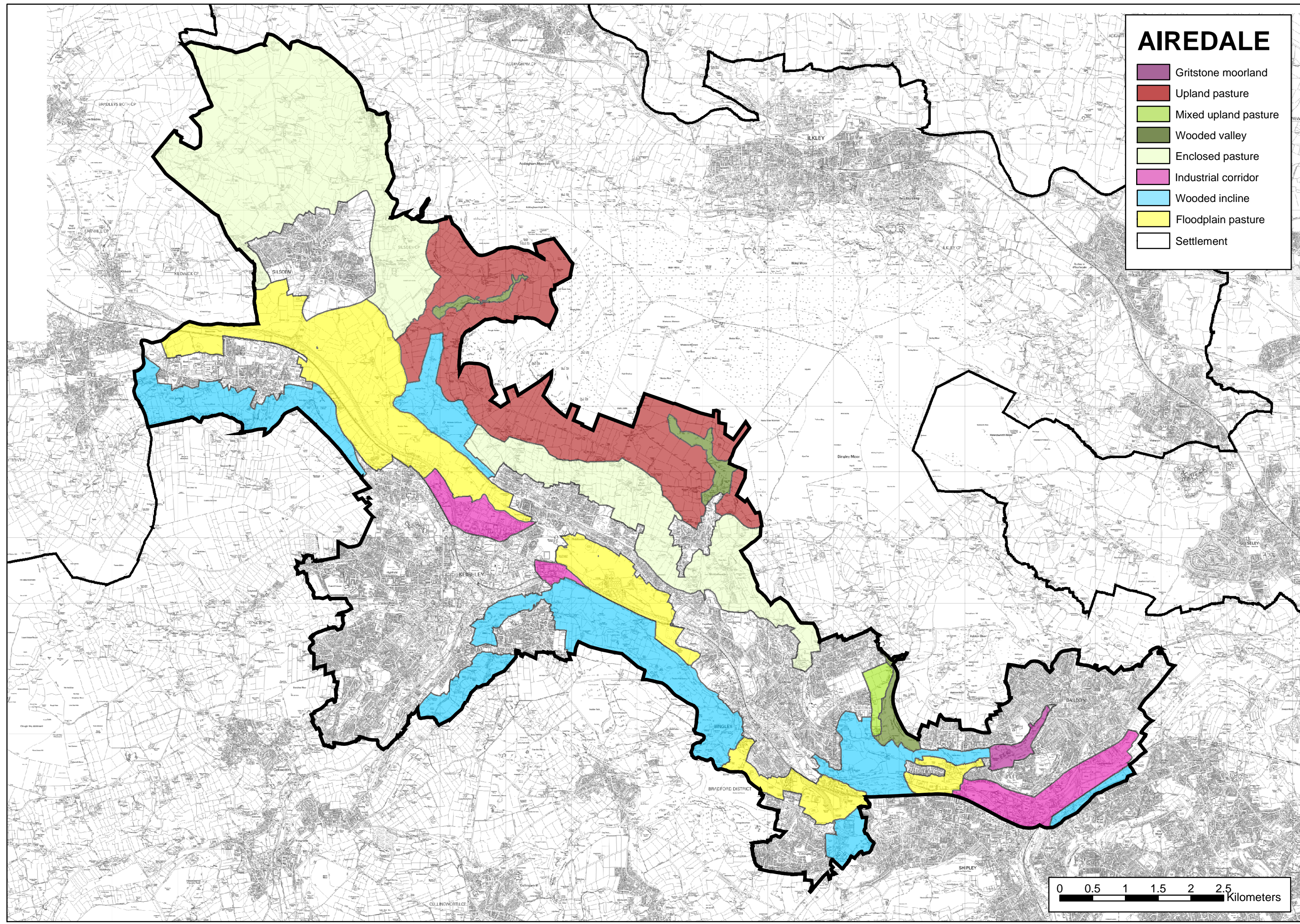
5.0 GENERAL CONCLUSIONS

- 5.1 Airedale is a busy and settled character area. The shape of the broad valley floor has meant that development has not been tightly constrained and consequently the landscape types show many contrasts. Over relatively short distances the character area changes from the tranquillity of the upland pastures with their strong simple character to the busy, urban sprawl of the industrial corridor weakening its strength of character. These dramatic contrasts, however, form part of the character of the area.
- 5.2 Whilst it is appropriate that the relative merits of each landscape type should be considered in respect of future development, the average sensitivity balance of Airedale should be regarded as moderate.
- 5.3 Despite its perception as being a heavily urbanised valley, there is currently a balance between the proportions of industry, settlement, woodland cover, and pastoral land uses throughout Airedale. However, this balance could easily be jeopardised by the encroachment of development further up the valley sides.
- 5.4 Within every landscape type there are landscape elements considered worthy of conservation and within this settled, pressurised landscape their retention becomes of greater significance. For instance, trees play an important role in the landscape and especially within the Airedale character area; the extensive wooded inclines, the hedgerows and hedgerow trees around Silsden, the naturalness of the small Pennine wooded cloughs, the groups of tall poplars along the flood plain pastures as well as the groups of trees and small woodlands which frame not only the farmsteads, but also the edges of the settlements throughout the valley. Their protection and management is therefore an important factor to consider in the context of future development. Further enhancement of the wooded areas would increase tree cover and help to absorb existing settlement.
- 5.5 The views of grazed pastures on the upper slopes of the valley and the flood plain pastures along the valley bottom are also important to balance the busy infrastructure of the transport corridor and urban settlements. However, these areas are probably most at risk in terms of pressure for development, particularly along the valley bottom where building constraints are minimal.
- 5.6 Therefore, the general guidelines within Airedale would be to conserve the current balance between settlement, tree cover and pasture. However, there is immense pressure for development, especially housing, along the Aire Valley where the current infrastructure is already under strain. Nevertheless, any new development should be

carefully considered in terms of its impact, not only on the immediate landscape but also on the wider environment.

AIREDALE

- Gritstone moorland
- Upland pasture
- Mixed upland pasture
- Wooded valley
- Enclosed pasture
- Industrial corridor
- Wooded incline
- Floodplain pasture
- Settlement



6.0 AIREDALE: UPLAND PASTURES



6.1 DESCRIPTION

- The upland pastures of Airedale run in a narrow strip on a perched incline on the northern valley side, stretching from Silsden to Micklethwaite.
- The northern boundary adjoins the Rombalds Ridge gritstone moorland, while the southern boundary for most of its length follows the enclosed pastures, apart from the western extremity where they extend down to the valley floodplain.
- Two wooded valleys extend into the upland pastures down Bradup Beck at East Morton and Ghyll Grange near Silsden.
- Generally the upland pastures display characteristic simplicity, although there is a greater degree of tree cover in the form of small plantations and a variance in field sizes.

6.2 LANDSCAPE STRATEGY

6.2.1 Analysis

- Strength of Character** **Strong**

A uniform simple balanced landscape consisting mainly of improved pasture fields and dry stone wall enclosure. It is a large, open calm landscape.

- Condition** **Good**

Generally the condition of the upland pastures is good, with the majority of dry stone walls in good repair. The grasslands are mainly sheep grazed improved pastures although towards the moorland edge there is a transition zone where walls are less prominent and reeds and rushes have invaded the grassland.

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

6.2.1 Policy Guidelines

Conserve

- The upland pastures form an attractive apron fringe to the gritstone moorland rising above it, and the policy should be to conserve the open simple landscape.
- Although the moorland fringe of marginal rushes and reeds is an important habitat for breeding birds, the loss of further areas would decrease the landscape quality. It is therefore important to support the continued active agricultural use of these grasslands.

- The dry stone walls are an integral component of the landscape and important to the continued management of the pastures and should, therefore, be retained and repaired. Small tree planting blocks and shelter belts are evident on the Airedale upland pastures, with trees to field boundaries particularly evident south of Silsden Road. These should be maintained and replanted where necessary. Large scale tree planting would not however be appropriate.

6.3 POTENTIAL FOR DEVELOPMENT

6.3.1 Sensitivity Analysis

- **Strength of Character** **Strong**
[See Above]
- **Historic Continuity** **High**
Pastoral land use has been continuous for a long period of time and farm buildings have few recent alterations.
- **Visual Exposure and Enclosure** **Prominent and open**
From the upland pastures extensive views are obtained of the Aire Valley and towards the South Pennine Moors, particularly from the higher ground above Silsden Road.

The upland pastures have an open nature except where the small plantations and shelter belts restrict views.

6.3.2 Traditional Settlement Pattern

- Isolated farmsteads and outbuildings in traditional gritstone.

6.3.3 Policy Guidelines

- With a strong character, high historic continuity and a prominent and open position in the landscape this area can be regarded as very sensitive to development.
- Any form of development would have a major impact on in this landscape type and should be strongly resisted. Should development be considered, the isolated individual dwelling in traditional Pennine gritstone would be most appropriate which takes advantage of existing tree cover, either shelter belts or adjacent to the wooded valleys or on the fringe of the enclosed pastures. Large 'specimen' size sycamores are often associated with isolated farm buildings and are an important landscape component. Thinning of smaller self-set groups with the replanting of oaks would be appropriate.

7.0 AIREDALE: MIXED UPLAND PASTURE



7.1 DESCRIPTION

- The mixed upland pasture is the smallest landscape type in Airedale and consists mainly of regular improved pasture fields and woodland.
- It is located on an upland plateau enclosed by the wooded valley of Shipley Glen to the north and on three sides by the settlements of Eldwick and Gilstead.

7.2 LANDSCAPE STRATEGY

7.2.1 Analysis

- **Strength of Character** **Moderate**
Although this landscape contains a typical mix of landscape components i.e. pasture fields, walls, hedges, tree clumps and a range of building types there are no major infrastructure elements such as pylons to detract from the overall landscape quality.
- **Condition** **Good**
In general the Airedale mixed upland pastures are in good condition, the pastures are improved agricultural grasslands, walls are in good repair and tree clumps have a mature appearance. The physical boundary to the settlement consisting of individual trees, hedgerows and walls is more varied in condition.

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

7.2.2 Policy Guidelines

Strengthen and Conserve

- The woodland trees and tree clumps are the most important landscape element contributing to the landscape quality. It is therefore important to conserve these areas and aim for long term management to ensure future continuity strengthening.
- The boundary treatment to the settlement edge is one area where the hedge and field tree cover could be strengthened to create a broader buffer zone.

7.3 POTENTIAL FOR DEVELOPMENT

7.3.1 Sensitivity Analysis

- **Strength of Character** **Moderate**
[See above]
- **Historic continuity** **Medium**
Although the pasture fields and boundary treatment are long established modern buildings and access roads are of recent origin.

- **Visual exposure and enclosure** **Prominent and enclosed**

The mixed upland pastures are prominent in many views to the north, most noticeable from the high ground of Baildon Moor in close proximity to the area.

From within the area, although the field areas have an open aspect, due to the small scale nature of this landscape type its wooded boundaries give it an enclosed feel.

7.3.2 Traditional Settlement Pattern

- Settlement is restricted to isolated dwellings. The traditional gritstone farmstead is evident. The area needs to take account of the surrounding settlement pattern of Eldwick and Gilstead.

7.3.3 Policy Guidelines

- With moderate strength of character, medium historic continuity and prominent and enclosed position in the landscape this landscape type has a moderate sensitivity to development.
- With settlement already enclosing the area on three sides, an established wooded boundary and tree growing groups within it, the area could be regarded as suitable to accept some form of development.
- The key landscape characteristics which need to be considered are the woodland areas and the existing settlements of Eldwick and Gilstead.
- Priority should be given to the retention of mature trees both on the site boundary and within the area. Links to the wooded valley of Shipley Glen and the Dales Way link footpath are particularly important. Any new development will need to include a strong wooded framework, especially along the eastern boundary, to absorb its impact on the landscape, especially in views from Baildon Moor and Shipley Glen.
- The surrounding character of Eldwick notably the housing style of red roofs, linear street layout and extensive street and garden trees are important aspects to be considered in any proposed development schemes for this landscape type.

8.0 AIREDALE: GRITSTONE MOORLAND



8.1 DESCRIPTION

- The gritstone moorland within Airedale consists of a thin sliver of land extending into the centre of Baildon. The steep level changes account for its undeveloped nature, and occur as gradually diminishing millstone grit rock face with moorland slopes.
- The steep rocky edge continues west above a wooded incline and then up alongside the wooded valley of Shipley Glen. In each place it contributes to the dramatic, and memorable nature of these local landscape types, but it is perhaps adjacent to the open moorland vegetation where it is at its most prominent.
- This small slice of moorland at Baildon Bank is always seen in the context of the much larger Baildon Moor above it. But whereas Baildon Moor is a smooth, expansive, gently sloping, exposed landscape; this moor is a rocky, narrow, compact, and very steep landscape.
- The slopes flatten out slightly around the hamlet of Baildon Green, and these grassy spaces have also been included in the Airedale Gritstone Moorland. The sheer, quarried rock faces, group of tightly packed, stone buildings, moorland scrub, trees and grassy banks all come together around Baildon Green to create a very memorable sense of place with a dramatic, and distinct identity.

8.2 LANDSCAPE STRATEGY

8.2.1 **Analysis**

- Strength of character** **Strong**

The steep rocky edge and hummocky moorland vegetation; along with the small group of buildings of Baildon Green nestling up against the rock face give this landscape a very strong character.
- Condition** **Good**

The moorland is well used for walking and appears to be in good condition.

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

8.2.2 **Policy guidelines**

Conserve

- Conserve the moorland vegetation and open grassy spaces adjacent to it.
- Ensure circulation routes and recreation pressures do not fragment and erode the moorland vegetation. Draw up a management plan for its implementation.
- Manage the grassy, flatter areas for wildlife and informal recreation in consultation with the community.

- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

8.3 POTENTIAL FOR DEVELOPMENT

8.3.1 Sensitivity Analysis

- **Strength of character** **Strong**
[See above]

- **Historic continuity** **High**
There have been relatively few changes within this area. Some quarrying has occurred but it has been on a relatively small scale.

- **Visual prominence and enclosure** **Prominent and open**
It is prominent in long distance views of Baildon as the finger of landscape extending into the built up core.

It has an open character, though the rock face, and surrounding modern housing do give quite a lot of enclosure to certain parts of the area.

8.3.2 Traditional settlement pattern

Most of the land is too steep to have been built on, but there is the small stone hamlet/group of houses of Baildon Green on the flatter ground, and other single stone houses.

8.3.3 Policy guidelines

- This landscape has a strong character, high historic continuity, and is prominent and open. It can therefore be seen to be a very sensitive landscape. There is no precedent for development on the moorland, and in conclusion it can be viewed as unsuitable for further development.
- The area around Baildon Green is more enclosed, and less prominent, but this area is still sensitive to change because of strength of character and high historic continuity.
- The flatter grassy areas adjacent to the road and modern estate developments could be attractive to those seeking to fit in extra housing provision. However, these open flatter areas make a valuable contribution to amenity open space and nature conservation value of the area, as well as being a crucial part of the character of Baildon Green.

9.0 AIREDALE: FLOODPLAIN PASTURES



9.1 DESCRIPTION

- There are two areas of floodplain pasture within this character area. Area 1 lies to the north west of Keighley; Area 2 comprises small pockets of land to the east of the character area.
- In Area 1, northwest of Keighley, the Aire Valley opens out. The floodplain features as a prominent expanse of flat land covered with fields and hedges with distinctive perpendicular elements of Lombardy poplars. The river is marked by a distinctive sinuous line of trees meandering slowly across the plain whilst the canal follows the contours around its northern edge. The transport corridor is visible stretching across the floodplain. The railway passes close in to the valley side along the southern edge of the pastures; and the A629 cuts up the areas of pasture and passes on a wide raised embankment straight through from Keighley to Skipton.
- The landform gives a very definite boundary to the area, and the lack of development illustrates the direct and uncomplicated link that still exists between the physical landscape and the land use.

- Area 2 lies to the east of the character area. The valley floor is a relatively narrow corridor of land, and there have been greater pressures for industrial and residential land. Consequently, the area of the valley floor that still has pasture fields on it is limited to a few pockets of land sandwiched between housing, woodland, and industry. Here there is a complex mix of tree-lined river corridor, large sewage works roads and railways, and neglected pasture fields and hedgerows. It is a relatively enclosed landscape with a more urban character than Area 1. There are three pockets of floodplain pasture in Area 2: to the east of Keighley between Bingley and Cottingley, and to the west of Baildon.

9.2 LANDSCAPE STRATEGY

9.2.1 **Analysis**

- Strength of character

Area 1 **Strong**

Large, flat, hedgerow-bounded fields are very distinctive within the landscape.

Area 2 **Moderate**

The wide variety of different land uses in a small area gives the landscape character quite a mixed, marginalised feel.

- Condition

Area 1 **Declining**

Loss of hedgerows, and less intensive management of some pastures give the area a declining landscape condition.

Area 2 **Poor**

The few pasture fields have been left isolated and neglected, and they now look 'out of place' amongst the increasing amounts of adjacent development.

Condition	Good	STRENGTHEN	Strengthen and Conserve	CONSERVE
	Declining	Strengthen and Enhance	Conserve and Enhance	AREA 1 Conserve and Restore
	Poor	CREATION	AREA 2 Restore and Enhance	RESTORE
		Weak	Moderate	Strong
	Character			

9.2.2 Policy Guidelines

Area 1: Conserve and restore

- Conserve this unique area of distinctive open floodplain pasture. Prevent development of this landscape, and the encroachment of urban influences such as lights, road ‘improvements’ etc.
- Conserve the farmed land use, traditional agricultural practices, and field pattern.
- Conserve and restore hedgerows with management and replanting.
- Enhance corridor of A629 through sensitive, low key, tree and hedgerow planting.
- Encourage low intensity farming which could allow for creation or restoration of meadows.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

Area 2: Restore and enhance

- Restore continuity of valley floor ‘green’ spaces by creating and enhancing green routes through the valley for pedestrians, cyclists, and horse riders, and by extensions to the wooded inclines.
- Extensions of the wooded inclines would also serve to screen some of the sewage works, other industrial buildings, and housing, as well as provide a landscape structure for possible minor future housing developments.
- Wooded inclines already come down onto the valley floor around Bingley, and so extending them would be in character with the Airedale landscape.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

9.3 POTENTIAL FOR DEVELOPMENT

9.3.1 **Sensitivity analysis**

• **Strength of character**

Area 1	Strong
[See above]	

Area 2	Moderate
[See above]	

• **Historic continuity**

Area 1	High
The floodplain will have been grazed in some form or another for many centuries.	

Area 2	Medium
Significant amounts of change have occurred in these landscapes over the last few centuries. Housing, roads, and industry have all been developed on the valley floor.	

- **Visual prominence and enclosure**

Area 1**Prominent and open**

The large area of flat land is prominent from all the major transport routes running through it as well as from the valley sides. Though surrounded by valley slopes the landscape has an open character.

Area 2**Visible, enclosed**

These areas are smaller, and the narrow Aire Valley at these points, as well as the near woodlands and development, gives them a more enclosed character.

9.3.2 Traditional settlement pattern**Area 1**

- No development, apart from an occasional dwelling, farmstead and a cemetery; all of which occur on higher land towards the edges. The risk of flooding has deemed much of this area unsuitable for building.

Area 2

- Sewage works, and some other industry.

9.3.3 Policy Guidelines**Area 1**

- With strong character, high historic continuity, and being prominent, and open, this landscape is very sensitive to change; and the fact that there is virtually no historic pattern of development here would indicate that any development could only be detrimental to the landscape character.
- In addition there are no other expansive areas of floodplain in the District and once its open, undeveloped character is breached, this distinctive landscape will be lost forever.
- Should further development be required within this area, it could best be accommodated within a wooded setting on the higher ground south of the railway adjacent to Steeton, Eastburn and Keighley. In this way the principle of building on the valley slopes is continued, and the canal and railway are retained as effective boundaries to the main area of floodplain pastures.

- It would be detrimental to the character of the landscape to allow Silsden to extend onto the floodplain pastures. Similarly Steeton and Easburn are located on the valley sides and should not be allowed to extend onto the floodplain.

Area 2

- With moderate strength of character, medium historic continuity, and a visible and enclosed character this landscape is moderately sensitive to change.
- However it can be seen that these pockets of floodplain pasture play a very important role in separating the individual settlements which would otherwise merge into each other, namely Riddlesden, Keighley, Bingley, Cottingley, Baildon and Shipley.

10.0 AIREDALE: ENCLOSED PASTURE



10.1 DESCRIPTION

- The enclosed pasture is the largest landscape type in Airedale. Divided into two main areas it covers the greater part of the land area on the northern side of the valley. The characteristics of the pastures vary as you travel from the district boundary in the west to the surrounds of the settlement of Bingley in the east.

Area 1

- The area around Silsden in the west consists of gentle undulating slopes with a relatively open aspect; displayed many of the characteristics of the upland pastures. It is, however, distinct in the hedges and hedgerow trees are more prominent in the landscape than dry stone walls.

Area 2

- Moving east down the valley the enclosed pastures form a narrower, linear belt above Riddlesden and around Micklethwaite. They occur on the steeper valley sides, where woodland cover is more extensive than in Area 1, as the land form has placed greater restriction on agriculture and other forms of development.

10.2 LANDSCAPE STRATEGY

10.2.1 Analysis

• **Strength of Character** **Moderate**

There is a balanced structure of pasture, wall and hedge enclosure with field and tree groups. Urban elements such as electricity poles do, however, reduce the strength of character, notably along the steeper valley sides.

• **Condition** **Good**

Overall the enclosed pastures are in good condition, the more intensively agriculturally managed land around Silsden has walls and trees in good condition and most grassland actively grazed. The enclosed pastures in close proximity to settlements along the valley have suffered some deterioration in condition due to urban influences. Some areas have been fenced for horse grazing and lack of repair to walls is evident in some locations. Golf course are also a feature along the valley modifying the field pattern but retaining the overall character.

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

10.2.2 Policy Guidelines

Strengthen and Conserve

- Conserve the balanced landscape character of small tree groups, walls and hedges. Resist the introduction of fences particularly in small field divisions.
- Conserve and support the traditional agricultural grazing practices as a sustainable system. Encourage traditional hay meadows notable around the Micklethwaite area.
- Strengthen hedgerows to improve species diversity and replant hedges and field trees.
- Strengthen existing tree groups through positive woodland management and encourage their planting in marginal grasslands adjoining urban areas.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

10.3 POTENTIAL FOR DEVELOPMENT

10.3.1 Sensitivity Analysis

- **Strength of Character** **Moderate**
[See above]
- **Historic Continuity** **High**
The enclosed pastures have retained their essential agricultural character and the landscape elements notably woodlands are long established.
- **Visual Prominence and Enclosure** **Visible and enclosed**
Nearly all the pastures are visible from elevated positions on the south side of Airedale. The more open aspect and gently undulating landform around Silsden makes it more visible from closer locations i.e. the valley floodplain and the upland pastures of Rombalds Ridge. Narrow lanes, hedges, hedgerow trees and woodland copses retain an enclosed feel from within the landscape.

10.3.2 Traditional Settlement Pattern

- Scattered farmsteads and small hamlets/villages such as Micklethwaite and Braithwaite. Traditionally built in gritstone.

10.3.3 Policy Guidelines

- It can be seen that with moderate strength of character, high historic continuity and a visible and enclosed nature that these areas are moderately sensitive to development.

Area 1

- The greatest development pressure is around the Silsden area where the landform is more suitable to accommodate change. This area is also the most visually open landscape where there cover is less than the steeper valley sides. Any proposed development to the north east of Silsden should be carefully designed to link to the existing settlement, utilising the existing woodlands and hedgerows to keep the essential landscape character and retain the integrity of the Leeds and Liverpool Canal as an important wildlife and recreational corridor. The most visible and open landscape to the north and west of Silsden should be avoided for major development expansion and the more traditional isolated development pattern recognised. The pastures to the west of Silsden are an important link to the Leeds and Liverpool Canal, forming a visual buffer zone between the existing development and the floodplain pasture.

Area 2

- Future development around Bingley needs to consider carefully the visual impact in relation to landform and potential capacity. The enclosed pastures are important both for recreation, and as a green backcloth above Bingley and Crossflatts. Retention of the trees cover is important to the local landscape character in this area.
- Along the steeper more wooded pastures there is a strong case to resist further block suburban style development which has damaged the character area in the past. Should development be considered however small numbers of residential units, based around existing farmsteads would be more appropriate utilising and strengthening the woodland areas where possible.
- The smaller hamlets of Micklethwaite and Braithwaite have their own identity, and development within these settlements needs to be very carefully considered. At present there is a harmonious balance between development, pasture fields and woodland, which could easily be jeopardised by residential expansion.

11.0 AIREDALE: INDUSTRIAL CORRIDOR



11.1 DESCRIPTION

- The Airedale industrial corridor comprises two locations. Area 1 the eastern extent of the Airedale character area centred around Shipley; and Area 2 centred around the Beechcliffe area of Keighley. Both areas are exclusively within the valley floor and consist mainly of mixed industrial and commercial developments.

11.2 LANDSCAPE STRATEGY

11.2.1 Analysis

- **Strength of Character** **Weak**

Overall the industrial corridor lacks identity with a mix of modern warehouse style buildings diluting the character of the old industrial buildings in brick and stone, although one notable exception is the canal corridor particularly around Saltaire.

- **Condition** **Declining**

Both areas still have a neglected air to them with a lot of vacant buildings, along with poor quality converted premises for a variety of retail and commercial activities and pockets of

derelict land. High quality regeneration has however been carried out in Saltaire, and a few notable high quality developments such as Filtronic at Shipley and Denso Marston at Charlestown.

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

11.2.2 Policy Guidelines

Strengthen and Enhance

- The landscape strategy needs to be fully co-ordinated to encourage urban regeneration and conservation of the built heritage.
- There are many opportunities to strengthen the landscape infrastructure and soften this harsh urban environment. The main transport routes, notably the main road network, run through the industrial corridor and should be the focal point for improvement.
- The Leeds and Liverpool Canal is an important feature within the Shipley corridor and further opportunities should be taken to improve its recreational value, and as a focal point to attract business and residential development with high quality hard and soft landscaping, although due consideration of its biodiversity value and designation as a Site of Ecological Importance must not be forgotten.
- New developments should include a strong landscape framework.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

- Areas of derelict land which are not suitable for future development, including surplus and land to existing industrial premises should be considered for urban forestry. The surrounding landscape character of the Shipley area, in particular the section to the east of the town centre, has a well wooded appearance. There is an opportunity to expand this woodland into area of the valley floor.

11.3 POTENTIAL FOR DEVELOPMENT

11.3.1 Sensitivity Analysis

- **Strength of Character** **Weak**
[See above]

- **Historic Continuity** **Medium**
The Industrial Corridor of Airedale dates back to the early years of the Industrial Revolution, initially making use of the water power. Mills and other buildings have now been modified for a variety of end uses and many new warehouse type buildings constructed.

- **Visual Exposure and Enclosure** **Visible and Enclosed**
The industrial valley floor is visible from many locations in the higher reaches of the valley sides. The Shipley area has a greater degree of visibility due to the steeply sloping valley sides and restricted landform, particularly from the residential areas of Baildon and Windhill.

Within the valley the high rise buildings and flat landform gives an enclosed feel.

11.3.2 Traditional Settlement Pattern

- Limited to a few remaining stone terraced streets originally constructed as mill workers houses.

11.3.3 Policy Guidelines

- With a weak character, medium historic continuity and a visible position in the valley this landscape can be considered not sensitive to development. Exceptions to this must be the conservation area of Saltaire World Heritage Site and the whole of the canal corridor.
- Where a proposed development abuts a different landscape type it is vital that an appropriate landscape buffer or edge is created.

- Although the landscape has a built up and busy feel there are opportunities to develop and improve the environment, for both industry, commerce and residential uses.
- There is a demand for high quality accommodation in close proximity to the urban workplace and to meet this demand, the Salts mill conversion to high quality flats with the benefit of the canal's recreational value is one approach that could be expanded to other suitable premises along the canal sides. Whilst new build housing is another possibility it is unlikely to be as characterful as conversions of existing buildings.

12.0 AIREDALE: WOODED VALLEY



12.1 DESCRIPTION

- The Airedale Wooded Valley consists of three small areas which are relatively secluded, and all contain good quality semi-natural woodland. They are based around small watercourses and have steep sided slopes which incise into the surrounding pastures and gritstone Moorland. They all occur on the south facing slope of the Aire Valley and all running approximately at right angles to the main valley.

Individually they consist of:-

Area 1

- Jacob's Wood/Ghyll Grange Clough – containing a spectacular ravine, based on Holden Beck to the east of Silsden lying on the west slopes of Rombalds Ridge. This is a very secluded area containing semi-natural woodland of county-wide ecological importance; a typical South Pennine Ghyll.

Area 2

- Shipleigh Glen – a SEGI consisting of densely wooded step slopes on the south eastern edges of Baildon Moor above Shipleigh; contains remnants of clough woodland (part of which is ancient woodland), with good biodiversity, based around Loadpit Beck.

Area 3

- Sunnydale, East Morton – SEGI consisting of areas of semi-natural broad-leaved woodland and scrub based around Bradup Beck with flows south from Rombalds Ridge into East Morton. A water catchments area, containing a small reservoir and a series of mill dams, presumably associated with former industrial activity connected to Morton Hall; there are some modern residences around the southern edges.

12.1 LANDSCAPE STRATEGY

12.1.1 Analysis

- **Strength of character** **Strong**

The steeply wooded valley sides, especially Jacobs’s Wood/Ghyll Grange Clough, are typical of the South Pennine landscape, contrasting with the moorlands plateaux and upland pastures which they incise.

- **Condition** **Good**

The naturalness of the habitat has been ensured by the relative inaccessibility and steepness of the slopes which has restricted development. However, Shipley Glen has been subjected to recreational pressures and the naturalness of the some of woodland is potentially threatened by ‘naturalised non-native’ species such as sycamore and beech.

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

12.1.2 Policy Guidelines

Conserve

- Conserve the hidden and enclosed character of the wooded valleys, resist any development which would reduce the tree cover or intrude into the landscape unit.
- Conserve the landform as steeply incised valleys; development proposals which would entail landfill, tipping, drainage or earthmoving would be considered inappropriate.
- Conserve the naturalness of the vegetation; ensure good management of the woodland and other associated habitats and encourage the regeneration of the semi-natural habitat by reducing the predominance of sycamore and beech.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

12.2 POTENTIAL FOR DEVELOPMENT

12.2.1 Sensitivity analysis

- **Strength of character** **Strong**

[See above]

- **Historic continuity** **High**

The steepness of the slope has precluded change through development and the density of the semi-natural woodland, containing many old tree specimens, would indicate a high historic continuity; Shipley Glen has been subjected to informal recreation since Victorian times.

- **Visual prominence and enclosure** **Hidden and enclosed**

The natural steep sided slopes of the valleys and the woodland component of the landscape creates a generally hidden and enclosed character, although Shipley Glen is more visible from several surroundings areas.

12.2.2 Traditional Settlement Pattern

- There is no settlement within two of the areas of Airedale Wooded Valley; there is some settlement, however, within the outer edges of the wooded valley at Sunnysdale, East Morton. Although some of the settlement here consists of well designed modern stone

construction detached housing absorbed into the woodland setting, there is some older traditional stone construction such as Morton Hall, Botany Farm and terraces of older stone properties, Upper Mill Row and Providence Terrace, presumably associated with former mill activities. The mill no longer exists.

12.2.3 Policy Guidelines

- Although the Airedale Wooded Valley has a strong character and high historic continuity, its hidden and enclosed landform makes it only moderately sensitive to change.
- However, as there has traditionally been no settlement, apart from Sunnydale, East Morton, due to the landform and inaccessibility, the high biodiversity of these areas justifies a recommendation to strongly resist any form of development either in built form, landform alterations or reduction in tree cover.

Area 1

- Jacob's Wood/Ghyll Grange Clough is an excellent example of a secluded fragment of South Pennine clough woodland and should be preserved and managed according to the landscape strategy. There is no scope there for any development.

Area 2

- Shipley Gen, although a robust landscape, is heavily used for informal recreation. It is still, however, an important fragment of semi-natural woodland. Whilst unobtrusive recreational infrastructure, such as footpath/access improvements, way marking etc. to manage the recreational pressure may be permitted, there is no scope for development in the built form without jeopardising the character of the landscape unit.

Area 3

- As well as the settlement mentioned in paragraph 12.3.2 above, Sunnydale, East Morton also contains built structures in respect of the water authority infrastructure. This is currently absorbed by the existing tree cover, although the winder views make this more visible. Any further extension to the works should make due reference to the nature of the wooded valley. Furthermore, new development has already taken place at the southern end of this wooded valley and has been relatively well absorbed into the woodland cover which is more dense at its southern end than at the northern part of the area. However, this development is currently at capacity for the landscape unit and further extension northwards, which would reduce the existing more scrubby tree cover, would impact on the character of the landscape.

13.0 AIREDALE: WOODED INCLINE



13.1 DESCRIPTION

- The wooded incline covers substantial areas of Airedale, located on the steeper valley slopes. There are five large areas of wooded incline which are prominent due to the valley landform and views afforded from across the valley. They often contain a mixture of woodland with associated pastures – in fact, many of these areas are not densely wooded but may also include large areas of sparse or dense scrub. Some of the woodland and associated habitats are of good ecological value. The wooded areas generally spread up the hillside from the valley bottom and rarely extend over the top of the slope.
- The specific areas of wooded incline in Airedale are (1) the area including Curre Wood and Hawkcliffe Wood to the south of Steeton; (2) Spring Crag, Alder Carr Wood and Low Wood on the north side of the Leeds-Liverpool Canal between Silsden and Riddlesden; (3) the hillside based around Marley Hall, between Thwaites/Parkwood, Keighley and Myrtle Park at Bingley; (4) Walker Wood/Midgeley Wood, Hirst Wood and Milnerfields below Shipley Glen; and a smaller area (5) Bankfield Hotel/Nab Wood on either side of the A650 at Cottingley Bar.

13.2 LANDSCAPE STRATEGY

13.2.1 Analysis

- **Strength of character** **Moderate**

Seemingly dense areas of woodland contribute to the character of the Aire Valley but have been weakened by the encroachment of settlement. Views of urban areas are dominant from many locations.

- **Condition** **Declining**

Substantial areas of woodland are being fragmented by the encroachment of piecemeal development, recreational pressure and lack of or inappropriate management.

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

13.2.2 Policy Guidelines

Conserve and Enhance

- Conserve the wooded nature of the incline by resisting any proposals which would reduce the area of woodland or scrub or fragment the overall cohesiveness of the landscape unit, and especially where this would occur on the upper edges of the wooded incline.

- Conserve and protect the woodlands which have the greatest ecological value; ensure good management and encourage regeneration of semi-natural habitats by removing 'naturalised non-native' species. Manage the scrub habitat around the woodland edges to increase visual interest and habitat value.
- Enhance the existing woodland cover by additional tree planting, where appropriate and especially where development has encroached, resulting in an adverse impact upon the landscape. Concentrate new woodland planting in areas where this will have the greatest visual impact.
- Protect the universal value of Saltaire World Heritage Site and minimise the negative impact of development within the Buffer Zone on the World Heritage Site.

13.3 POTENTIAL FOR DEVELOPMENT

13.3.1 Sensitivity and analysis

- **Strength of character** **Moderate**

[See above]

- **Historic continuity** **High**

Although settlement has encroached into the edges of the wooded incline, there has been a continuity of woodland/pasture incline within the Aire Valley for over a century.

- **Visual prominence and enclosure** **Prominent & open**

The large blocks of woodland are visible from the valley floor and across the valley from many viewpoints. Although the wooded areas could appear contained from within, the broad shape of the Aire Valley gives a sense of openness rather than enclosure.

13.3.2 Traditional Settlement Pattern

- The densely wooded nature and incline of the landform means that most areas have had limited settlement in the past; most of the development on the edges has been recent. The exceptions are the impressive C17 Marley Hall and the associated farmsteads of the estate which occur between Crossflatts and Keighley. These are the scattered traditional gritstone farmhouses of moderate size consisting of Blackey Cottage/House and Ravenroyd. The wooded incline at Milnerfields also contains the ruins of the former residence of Sir Titus Salt's son – although there is little evidence left on the ground.

13.3.3 Policy Guidelines

- With moderate strength of character, high historic continuity and a prominent, open character the wooded incline is sensitive to change.
- The wooded character is an important landscape element of Airedale but pressure for suburban development is beginning to erode that value, for example, on prominent slopes at Thwaites/Long Lee. Settlement is encroaching up the slopes from the valley bottom and it is important that these substantial woodland blocks are strengthened to mitigate the impact that recent developments have had on the Aire Valley. One of the features of Airedale, in general, is the equal proportions of woodland, pasture and settlement and this balance must be maintained in order to retain the character of the area,
- Should further development be required, small scale schemes of traditional detached housing or small hotel/office developments absorbed within a well wooded framework, to balance the landscape, would be most appropriate and could strengthen the current weaker edges where settlement has begun to intrude upon the skyline. Large-scale suburban housing estates would be difficult to absorb into a wooded landscape and should not be considered on the upper slopes. Development of the pastures within the wooded incline are not appropriate as the open grassland and scrub elements form an important part of the landscape unit.

APPENDIX 1:

**LANDSCAPE CHARACTER
SUPPLEMENTARY PLANNING DOCUMENT**

LANDSCAPE CHARACTER DESIGN GUIDANCE

OCTOBER 2008

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1.0 INTRODUCTION

1.1 The Aim of the Design Guidance

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

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

1.2 The Landscape Context

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

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

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

1.3 The Role of Developers in the Landscape Process

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

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

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

- Preliminary Work
- Design Principals
- Landscape Management and Maintenance

2.0 PRELIMINARY WORK

2.1 Site Survey and Appraisal

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

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

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

2.2 Outline Landscape Plan

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

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

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

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

3.0 LANDSCAPE DESIGN

3.1 Landscape Design Principles

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

3.2 The detailed layout should address the following issues:

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

3.2 Landscape Design Details

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

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

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

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

4.0 LANDSCAPE MANAGEMENT AND MAINTENANCE

4.1 Maintenance Considerations

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

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

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

4.2 Maintenance Responsibilities

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

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

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

4.3 Management Plans

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

5.0 FURTHER ADVICE & CONTACTS

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

5.2 COUNCIL CONTACTS:

Landscape Design Unit

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

Landscape Officer

Landscape Design Unit

8th Floor Jacobs Well

Manchester Road

Bradford BD1 5RW

Telephone: (01274) 433542

Fax: (01274) 734516

Email: john.hogg@bradford.gov.uk

5.3 OTHER USEFUL COUNCIL CONTACTS:

Local Development Framework

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

Telephone: (01274) 432499

Fax: (01274) 433767

Email: ldf.consultation@bradford.gov.uk

Development Services

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

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

- **Bradford West:**

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

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

- **Bradford City Centre**

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

- **Bradford East:**

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

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

- **Shipley:**

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

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

- **Keighley:**

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

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

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

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

Design and Conservation

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

Telephone: (01274) 433952

e-mail: conservation@bradford.gov.uk

Building Control

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

Bradford Tel: (01274) 433807

Keighley Tel: (01535) 618010

Countryside and Rights of Way

Tel: (01274) 432666

e-mail: rightsofway@bradford.gov.uk**Waste and Minerals Planning and Trees**

Minerals - Tel: (01274) 433770

email: minerals.planning@bradford.gov.uk

Trees - Tel: (01274) 434297

e-mail: trees@bradford.gov.uk**5.4 OTHER USEFUL CONTACTS****Arboricultural Association (Directory of Consultants & Contractors)**

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

Ampfield House

Tel: 01794 368717

Romsey

Fax: 01794 368978

Hampshire

Web: www.trees.org.uk

S051 9PA

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

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

Landscape House

Tel: 0870 770 4971

Stoneleigh Park

Fax: 0870 770 4972

Warwickshire

Web: www.bali.co.uk

CV8 2LG

Email: contact@bali.org.uk

Landscape Institute – (Directory of Landscape Architects)

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

33 Great Portland Street
London
W1W 8QG

Tel: 020 7299 4500
Fax: 020 7299 4501
Web: <http://www.landscapeinstitute.org/>
Email: mail@landscapeinstitute.org

Natural History Museum

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

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

West Yorkshire Archaeology Advisory Service (WYAAS)

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

West Yorkshire Historic Environment Record
Registry of Deeds
Newstead Road
Wakefield WF1 2DE

Tel: 01924 306797
Fax: 01924 306810
Web: www.arch.wyjs.org.uk
Email: wyher@wyjs.org.uk

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District Council

Local Development
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