Welcome to today’s exhibition which outlines our proposals to deliver a very high quality, characterful development to the west of Burley-in-Wharfedale.

We want to share our thoughts with you so we can understand the issues that are important to you.

The proposals include a new primary school, allotments, play areas, green spaces and new homes for local people.

The team is here today to discuss the proposals in more detail and we are keen to understand your views. We have not yet submitted a planning application but propose to do so shortly.

Please complete a comment form and provide your input to inform the masterplan as it progresses.

More information can be found at:

www.sustainableburley.co.uk
The Times newspaper recently listed Burley-in-Wharfedale as one of the top ten best northern villages to live in, due to the station, with direct services to Leeds and Bradford, and the village’s attractive cottages and terraces and good schools.

The article highlights the average house price is now almost £300,000 with detached homes of 3–5 bedrooms typically selling at £500,000 to £700,000. This is not the most affordable place for young people in Burley to stay and raise their families.

The population is increasing and we are living longer compounding the UK-wide housing shortage. As a result an ‘unassisted’ first-time buyer is now almost 40.

### The Local Plan
- Bradford Council’s emerging Local Plan Core Strategy provides a blueprint of where new development should go up to 2030
- It presently identifies that at least 42,000 new homes will be required across the whole district, with the main focus of this growth being in the main urban areas of Bradford
- It presently identifies that at least 700 new homes, alongside community uses, will be required in Burley
- It acknowledges that a ‘significant contribution’ of Green Belt land will be required to accommodate this growth.

To deliver at least 700 homes, the most sustainable option is through a development which also delivers new community facilities including a school.

Our planning application will detail the infrastructure, environmental protection and management which will be delivered alongside homes, new public/green spaces and a primary school.

There will also be around £4 million in New Homes Bonus from the Government, as well as developer contributions, to improve local infrastructure such as education, public transport, healthcare and open...
Our proposals have been formulated following a detailed analysis of the site.

**Location**
- The site is located to the north west of the village between the A65, Ilkley Road and Sun Lane.
- The eastern boundary adjoins the built up area of Burley, with pedestrian routes to the main centre.
- The site excludes a number of existing buildings, including Black Bull Farm.
- The site covers an area of just over 25 hectares of mainly agricultural pasture land.

**Water Management and Drainage**
- The masterplan has been informed by a site specific flood risk assessment.
- The site naturally drains to two existing watercourses on the site and is effectively separated from the River Wharfe floodplain by the A65.
- Most of the site is shown by Environment Agency mapping as being located in Flood Zone 1 (low risk of flooding from rivers).

We will mitigate the risk of flooding through the implementation of a package of measures including:
- Locating homes to the areas of lowest flood risk (as identified by the Environment Agency map).
- Improving the watercourse on site so it can carry more water and allowing a landscaped buffer around this.
- Implementing a watercourse management plan to reduce the risk of any channel blockages.

**Environment**
- The masterplan has been informed by comprehensive ecological surveys.
- The ecology of the site will be maintained and enhanced including providing a new biodiversity area adjoining Sun Lane Nature Reserve.
- Existing hedgerows, trees, ditches and watercourses will be protected and enhanced through active management and new planting.
- The development will contribute to the protection of the South Pennine Moors.

**Landscape**
- We are retaining existing tree and hedgerow boundaries and providing new planting to further assist in filtering views into the site.
- Woodland and vegetation along the slopes of the Wharfe Valley to the south and north filter views from the Moor, as well as the river.
- Appropriate edge treatment is proposed to provide open space and a screening buffer to existing properties along the eastern boundary.
- The western boundary will contain extensive landscaping to provide a new boundary to the village.
- We will work with the topography to ensure this development is sensitive to its setting.

Aerial photograph of the site
Delivering an integrated development that is accessible, makes improvements to public transport and minimises traffic generation is at the heart of our proposals.

Primary access to the development will be taken from the A65 to the north to minimise through traffic on local roads.

A package of transport improvements is also proposed. These are under discussion but could include the following:

**Bus Transport**
- Local bus services to divert through the site
- Enhance 962 service to link site to train station
- Increase frequency of existing bus services throughout the day
- Metrocards provided to new residents to encourage good habits from day one.

**Rail Transport**
- It is understood that Arriva Rail North is seeking to introduce new rolling stock so peak trains can be six carriages, with platform alterations – we can contribute funds towards these improvements
- Potential to improve cycle parking and car parking facilities at the railway station.

**Footpaths and Cycleways**
- Designed as a walkable neighbourhood
- New bridleway across the site linking two existing routes
- Network of green spaces, linear parks, footpaths and cycleways throughout the site, links to connect towards shops and services and there is potential to improve existing routes.

**Parking**
- Potential to make financial contributions towards additional car parking in the village
- The village’s facilities are within a 10 minute walk and the station is a 15 - 20 minute walk.

**Road Improvements**
- We are assessing local roads and junctions to ascertain if / where we will need to invest in improvements
- Our study will also identify other local issues relating to highways and parking and will identify measures to help remedy these.

**Travel Planning**
- Electric vehicle charging points
- Provision of a car club/cycle hub
- Personal travel planning for new residents through a Travel Plan coordinator to encourage sustainable travel.
500 new homes, including affordable and starter homes to help local young people access the housing ladder.

Enhance the existing planting and landscaping on the site to protect visual amenity, provide new amenity space and opportunities for wildlife.

500 new homes, including affordable and starter homes to help local young people access the housing ladder.

Investment to improve local bus services.

Open space, community allotments and gardens.

A primary school.

A wildlife area linking to Sun Lane Nature Reserve.

Enhancing and protecting visual amenity, providing new amenity space and opportunities for wildlife.

Providing new pedestrian and cycleways, linking to existing paths.

Providing a buffer to existing houses.

Providing new areas of children’s play space.

Ensuring there is plenty of open and green spaces on the site so this is a healthy, welcoming and attractive development.

A linear park along the existing watercourses on site.

Providing new pedestrian and cycleways, linking to existing paths.

The Proposal

Indicative masterplan.
Character Areas

At this stage we are not seeking planning permission for a detailed layout. We have however given lots of consideration to how the site could be divided into different areas to make it a well designed and characterful development.

Our masterplan indicates that the site could be split into six individual character areas and we have shown two of these in detail over the next two boards.

Character Area 1: Main Street

This will form the heart of the new neighbourhood and runs the full length of the site, acting as the main gateway, linking to the rest of the development and the wider village. It includes homes, green spaces and routeways leading to a vibrant and accessible community hub.

The built form will mirror the compact character of the existing ‘Main Street’, extending this into the development site ensuring a strong sense of continuity. The curved street layout has been designed to enhance visual interest through the creation of new landmarks, views and terminal vistas along the main streets and from side streets. The key character objectives for the area can be summarised as follows:

Urban Form
- Consistent building line to create sense of enclosure
- Tight knit and compact layout
- Ridge lines running parallel to the street, enhancing linearity

Details and Materials
- Low pitch, hipped roof line
- Occasional gables used to create variety and terminate vistas
- Local stone with slate roof tiles
- Sash box windows and white doors
- Stone chimney stacks.

Parking
- On street and small parking courts to the rear.

Public Realm
- Village Green for active and passive recreation
- Local square located on the main route, adjacent to the school which provides a meeting space and slows traffic, providing prioritisation to the pedestrian
- Tree planting to soften boundary.

Buildings and Plots
- Properties fronting closely onto footpath, with a small front garden and low level stone boundary wall to separate front garden from footpath
- Terraces and small cottages.
Character Area 2: Landscape Corridor

This area is defined by the landscaped greenway corridor which runs through its centre along watercourses with corridors of tree planting. This is a key component of the multi-functional green infrastructure network which preserves existing natural features, enhances biodiversity and creates new opportunities for interaction with nature and active recreation. It provides a new greenway between Sun Lane Nature Reserve to the south of the site and pedestrian links to the River Wharfe on the northern side.

The built form will have a distinct character and acts as a buffer between the dense form of Main Street and the adjacent Countryside Edge area, which is more rural in character. The buildings fronting onto the green corridor will have a grand, formal character similar to elegant Victorian properties evident throughout the village.

<table>
<thead>
<tr>
<th>Urban Form</th>
<th>Public Realm</th>
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<tbody>
<tr>
<td>Consistent, formal building line. Recessed runs in terraces.</td>
<td>Retain existing planting.</td>
</tr>
<tr>
<td>Strong sense of frontage along landscape corridor.</td>
<td>Additional informal planting along corridor edge.</td>
</tr>
<tr>
<td>Medium density (20-35 dph)</td>
<td>Landscape corridor, accommodating public space, water attenuation facilities and areas for new planting.</td>
</tr>
<tr>
<td>High pitch roofline.</td>
<td>Buildings and Plots</td>
</tr>
</tbody>
</table>

- Large detached, semi-detached and terraces.
- Buildings set back from street with small front gardens.
- Dwellings front directly onto open space.
- Medium level stone wall or hedge with painted iron gate to separate front garden from public realm.

Details and Materials:
- Bay and sash windows
- Local stone and slate roof tiles
- Facing gables for emphasis
- Double stone chimney stacks on larger properties.

Parking:
- On plot in garages and on large driveways.

<table>
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<tr>
<th>Linear park along watercourse</th>
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<tr>
<td>Landscape Corridor Character Area</td>
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<td>Local precedent</td>
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We know that local school places and capacity is an important issue and we have been liaising with the Local Education Authority as we have formulated our plans.

**Primary Education**
We will deliver a new on-site primary school as part of the proposals. This will not only accommodate children in this development, but also assist in alleviating any existing, or future capacity issues.
We want an outstanding school designed to inspire children and teachers.
A quality built environment will have a positive effect on children’s desire to learn.
The school would be:
• Family friendly - delivered as an Academy in partnership with an established record of operating ‘Outstanding’ schools.
• Traditional with a ‘village’ feel
• Based on a broad and balanced curriculum with teaching strategies appropriate to the needs of each pupil
• Innovative and energising in its design
• Able to provide extracurricular holiday activities and other education, leisure and library facilities for the wider community.

**Secondary Education**
Discussions with Bradford Council have confirmed that the level of planned housing in Wharfedale is not sufficient to sustain a further secondary school. It is therefore the Council’s preference for financial contributions to be made to deliver on or off site expansion of existing provision.
The Council has indicated that they would require a contribution of around £1.2 million which in this case would be directed towards the expansion of Ilkley Grammar School to allow it to accommodate additional pupils. Such a contribution would allow the delivery of new classrooms, amenity areas and wider facilities to allow it to take on additional pupils, or contribute towards a longer term investment in future expansion of the school.
Recreation and Open Space

A significant area of the site will be devoted to green spaces.

We are also committed to improving open space elsewhere in Burley-in-Wharfedale. We are open to suggestions regarding where funding could be provided. Our current ideas include:

• Improvements to Sun Lane Nature Reserve
• Improved children’s play facilities at Grange Park
• A contribution towards the cost of the Wharfedale Greenway project
• Improving playing pitches and car parking at the Recreation Ground.

**Affordable Homes for Local People**

The proposals will deliver 150 affordable and potentially starter homes of a mix of size and tenure to help local people stay in the area.

This open space within the site would include:

• Recreation areas and children’s play areas
• A village green
• Linear and pocket parks interspersed within the housing areas
• Allotments (accommodating demand from the existing 100 person waiting list)
• A Biodiversity/nature area near to the Sun Lane Nature Reserve and new school
• Playing fields for the new school.

**Economic Benefits**

In addition to many community benefits and direct improvements to Burley-in-Wharfedale the proposals will also deliver other economic benefits.

• Almost £4million of Government funds via the New Homes Bonus would be given for investment into infrastructure to support housing growth in the area
• 62 construction jobs would be generated each year during construction phase of development and a further 93 jobs each year in the supply chain
• The new residents would bring an annual spend of some £10.5 million into the wider area, also helping to sustain local shops and services.

**Summary of Economic Benefits**

- **£4M** New Homes Bonus Payments
- **£10.5M** Total Gross Spend by Residents
- **155 JOBS** Each year in construction supply chain
- **19 JOBS** Created in proposed school
Our proposals include 500 homes, alongside community uses and extensive open space. This will play a major role in delivering the 700 new homes identified for Burley-in-Wharfedale in the emerging Bradford Core Strategy in a sustainable way.

Such a ‘consolidated’ approach will mean that other large sites in more vulnerable parts of the Green Belt will not be required to be built on, as most of the balance can be accommodated on sites which are already coming forward. These are shown on the adjacent plan.

“The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities”

National Planning Policy Framework – Paragraph 52

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**The Benefits of a ‘Consolidated’ Approach**

- The ability to deliver new community uses alongside new housing including the primary school, extensive public open space and play areas, allotments and community gardens
- It achieves the critical mass required to provide meaningful improvement to public transport provision and other local services
- It allows for the delivery of a mix of house types, sizes and tenures alongside the delivery of affordable housing for local people
- It focuses Green Belt release within the most appropriate location whilst preventing less suitable releases which will have a greater impact on the strategic function of the Green Belt
- It provides certainty that long-term housing needs can be delivered and a defensible position against future planning applications for unwanted housing

**The Disadvantages of an Alternative ‘Dispersed’ Approach**

- A larger number of smaller schemes will not deliver a new primary school alongside the delivery of housing. This will place increased pressure on existing services and facilities
- Less delivery of affordable housing for local people
- Likely to necessitate the use of a greater number of less suitable sites in Green Belt and flood risk areas, and with poorer access
- Provides a less certain approach that local housing needs will be met, and therefore a less defensible position against future planning applications for unwanted housing
- More cars travelling across the village.
The site offers a sustainable location for new housing, helping to ensure that the local economy remains vibrant and that there are enough homes for those who need them.

Today’s event has been organised in order to show you how the development concept is progressing and the opportunities which could be delivered.

We welcome your views at this stage, before our scheme is finalised.

Get involved

If you have any questions about the proposals please ask a member of the team at today’s event. The views of the local community are important to the design process and we would be grateful if you could complete a questionnaire and provide your comments and any ideas you may have.

Please hand in your questionnaire today or post it back before 2nd May 2016 to Burley-in-Wharfedale Consultation, Beattie, 4 Church Walk, Leeds, LS2 7EG

All of the exhibition materials can be viewed on our website:

You can also email ceg@beattiegroupl.com or call 0844 8425270 if you have any questions.

Thank you.