

Bradford MDC

Allocations Development Plan

Oxenhope Parish Council Response

Oxenhope – Possible Residential Development Sites

OX/001 Denholme Rd 0.98 hectares

Oxenhope Parish Council objects to this allocation. This allocation is Village Green Space. It is a setting for the hamlet of Leeming and is a natural buffer, within the Conservation Area, between Leeming and Oxenhope Village.

Development would cause harm to the Green Belt. Development would seriously affect the openness of the Green Belt. Previous planning applications on the site have been rejected for these reasons. There are no differing circumstances which give any reasons to change these previous decisions. This site was highlighted as Village Green Space in the Oxenhope Village Design Statement which was subsequently adopted by Bradford Council as Supplementary Planning Guidance.

Oxenhope Parish Council are keen to see the unique character of the area protected, whilst finding ways to release land for further developments to meet local needs. Oxenhope consists of independent, settlement clusters with strong, individual identities. The open spaces between the settlements are essential to the character of the area. Our other responses below also give weight to this consideration and include objection to some developments that would contradict this vision. We are also including proposals for the creation of additional green spaces to protect separation, where that is felt to be important.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

OX/003 Crossfield Rd 0.84 hectares Greenfield Green Belt

No objections to this proposal.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

OX/004 Church St, Hebden Bridge Rd 1.72 hectares Greenfield

No objections to this proposal.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

OX/005 Crossfield Road 0.38 hectares Previously Developed Land U/C

No objections to this proposal. This land is already fully developed.

OX/006 Thornton Moor Treatment Works 0.16 hectares Buildings Previously Developed Land

No objections to this proposal. This land already has planning consent.

OX/007 Lea Hill 0.59 hectares Land Previously Developed Land

No objections to this proposal. This land already has planning consent

OX/008 Marsh Top Farm, Moorhouse Lane 2.08 hectares Greenfield Green Belt

No objections to this proposal.

Oxenhope Parish Council recommends that the two fields immediately to the north of allocation OX/008, bounded by Moorhouse Lane and Marsh Lane are designated as Village Green Space. Such a designation would protect the openness of the Green Belt and ensure a natural buffer between the Hamlets of Marsh and the urban development in Moorhouse Lane.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

OX/009 Hard Nese Lane 0.52 hectares Greenfield Green Belt

Oxenhope Parish Council objects to this allocation. It is green belt and development would badly affect openness of, and cause harm to, the surrounding green belt and Upper town Conservation Area. Any development will introduce intrusive buildings in a visually prominent location and will result in the loss of an open space considered to make a significant contribution to the setting of the nearby Grade II listed building St Mary's Church and which affords the opportunity for important vistas of the church from Hebden Bridge Road. The development will dominate views of the listed church from Hebden Bridge Road and will adversely affect its semi-rural setting. Consequently it is considered that the development will adversely affect the special interest and setting of the Grade II listed St Mary's Church contrary to Policy BH4A of the Bradford Replacement Unitary Development Plan (2005) and PPS5.

Oxenhope Parish Council recommends that site of designation OX/009 together with the large field immediately to the south of this allocation, (which field is in the Upper Town Conservation Area) and is bounded by Hebden Bridge Road, be designated as Village Green Space. Such a designation would protect the openness of, and prevent harm to, the Green Belt.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

OX/010 Moorhouse Lane 0.18 hectares Previously Developed Land

No objections to this proposal.

Oxenhope Parish Council recommends that the large field immediately to the north of allocation OX/010, bounded by Moorhouse Lane and Marsh Lane is designated as Village Green Space. Such a designation would protect the openness of the Green Belt and ensure a natural buffer between the Hamlets of Marsh and the urban development in Moorhouse Lane.

All comments are made without prejudice to any future Oxenhope Neighbourhood Plan proposals.

Village Green Spaces in the Allocations Development Plan

No objection to any of these.

Proposed amendment to Village Green Space.

George Emmott Pawsons Mill within the Village Green Space allocation adjoining Jew Lane. Oxenhope Parish Council propose that the site of this business be noted as an Employment Site within the Green Space allocation.

Proposed Addition to Village Green Space

The Rose Garden, Oxenhope bounded by Hebden Bridge Road, Station Road and West Drive.

Oxenhope Parish Council proposes that this visually prominent and important public amenity space within the Station Road Conservation Area should be protected by becoming a Village Green Space. This open space is considered to make a significant contribution to the Conservation Area and the Village.

In response to, “Do you have any comments to make about the scope of the Allocations DPD or how this consultation is being undertaken?”

Oxenhope Parish Council consider this to be a very important consultation and as such one that should have been brought to the attention of all residents and businesses in the area. Bradford Council has failed to do this. We have taken steps to raise awareness locally, displaying notices on and offline and the efforts of Ward Councillor Poulsen are noted in terms of organising a public drop in at Keighley and in leafletting properties close to some proposed development sites. However, from conversation with residents it is apparent that there is still a relatively low level of awareness of this consultation.

Developing a Local Plan is a major undertaking for Bradford Council and will inevitably involve considerable cost. It is the view of this Parish Council that the additional cost of writing to all residents and businesses about key consultations would not be disproportionate.

We also believe more use could have been made of other communication methods including the Bradford App and social media channels.