

Ilkley Neighbourhood Development Plan (INDP)

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

Ilkley Town Council

With assistance from



1.0 Introduction

1.1 Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft neighbourhood plan or order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

1.2 This Basic Conditions Statement sets out how the Ilkley Neighbourhood Development Plan (INDP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the INDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 Legal Requirements

2.1 The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Ilkley Town Council (ITC). The area was designated by City of Bradford Metropolitan District Council on 5th November 2013 (<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=Ilkley>)

2.2 What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 and subsequent amendments.

2.3 The proposed neighbourhood plan states the period for which it is to have effect

The INDP states the period for which it is to have effect. That period is from 2020 to 2030, the same plan period as City of Bradford Local Plan Core Strategy (LPCS).

2.4 The policies do not relate to excluded development

The INDP does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The INDP relates to the designated Ilkley neighbourhood area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area. The designated neighbourhood plan area has the same boundary as that for the Town Council at the time of the designation and is shown on Figure 1 in the INDP.

3.0 Basic Conditions

Basic Condition a. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

3.1 The INDP has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF, February 2019)².

Achieving Sustainable Development (NPPF, section 2)

3.2 Paragraph 1 of the NPPF explains that '*The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied.*' Paragraph 7 sets out that '*The purpose of the planning system is to contribute to the achievement of sustainable development.*' The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These should be delivered through the preparation and implementation of plans (paragraph 9).

3.3 Table 1 sets out how the INDP delivers the 3 overarching Objectives:

Table 1 Delivering Sustainable Development

NPPF Overarching Objectives	INDP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>The INDP supports this national planning policy objective through its policies for the following:</p> <ul style="list-style-type: none"> • New housing (INDP1) • Traffic and Transport (INDP14) • Walking and Cycling (INDP15) • Leisure and tourism (INDP16) • Ilkley town centre (INDP17) • Protection of existing employment sites (INDP20)

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

NPPF Overarching Objectives	INDP Policies and Proposals
<p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;</i></p>	<p>The INDP supports this national planning policy objective through its policies for the following:</p> <ul style="list-style-type: none"> • New housing (INDP1) • Protection of community facilities (INDP2) • Protection of recreation facilities (INDP3) • Protection of allotments and community gardens (INDP4) • Protection of local green spaces (INDP10) • Traffic and Transport (INDP14) • Walking and Cycling (INDP15) • Meeting the needs of all (INDP21)
<p><i>c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>The INDP supports this national planning policy objective through its policies for the following:</p> <ul style="list-style-type: none"> • Encouraging high quality and zero carbon design (INDP5) • Conservation Areas (INDP6-9) • Local green spaces (INDP10) • Green corridors (INDP11) • Landscape (INDP12) • Biodiversity (INDP13) • Traffic and Transport (INDP14) • Walking and Cycling (INDP15) • Public Realm (INDP18) • Shopfronts (INDP19)

Plan Making (NPPF, section 3)

3.4 In Section 3 Plan Making, the NPPF sets out the 6 principles that plans should address. Table 2 sets out how the INDP addresses each of these in turn.

Table 2 Plan Making

NPPF Plan Making	INDP
a) be prepared with the objective of contributing to the achievement of sustainable development;	The INDP has been prepared to contribute to sustainable development; Table 1 above sets out how the Plan's objectives, policies and proposals address economic, social and environmental objectives.
b) be prepared positively, in a way that is aspirational but deliverable;	The INDP has been prepared positively to support new development and to protect key environmental assets. The plan is both aspirational and deliverable.
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;	<p>All the policies have been prepared through an extensive and thorough approach to community engagement. This has led to regular and constructive involvement of the local community in the plan-making process.</p> <p>The accompanying Consultation Statement sets out the details of the extensive and wide ranging community consultation and engagement activities which have been undertaken at all stages of the INDP's preparation.</p> <p>At each consultation stage representations have been considered carefully and appropriate amendments to the INDP made.</p>
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;	The INDP policies and proposals have been prepared by a Working Group on behalf of the Town Council, with support from a planning consultant and planning officers at City of Bradford Metropolitan District Council.

NPPF Plan Making	INDP
	Amendments have been made at key stages to improve the clarity and reduce ambiguity, but it is understood that the Examiner is likely to recommend further changes to wording following the examination process.
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and	Updates and documents have been provided on the Town Council website at all stages of plan preparation: https://towncouncil.ilkley.org/ Responses by email were invited at informal and formal consultation stages.
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).	The INDP has been amended and updated to reduce duplication with policies in the development plan. Again, it is understood that the Examination may lead to further changes to policies and supporting text.

The Plan Making Framework (NPPF, section 3)

3.5 Paragraph 18 sets out that policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies. The INDP contains non-strategic planning policies and proposals that add local detail and value to strategic policies in the LPCS and the extant saved policies in the Replacement Unitary Development Plan (RUDP). The supporting text for the INDP policies refers to strategic policies, where relevant.

Non-strategic policies (NPPF, Section 3)

3.6 Paragraph 29 advises that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. The INDP does not undermine the LPCS and RUDP strategic planning policies. It seeks to set more local non-strategic policies to tackle more local issues to help retain the area and various settlements' local identity and distinctiveness.

- 3.7 Paragraph 30 goes on to say that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

Delivering a sufficient supply of homes (NPPF, section 5)

- 3.8 Paragraph 65 sets out that strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. The housing requirement for Ilkley is set out in the Local Plan Core Strategy.

Promoting healthy and safe communities (NPPF, section 8)

- 3.9 Paragraph 91 of NPPF sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. The INDP includes policies which protect community facilities, recreation facilities, local green spaces and seek development that meets the needs of all.

Promoting sustainable transport (NPPF, section 9)

- 3.10 Transport issues should be considered from the earliest stages of plan-making (Paragraph 102). This is so that opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised; opportunities to promote walking, cycling and public transport use are identified and pursued; and the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account. Paragraph 104 of NPPF sets out that planning policies should provide for high quality walking and cycling networks and supporting facilities such as cycle parking. The INDP includes Policies for the following traffic and transport (INDP14) and walking and cycling (INDP15).

Achieving well-designed places (NPPF, section 12)

- 3.11 Paragraph 124 explains that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 125 goes on to say that design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The INDP includes a number of policies that impact

on design: a policy on quality design and sustainable construction (INDP5); 4 conservation area policies (INDP6-9); public realm (INDP18); shopfronts (INDP19); and meeting the needs of all (INDP21).

Meeting the challenge of climate change, flooding and coastal change (NPPF, section 14)

- 3.12 The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (NPPF, paragraph 148). Policy INDP5 of the INDP seeks to promote sustainable design and construction.

Conserving and enhancing the natural environment (NPPF, section 15)

- 3.13 Paragraph 170 advises that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity and recognising the intrinsic character and beauty of the countryside. The INDP includes planning policy for Local Green Space (INDP10), green corridors (INDP11), landscape character (INDP12), and biodiversity (INDP13).

Conserving and enhancing the historic environment (NPPF, section 16)

- 3.14 Paragraph 184 advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 18 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. The INDP includes planning policy for the area's conservation areas (INDP6-9).

Basic condition b. Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural historic interest

- 3.15 The INDP took account of designated heritage assets during its preparation, including the area's listed buildings.

[Note: this Basic Condition only applies to neighbourhood development orders but has been included for the sake of completeness].

Basic condition c. Having special regard to the desirability of preserving or enhancing character or appearance of any conservation area

- 3.16 The INDP area includes 3 Conservation Areas, full account has been taken of these in preparing the INDP and a separate planning policy developed for each area.

[Note: this Basic Condition only applies to neighbourhood development orders but has been included for the sake of completeness].

Basic condition d. Contributes to the achievement of sustainable development

3.17 The Submission INDP contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF.

Basic condition e. In general conformity with strategic local planning policy

3.18 The Submission INDP is in general conformity with strategic Local Plan policies contained in the adopted LPCS and RUDP. Table 3 sets out the way that the neighbourhood plan conforms to the relevant strategic planning policies in the LPCS and RUDP.

Table 3 General Conformity with Strategic Planning Policies in the Local Plan Core Strategy (LPCS) and Replacement Unitary Development plan (RUDP)

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p><u>Policy INDP1 New Housing Development within Ilkley</u></p> <p>Within the existing built-up area of Ilkley, i.e. land not currently within the Green Belt, new development for housing will be supported when it:</p> <p>a) Re-uses previously developed land and buildings; b) Would not lead to the loss of protected open or local green spaces; c) Would not lead to the loss of an identified community facility; d) Would not have a significant adverse impact on a listed building</p>	<p>LPCS Policy 1 (SC1) Overall Approach and Key Spatial Priorities</p> <p>Local Plan Core Strategy Strategic Core Policy 3 (SC3): Working Together.</p> <p>Strategic Core Policy 4 (SC4): Hierarchy of Settlements.</p> <p>Strategic Core Policy 5 (SC5): Location of Development.</p> <p>HO1: The District’s Housing Requirement.</p>	<p>None relevant.</p>	<p>Policy INDP1 helps to support the Spatial Vision of the Local Plan Core Strategy, in particular, that by 2030: “The growth of the City of Bradford and the towns along Airedale and Wharfedale has been supported by a significant increase in the delivery of new houses, both market and affordable. This growth has driven the economic and social transformation of the District.”</p> <p>Policy INDP1 also supports Local Plan Core Strategy Policies 1 (SC1) Overall Approach and Key Spatial Priorities that seeks to support,</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>and/or Conservation Area or the setting of such an asset;</p> <p>e) Has been designed to meet the guidance contained in the design policies of this plan, the Core Strategy, and the Ilkley Design Statement; and</p> <p>f) Would not have an adverse effect upon the integrity of the South Pennine Moors Special Protection Area (SPA) or Special Area of Conservation (SAC) as set out in Bradford Core Strategy Policy SC8. Housing density on most sites should be a minimum of 30 dwellings per hectare. Higher densities will be supported in the following locations:</p> <ul style="list-style-type: none"> i) in the town centre; ii) locations well served by public transport; and iii) in areas where the local built character is more suitable for higher density development. Should Green Belt sites be released these should be developed in such a way as to optimise the density of development in 	<p>HO3: The Distribution of Housing Development.</p> <p>HO6: Maximising the Use of Previously Developed Land (PDL).</p> <p>HO8: Housing Mix</p> <p>Sub Area Policy WD1: Wharfedale.</p>		<p>protect and enhance the role of Ilkley as a Principal Town; and Strategic Core Policy 4 (SC4): Hierarchy of Settlements that identifies as a Principal Town that will be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.</p> <p>In providing this support Policy INDP1 is in line with Local Plan Core Strategy Strategic Core Policy 3 (SC3): Working Together.</p> <p>Policy INDP1 supports the approach set out in Strategic Core Policy 5 (SC5): Location of Development by seeking to reuse previously developed land within the existing built-up area of Ilkley, providing that these would not have a negative impact on other interests of acknowledged importance (criteria a to f).</p> <p>Outside of the settlement boundary development would be on Green Belt land. Development</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>line with policy in chapter 11 of the NPPF.</p> <p>Should Green Belt sites be released these should be developed in such a way as to optimise the density of development in line with policy in chapter 11 of the NPPF.</p> <p>All housing sites of 10 units or more should have a suitable mix of house types, sizes and tenures so that they contribute to sustaining a healthy, balanced community when assessed against policies in the Core Strategy and the following:</p> <p>g) This mix should include dwellings suitable for starter homes and dwellings that would create downsizing opportunities. Development heavily favouring houses of one size or type will not be supported; or</p> <p>h) On sites of less than 10 dwellings the proposed mix should contribute to a healthy and balanced community when assessed in relation to the range of housing found within the immediate local</p>			<p>of such sites is not a matter for the INDP, but the INDP seeks to ensure such sites are developed in a way consistent with national planning policy.</p> <p>Policy INDP1 helps support Local Plan Core Strategy Policy HO1 and the district's housing requirement and the distribution of housing development set out in Local Plan Core Strategy Policy HO3.</p> <p>Policy INDP1 Also supports the objectives of Local Plan Core Strategy Policy HO5 in seeking to prioritise the use of previously developed land.</p> <p>Policy INDP1 is in general conformity with Policy HO8 of the LPCS that seeks to promote a mix of housing on larger sites of 10 or more dwellings. The INDP seeks to identify additional types of housing for such sites, including starter homes and downsizing opportunities. The INDP also seeks to encourage a mix of</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>neighbourhood of the site.</p> <p>i) Support will be given to community land trusts, self-build, custom and co-housing.</p>			<p>housing on smaller sites (criterion h) and to also support housing provided through community land trusts, self-build, custom and co-housing.</p> <p>Policy INDP1 supports Local Plan Core Strategy sub area policy WD1 that sets the strategy for the Wharfedale sub area.</p> <p>There are no issues of general conformity with the RUDP.</p>
<p><u>Policy INDP2 Protecting and Enhancing Community Facilities Existing Facilities</u></p> <p>There will be a presumption in favour of the protection of existing community facilities. Where planning permission is required, the change of use of existing community facilities, as listed below, will only be supported for other health, education or community type uses (such as community halls, local clubhouses, health centres, schools, public houses and children’s day nurseries). When a</p>	<p>Strategic Core Policy 4 (SC4): Hierarchy of Settlements.</p> <p>Sub Area Policy WD1: Wharfedale.</p>	<p>None relevant.</p>	<p>Policy INDP2 is in general conformity with Policy SC4 of the Local Plan Core Strategy that identifies Ilkley as a Principal Town that <i>“will be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities..”</i></p> <p>In protecting identified community facilities Policy INDP2 is also in general conformity with Local Plan Core Strategy Policy Sub Area Policy WD1 that sets policy for Ilkley and identifies:</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>non-community use (e.g. housing) is proposed to replace, either by conversion or re-development, one of the facilities listed below such development will only be supported when one of the following can be demonstrated:</p> <p>a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate cycle and car parking.; or</p> <p>b) Where facilities are considered to be no longer needed or suitable for continued community facility use, satisfactory evidence is put forward by the applicant that, over a minimum period of 12 months, it has been demonstrated, through active marketing of the site, that there is no longer a need or demand for the facility.</p> <p>The facilities to be protected are listed as follows and shown on the</p>			<p><i>“the creation of 1,000 new homes focused on urban redevelopment opportunities together with a significant contribution from green belt changes in sustainable locations. <u>Provision will be made for associated community facilities, in particular new schools as required and provision of recreation and open space to address current deficiencies.</u>”</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
Policies Map. [for a list of facilities protected see pages 24-26 of the INDP].			
<p><u>Policy INDP3 Protecting and Enhancing Recreation Facilities</u></p> <p>There will be a presumption in favour of the protection of the existing recreation facilities listed below and identified on the Policies Map. This includes children’s play areas listed under Policy INDP10.</p> <p>INDP3/1 - Ben Rhydding Sports Complex INDP3/2 - Clevedon House, Ben Rhydding Drive (swimming pool) INDP3/3 – Ilkley Lawn Tennis and Squash Club (including gym) INDP3/4 - Ilkley Bowls Club and hall INDP3/5 - Ilkley Cricket Club and pavilion INDP3/6 – Ilkley Lido Complex INDP3/7 - Ilkley Rugby Union Football Club INDP3/8 - Olicana Cricket Club INDP3/9 - West Holmes playing field and pavilion</p>	<p>Policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities.</p>	<p>OS2 Protection of Recreation Open Space.</p> <p>OS3 Protection of Playing Fields.</p>	<p>Policy INDP3 is in general conformity with Policy EN1 of the Local Plan Core Strategy that sets out that:</p> <p>A. Land identified as recreation open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes the following range of typologies; parks and gardens, natural and semi-natural greenspaces, green corridors, amenity and local greenspace, outdoor sports facilities, provision for children, allotments, civic spaces and also areas of water which offer opportunities for sport and recreation. Exceptions will only be made where:</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>INDP3/10 – Ilkley Golf Club (the part in the neighbourhood area) INDP3/11 – Ben Rhydding Golf Club INDP3/12 – Ilkley Riding Centre, Leeds Road</p> <p>Proposals leading to the loss of these recreation facilities will not be supported unless:</p> <p>a) The applicant has undertaken an assessment which clearly shows the identified facility is surplus to requirements; or b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a location accessible to existing users, including residents of the neighbourhood area; or c) The development is for alternative sports and recreation provision, the benefits of which for the neighbourhood area clearly outweigh the loss of the existing identified facility.</p>			<p>1. The proposal includes alternative equivalent or better provision in terms of quantity, quality, accessibility and management arrangements, and 2. The loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth, and 3. The site is not suitable to meet any identified deficiency in other types of open space.”</p> <p>Policy INDP3 is in general conformity with saved RUDP Policy OS2 that protects recreation open space.</p> <p>Policy INDP3 is in general conformity with saved RUDP Policy OS3 that seeks to protect playing fields.</p>
<p><u>Policy INDP4 Allotments and Community Gardens</u></p>	<p>Policy EN1: Protection and improvements in provision of</p>	<p>OS6 Allotments.</p>	<p>In identifying allotments and community gardens Policy INDP4</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>Existing allotments will be protected in the following locations:</p> <p>INDP4/1 - Bridge Lane INDP4/2 - Castle Road INDP4/3 - Leeds Road/River Wharfe INDP4/4 – St John’s Community Garden</p> <p>The redevelopment of allotment provision will only be supported when:</p> <p>a) Replacement provision is provided, of at least equivalent quality, and in a location accessible for existing and future plot holders; or b) In order to provide a better geographic spread of allotments within the neighbourhood area, and improve local people’s access to such facilities more land for new allotments will be identified in Ilkley and Ben Rhydding as to its suitability, for example the land on Wheatley Lane next to the Ben Rhydding Scout and Guide Group halls.</p>	<p>Open Space and Recreation Facilities.</p>		<p>provides local policy detail and is in general conformity with Local Plan Core Strategy Policy EN1, criterion D that states:</p> <p><i>“A. Land identified as recreation open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes the following range of typologies; parks and gardens, natural and semi-natural greenspaces, green corridors, amenity and local greenspace, outdoor sports facilities, provision for children, allotments, civic spaces and also areas of water which offer opportunities for sport and recreation.”</i></p> <p>Policy INDP4 is in general conformity with saved RUDP Policy OS6 that identified and protected allotments at the time</p>

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<p>Existing Community Orchards will be protected in the following locations:</p> <p>INDP4/5 – Wheatley Lane Recreation Ground, Ben Rhydding INDP4/6 – East Holmes Field, Ilkley</p> <p>New allotment provision will be supported, including in the Green Belt (as long as they preserve the openness of the Green Belt and do not conflict with the purposes of the Green Belt), and when the proposal is in reasonable walking distance of residential areas and schools, and such proposals would not have a significant detrimental impact on residential amenity, the setting of a Conservation Area, or the local landscape.</p> <p>In order to provide a better geographic spread of allotments, within the neighbourhood area, land for new allotments will be identified and explored as to its suitability, such as the land on Wheatley Lane next to the Ben Rhydding Scout and Guide Group halls.</p>			<p>of the RUDP's adoption. The INDP updates this position.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p><u>Policy INDP5 Encouraging High Quality and Zero Carbon Design</u></p> <p>Responding to the Ilkley Local Context</p> <p>New development should demonstrate a positive and engaging approach to design. Schemes should aim to enhance local visual interest and make a harmonious, positive, attractive contribution to the local street scene.</p> <p>Specifically designs should incorporate the following principles:</p> <p>a) Schemes should be of a scale, mass and built form which respond to and reinforce the characteristics of the site and local context. Proposals for new housing should not feature generic schemes, but demonstrate how they take account of and incorporate the best built and natural environmental features identified within the character of the area in which they are to be sited;</p>	<p>Strategic Core Policy 2 (SC2): Climate Change and Resource Use</p> <p>Strategic Core Policy SC9: Making Great Places.</p> <p>Policy DS1: Achieving Good Design</p> <p>Policy EN6: Energy</p>	<p>None relevant.</p>	<p>Policy INDP5 is in general conformity with Local Plan Core Strategy Policy SC2 that seeks to implement a range of measures to reduce carbon emissions and move to a low carbon economy, including renewable energy generation.</p> <p>Policy INDP5 is in line with Local Plan Core Strategy Strategic Policy SC9. It seeks to set a detailed set of development management criteria that will help to create high quality places and attractive, cohesive, sustainable settlements.</p> <p>Policy INDP5 also provides further detailed development management criteria to help to implement Local Plan Core Strategy Policy DS1.</p> <p>Policy INDP5 is also in general conformity with LPCS Policy EN6 that supports the development of renewable and low carbon sources of energy.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>b) Care should be taken to ensure that building(s) height, scale, and form, including the roofline and roof and tile material and colour, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. Due to the topography and layout of many streets in Ilkley, rear elevations are often more visible to the public and therefore rear extensions and rear dormers need to be of a standard deemed appropriate to that for a front elevation;</p> <p>c) New buildings should follow a consistent design approach to the use of materials, fenestration, the roofline and roof and tile material and colour when assessed in relation to other buildings on the site and adjoining buildings surrounding the site;</p> <p>d) Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Locally appropriate materials should be used such as Yorkshire Gritstone, traditional local brick, light coloured render and</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>slate or stone slates for roofs;</p> <p>e) Innovative contemporary design that can be demonstrated by the applicant to be of a high design quality that responds to local character and context will be supported when it enriches the town's architectural heritage;</p> <p>f) Where planning permission is required, extensions should be small in scale and subordinate to the original building;</p> <p>g) Proposals should minimise the impact on existing and future amenity of residents and businesses and give careful consideration to noise, odour and light emissions. Light pollution should be minimised, wherever possible, and street and security lighting designed to be unobtrusive and energy efficient;</p> <p>h) Proposals that have an interface between the built-up area of Ilkley town and the existing Green Belt, or proposals that would create a new interface between the built area and Green Belt, should include measures (such as, but not limited to, landscaping, screening, appropriate</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>building height) that minimise the visual impact of the development when viewed from the Green Belt; and</p> <p>i) In the wider rural area, redevelopment, alteration or extension of farm and agricultural buildings should be sensitive to the distinctive character, materials and form of Mid-Wharfedale.</p> <p>j) Street trees help reduce traffic speed, provide shade and shelter and absorb pollution and will be protected and promoted. Consideration must be given to retaining street trees within development proposals including those with Tree Protection Orders (TPOs). Where the removal of street trees is unavoidable (for example due to disease) they should be replaced with a tree of appropriate variety. Street trees will be promoted in new developments.</p> <p>Sustainable Design</p> <p>k) Applicants will be required to demonstrate, ideally through the</p>			

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<p>provision of a proportionate sustainability statement, how the design (e.g. siting and orientation to optimise passive solar gain), energy efficiency measures and renewable and low carbon energy generation incorporated into such development supports the transition to a zero carbon future. All new developments must generate a minimum of 10% of their regulated energy use on-site from renewable and low carbon sources (The “Merton Rule”).</p> <p>l) Any hard surfaces should be permeable, allowing surface water to soak away and incorporate the principles of sustainable drainage systems (SUDS).</p> <p>m) Good thermal performance of buildings, including use of thermally efficient building materials, is encouraged to help reduce fuel poverty, and ensure that local residents are able to live in warm, healthy homes which they can afford to heat.</p> <p>n) The INDP supports the retro-fitting of historic buildings to improve their energy efficiency, whilst ensuring their heritage significance is</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>protected. Where appropriate, new housing should be capable of being adapted to meet the changing needs of occupants over time.</p> <p>o) New commercial development should aim to meet as a minimum the relevant design category of Buildings Research Establishment BREEAM building standard 'excellent'.</p> <p>p) Developments should demonstrate how they have been designed to mitigate and adapt to climate change and natural hazards including flooding from increased rainfall as well as minimising overheating and reliance on air conditioning systems.</p> <p>q) All developments should be designed taking into account best practice in water efficiency, such as water efficient fittings and appliances, water harvesting and storage features, and green roofs.</p> <p>r) Hard surfaces, such as driveways, should be permeable, allowing surface water to soak away. New developments must incorporate sustainable drainage systems to reduce the runoff of surface water.</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>Where the feature is communal rather than building specific this should be designed as an integral part of the green infrastructure and street network, so that sustainable drainage systems are positive features of the development. Such systems should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.</p> <p>s) Development should include landscaping and planting of native species of local provenance, including species that encourage pollinators.</p> <p>Renewable Energy</p> <p>The INDP supports proposals for individual and community scale renewable and low carbon energy generation that is 'community-led' or 'meets the needs' of the local community. This includes from solar photovoltaic panels and proposals for standalone renewable energy</p>			

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<p>developments subject to the following criteria:</p> <ul style="list-style-type: none"> • the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and • the proposed development does not create an unacceptable impact on the amenities of local residents; and • the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance. 			
<p><u>Policy INDP6 General Principles for New Development in Conservation Areas in Ilkley</u></p> <p>Proposals for new development and alterations to existing buildings in or adjacent to, and impacting on the setting of the three Conservation Areas of Ben Rhydding, Ilkley and Middleton will be required to protect key views and demonstrate careful consideration of any potential impacts on the setting of the relevant conservation area, and other nearby</p>	<p>Policy EN3: Historic Environment.</p>	<p>None relevant.</p>	<p>Policy INDP6 is in general conformity with Local Plan Core Strategy Policy EN3 that seeks to <i>“proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District’s <u>designated</u> and <u>undesignated</u> heritage assets and their settings.”</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>heritage assets above or underground, and to put in place measures to avoid or minimise impact or mitigate damage. Proposals will be required to describe the significance of any heritage assets affected, including any contribution made by their setting. Development proposals should protect, conserve, and where possible, enhance heritage assets and their settings in a manner appropriate to their significance. Overall, development should reflect the scale, mass, height and form of existing locally characteristic buildings, and design details and materials should be chosen to be harmonious with neighbouring properties.</p>			
<p><u>Policy INDP7 New Development in Ben Rhydding Conservation Area</u></p> <p>New development in Ben Rhydding Conservation Area should be designed sensitively to ensure the special characteristics of the area are preserved and enhanced.</p>	<p>Policy EN3: Historic Environment.</p>	<p>None relevant.</p>	<p>Policy INDP7 is in general conformity with Local Plan Core Strategy Policy EN3 that seeks to <i>“proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District’s <u>designated</u> and</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>Traditional materials are encouraged such as stone, render, timber and brick for elevations, stone or blue slate and red clay tiles for roofing materials, timber for windows, doors and shop fronts, and cast iron for railings and gates. Stone walls or hedgerows should be used for boundary treatments.</p> <p>Existing original shopfronts should be retained and repaired and replacement shopfronts should follow the guidelines for the town centre and shopfront policy in the INDP and other guidance such as the CBMDC 'Shopfront Design Guide' Supplementary Planning Document. Development should connect with existing pathways and alleyways to encourage walking and cycling and support permeable, accessible movement within the area. Long distance views out of the conservation area to the fields to the north and Ilkley Moor to the south should be protected.</p> <p>In residential areas where houses are set within larger gardens any</p>			<p><i>undesigned heritage assets and their settings."</i></p> <p>Policy INDP7 provides specific development management policy for the Ben Rhydding Conservation Area. This is based on the Conservation Area Appraisals and Management plans for the area.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>backland or infill development should be sited and designed to protect existing mature garden trees, and should not lead to a significant increase in density which would be unacceptable or inappropriate in relation to the local context.</p> <p>Contemporary and sustainable designs will be acceptable where they are of exceptional design and/or sustainable construction and where it can be clearly demonstrated that they are appropriate to their context.</p>			
<p><u>Policy INDP8 New Development in Ilkley Conservation Area</u></p> <p>New development in Ilkley Conservation Area should be designed sensitively to ensure the area's special characteristics are preserved and enhanced.</p> <p>The Roman Core and Shopping Centre</p> <p>Any development within these sectors should be of high quality, retaining or restoring traditional</p>	<p>Policy EN3: Historic Environment.</p>	<p>None relevant.</p>	<p>Policy INDP8 is in general conformity with Local Plan Core Strategy Policy EN3 that seeks to <i>“proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District’s <u>designated</u> and <u>undesignated</u> heritage assets and their settings.”</i></p> <p>Policy INDP8 provides specific development management policy for the Ilkley Conservation Area. This is based on the Conservation</p>

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<p>features and open spaces, to enhance the setting of heritage assets including the Roman Fort and historic centre.</p> <p>For commercial properties, original shopfront details should be reinstated, or restored where surviving. New shop fronts should be designed in accordance with the principles set out in the Conservation Area Appraisal, using traditional details, materials and appropriate colours and in accordance with policy in this plan.</p> <p>The Railway Town</p> <p>Existing original shopfronts to the Leeds Road frontages should be retained and repaired and replacement shopfronts should follow the guidelines for the town centre and shopfront policy in the INDP and other guidance. New development should demonstrate rhythm and consistency with a regular pattern of doors and windows. The removal of chimney stacks on existing terraced properties</p>			<p>Area Appraisals and Management plans for the area.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>will be resisted. Dormer windows should follow a consistent design approach.</p> <p>Spa Town</p> <p>Identified key buildings, especially the landmark former Spa buildings and their grounds, mature trees both in grounds and in the public realm, and the views out across the town and over to the moors should be retained and enhanced.</p> <p>The interlinking open spaces which provide a mature landscaped setting for the main buildings and a green thread running through the fabric of the Conservation Area are of paramount importance and should be protected.</p> <p>Victorian and Edwardian Suburbs and Residential Expansion</p> <p>Sensitive restoration of older properties of character is encouraged.</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>Extensions, dormer windows and other alterations to dwellings should be designed to retain the essential character of the Victorian and Edwardian style of architecture. Designs for new buildings and extensions should take their architectural cues from the local context and where possible use appropriate local materials such as clay red roof tiles, gritstone and timbering.</p> <p>There will be a presumption against infilling of visually important gaps in the Conservation Area which provide a green break between terraced areas, and the mature gardens should be protected from inappropriate backland development. Loss of trees and boundary walls will be resisted.</p> <p>N.B. the character areas referred to in the policy are those identified in the Conservation Area Appraisal.</p>			
<p><u>Policy INDP9 New Development in Middleton Conservation Area</u></p>	<p>Policy EN3: Historic Environment.</p>	<p>None relevant.</p>	<p>Policy INDP9 is in general conformity with Local Plan Core Strategy Policy EN3 that seeks to</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>New development in Middleton Conservation Area should be designed sensitively to ensure the area's special characteristics are preserved and enhanced. Special attention should be paid to the preservation of the low density of built form, the inter-related relationship of buildings to large plot sizes, and the preponderance of mature landscaping and tree cover.</p> <p>The significant views and vistas into, out of and through the conservation area should be respected. New development that will impact on the setting of the Conservation Area, for example being either immediately within the vicinity of, or clearly visible from within its confines, should respond to the principles of good design set out for new build as set out in Policies INDP5 and INDP6 of this plan. New development within the Conservation Area should reflect the predominant building form of the character of the area in which it is situated. This relates to height, scale</p>			<p><i>“proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District’s <u>designated</u> and <u>undesigned</u> heritage assets and their settings.”</i></p> <p>Policy INDP8 provides specific development management policy for the Middleton Conservation Area. This is based on the Conservation Area Appraisals and Management plans for the area.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>and siting. It should not over dominate the existing fabric. Any new development should make use of high quality materials that complement the traditional materials used in the area. Development should sit harmoniously within the existing built fabric and should respect the uniformity of colour and texture of the built form of the Conservation Area.</p> <p>Existing boundary treatments should be retained or enhanced. New boundary treatments should be in keeping with those in the immediate and wider Conservation Area. Particular attention should be paid to retaining vegetation and fencing to preserve the informal nature of domestic boundaries.</p> <p>The street layout of the Conservation Area is important to its character and historic interest. Therefore, the width, direction and orientation of roads and paths through the area should be conserved.</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>There should be a presumption against building in open areas that have been identified as contributing to the character of the conservation area and development should respect important areas of green space and woodland.</p>			
<p>Policy INDP10 Local Green Spaces</p> <p>Development of the following designated Local Green Spaces will only be permitted when consistent with national planning policy for Green Belts.</p> <p>[For a list of the protected Local Green Spaces, see page 45 of the INDP.]</p>	<p>Policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities.</p>	<p>OS1 Urban Greenspace.</p>	<p>In identifying local green spaces Policy INDP10 provides local policy detail and is in general conformity with Local Plan Core Strategy Policy EN1, criterion D that states:</p> <p><i>“D. The Council will work with local communities to identify areas of Local Green Space in the local plan and neighbourhood plans. Local greenspace which is valued for amenity, recreation and wildlife or contributes towards character, distinctiveness and visual quality will be protected from development, other than in very special circumstances which are supported by the local community.</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
			Policy INDP10 is in general conformity with saved RUDP Policy OS1 that identifies three urban green spaces in Ilkley: the Central River Front (K/OS1.1); the Grove and Queens Road (K/OS1.2); and Panorama Woods (K/OS1.3).
<p><u>Policy INDP11 Green Corridors</u></p> <p>The Green Corridors as shown on the Policies Map will be protected as important local landscape features which perform multi-functional roles as part of Ilkley’s Green Infrastructure network. The Bradford Wildlife Habitat Network will be augmented by a Local Wildlife Habitat Network which will be created, consulted on and added to the Ilkley Neighbourhood Development Plan.</p> <p>Proposals for development on or adjacent to green corridors must maintain and if possible enhance the function of the corridor. Planning applications must clearly demonstrate how they have</p>	<p>Strategic Core Policy 6 (SC6): Green Infrastructure.</p> <p>Sub Area Policy WD1: Wharfedale.</p>	None relevant.	<p>Policy INDP11 is in general conformity with Local Plan Core Strategy Policy SC6. Policy INDP11 supports the Local Plan Core Strategy policy by identifying key Green Corridors in the neighbourhood area. In particular, the Green and Blue Infrastructure identified in Policy INDP11 meets a number of the criteria identified in Policy SC6C, including:</p> <ol style="list-style-type: none"> 1. Retention, creation and enhancement of important habitats and ecological networks 2. Resilience to climate change and sustainable design 3. Important attributes of natural greenspace, connectivity to other

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>incorporated appropriate measures to secure the connectivity of the corridor and the freedom of movement for species on and through the site.</p> <p>Proposals will be encouraged which enhance and extend the existing network of Green Corridors to open spaces within the urban area. Where new links are created that lead to the wider rural area such links should be designed so as not to introduce features incompatible with the local countryside and should not lead to an increase in impact from recreation on the South Pennine Moors.</p> <p>New development is encouraged to incorporate new Green Corridors within landscaping and open space schemes and to establish links to the identified network of Green Corridors where possible.</p>			<p>greenspaces and a local need for open space</p> <p>Policy INDP11 also supports, by identifying key Green Corridors, Sub Area Policy WD1 which seeks in sub-section D to:</p> <p>“4. Protect and enhance the role of the River Wharfe, as a key green infrastructure corridor and the ecosystem services it provides in relation to biodiversity, water quality, flood risk reduction, formal and informal recreation and connection to national assets beyond the District boundary.</p> <p>5. Recognise the importance of field patterns, tree cover and the wider context of moorland, river and woodland in providing habitats for a diverse range of species and contributing towards Wharfedale’s distinctive character and its role as a gateway to the wider countryside.”</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p><u>Policy INDP12 Protecting Ilkley's Landscape Character</u></p> <p>Development within Ilkley neighbourhood area should demonstrate careful consideration of any potential impacts on the sensitive landscape character of the area. Where necessary development should provide suitable measures for mitigation through siting, design and landscaping.</p> <p>In particular, designs should consider long range views of the proposed development from publicly accessible sites and footpaths within the moorland shelf and Wharfedale, and views from the development towards the open countryside and key landmark features, such as the River Wharfe, Cow and Calf Rocks, and cairn viewpoint on the ridge above White Wells.</p> <p>Landscape Area 4 - Rombalds Ridge</p> <p>The Gritstone moorland landscape area (Rombalds Moor) has a strong</p>	<p>Policy EN4: Landscape.</p>	<p>None relevant.</p>	<p>Policy INDP12 is in general conformity with Local Plan Core Strategy Policy EN4. Policy EN4 identifies Wharfedale as an area where <i>“Plans, policies and proposals should make a positive contribution towards the conservation, management and enhancement of the diversity of landscapes”</i>.</p> <p>This should use the approach set out in the Landscape Character Assessment SPD.</p> <p>Policy INDP12 has taken the Landscape Character Assessment SPD and, where relevant and applicable, turned this guidance into a criteria based development management policy. In doing this development management criteria that will help to implement strategic policy will be applied.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>character, high historic continuity, open character and prominent position within the landscape, this is a landscape very sensitive to development. Any extension to the existing few farmsteads should be small in scale and sensitively designed to minimise any negative visual impacts on this landscape.</p> <p>Landscape Area 8 - Wharfedale</p> <p>In areas of enclosed pastures, settlement edges should be clearly defined and utilise a framework of tree planting using locally appropriate species. The visual impact of any proposals should be considered in detail and additional on-site and off-site planting is encouraged to absorb the development into the landscape. The associated infrastructure of access roads, lighting and signage, will also need to be carefully considered.</p> <p>In areas of wooded incline enclosed pastures settlement edges should</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>be clearly defined and it may be appropriate to utilise a framework of tree planting around settlement edges, but this would be dependent on assessing the ecological value of grassland on areas proposed for planting and adjoining areas. The visual impact of any proposals should be considered in detail and depending on the outcomes of an ecological assessment, it may be appropriate to encourage additional on-site and offsite planting to absorb the development into the landscape.</p> <p>N.B. The Landscape character areas referred to are those in the CBMDC Landscape Character Supplementary Planning Guidance (LCSPG) 2008</p>			
<p><u>Policy INDP13 Protecting and Enhancing Biodiversity</u></p> <p>Proposals for new development that impact on habitats and wildlife referred to in Bradford Core Strategy Strategic Core Policy SC8 and Policy EN2, including the Local Wildlife Sites identified on the Policies Map, should demonstrate how biodiversity</p>	<p>SC8 Protecting the South Pennine Moors and their Zone of Influence</p> <p>EN2 Biodiversity and Geodiversity</p>	<p>No relevant policy.</p>	<p>Policy INDP13 is in general conformity with policies SC8 and EN2 of the Local Plan Core Strategy. Policy INDP13 seeks to protect the same range of sites and provides local development management criteria against which specific development proposals can be identified.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>will be protected and enhanced by securing a net gain in biodiversity. Reference should also be made to 'Homes and Neighbourhoods: a Guide to Designing in Bradford'. This sets out ways that wildlife and green features can be integrated into developments at a variety of levels, (neighbourhoods, streets and individual housing).</p> <p>New developments should identify and protect existing habitats on individual sites, and seek opportunities to reverse habitat fragmentation and provide new opportunities to extend biodiversity.</p> <p>Landscaping schemes and building designs are encouraged to incorporate the following, where possible:</p> <p>In wooded incline areas:</p> <p>a) Development should not fragment the woodland canopy. Regeneration and planting of native species of local provenance is encouraged, to help</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>ensure the long-term continuity of the wooded character.</p> <p>b) Walls and hedges should be conserved, strengthened and restored.</p> <p>c) Additional native woodland planting of local provenance around the edges of new developments is encouraged.</p> <p>On the River Wharfe floodplain:</p> <p>New built development will be restricted due to flood risk. However, areas of open space would be an acceptable use extending down to the River, and opportunities to enhance areas for wildlife should be taken wherever possible. For example:</p> <p>d) Hedgerow gaps should be filled with a range of native species of local provenance and hedgerow trees replanted.</p> <p>e) Woodland blocks have an even-age mature nature and re-planting/ underplanting is encouraged to provide a more diverse age structure.</p> <p>f) The river and bankside environments are important wildlife</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>habitats. Landscaping schemes should conserve and enhance wetland habitats, such as wet meadows and marshy grasslands. The planting of willow, along with a coppice regime is particularly encouraged to support otters returning to this stretch of the Wharfe.</p> <p>All developments are expected to result in measurable biodiversity net gain. Overall, designs for new buildings should secure ecological enhancements as part of landscaping and building design. Proposals could include enhancements such as sustainable drainage systems, green roofs, re-naturalising watercourses, woodland planting, roosting opportunities for bats, hedgehog corridors, the installation of bird nest boxes and the use of native species in the landscape planting.</p> <p>Moorland</p> <p>The INDP supports the development of increased carbon capture on Ilkley</p>			

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<p>Moor by restoring degraded blanket bog so that peat-forming sphagnum mosses can absorb and sequester carbon. This will enhance our resilience to climate change, improve water retention on the moor and seek to reduce the risk of flooding and fire in extreme weather conditions. Development proposals in areas of blanket bog including access tracks and other operational development requiring planning permission shall set out in detail how the proposed development would impact its function, including its hydrology, ecology and function as a carbon sink. Developments which degrade the function of existing blanket bog in these terms will be refused.</p>			
<p><u>Policy INDP14 Traffic and Transport</u></p> <p>To support the development of sustainable multi-modal transport and reduce vehicle emissions development will be expected to show how measures promote active and healthy lifestyles and help make</p>	<p>TR1 Travel Reduction and Modal Shift</p>	<p>No relevant policy.</p>	<p>Policy INDP14 in seeking to support multi-modal transport and reduce vehicle emissions is in general conformity with Local Plan Core Strategy policy TR1 that seeks to reduce travel and seeks a shift from private vehicle use to other modes.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>walking, cycling and the use of public transport a first choice for all and reduce the need to travel by private car. In particular, proposals should seek to incorporate sustainable multi-modal transport solutions and infrastructure which focus on emissions reduction (e.g. car parking spaces and charging facilities in accessible, convenient and safe places for plug-in and other ultra-low emission vehicles).</p> <p>The INDP promotes the use of mobility sharing schemes such as car clubs, car sharing and electric bike clubs.</p> <p>All new houses where dedicated parking per house is provided will be required to have an appropriately located charging point. Where general parking areas are included in housing developments, these are required to provide sufficient accessible charging points. Those proposing new employment, leisure or retail developments are encouraged to provide</p>			<p>The INDP policy also seeks to promote vehicle sharing and charging points for vehicles.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
electric charging points for staff and/or users.			
<p><u>Policy INDP15 Walking and Cycling</u></p> <p>All new development should be within reasonable walking and cycling distance of community facilities and services. All new development should include facilities for walking and cycling that are of good design and accessible to all.</p> <p>The INDP will support proposals for the Wharfedale Greenway and dedicated and segregated cycle paths including road markings where needed. It will also support the wider introduction of 20 mph zones and traffic calming measures to facilitate safer walking and cycling around the town. Sustainable travel plans (for schools, all larger businesses, leisure and residential developments) will also be supported.</p> <p>Proposals will be assessed against the following:</p>	TR3 Public Transport, Cycling and Walking	No relevant policy.	<p>Policy INDP15 is in general conformity with Local Plan Core Strategy Policy TR£. Both policies seek to promote walking and cycling.</p> <p>Policy INDP15 includes specific support or a local project the Wharfedale Greenway and the introduction of further 20 mph zones.</p> <p>The final part of Policy INDP15 includes a set of development management criteria that will be used to assess relevant planning applications. These criteria are in general conformity with criteria f and g of Local Plan Core Strategy policy TR3 that:</p> <p><i>“F. Require that the layout of new development encourages walking and cycling by taking the opportunities to connect to the existing street and path network,</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>a) Ease and directness of new connections to the existing footpath, bridleway and cycle path network;</p> <p>b) Permeability and legibility of the footpath and cycle path network within the development site;</p> <p>c) Use of sustainable materials and design that ensures access for all users;</p> <p>d) Where necessary, signage that is of good design, appropriate to the local context and avoids clutter;</p> <p>e) Designed in such a way to be safe, appropriately lit and minimise opportunities for crime; and</p> <p>f) Include native tree and shrub planting that is easily maintained and suitable to the route and its local context.</p> <p>When new routes have to be provided, these will be of good design based on current best practice and provide direct access to local facilities and employment opportunities. The loss of existing footpaths and cycle paths will be resisted.</p>			<p><i>local facilities and public transport in obvious and direct ways.</i></p> <p><i>G. Require that new development creates attractive places that encourage walking and cycling by providing a permeable network of routes that are well overlooked, and which balance the needs of all users by treating highways as streets rather than as roads.”</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p><u>Policy INDP16 Leisure and Tourism</u></p> <p>Development of existing and new tourism and leisure facilities will be supported where such development will not have a significant adverse impact on existing facilities; designated wildlife sites, European designated sites (Ilkley Moor) and, in addition, in the Green Belt, where it meets national Green Belt planning policy.</p> <p>All new facilities should have good access by walking, cycling and integrated public transport and adequate cycle parking and storage.</p> <p>Support will be given to proposals for the Wharfedale Greenway and dedicated and segregated cycleways.</p> <p>Proposals for a creative/heritage hub focused on the Manor House, The Castle Collective, Riverside Gardens, and with improved connectivity to other cultural assets, including the Playhouse and Cinema will be supported.</p>	<p>Policy EC1: Creating a successful and competitive Bradford District economy within the Leeds City Region</p> <p>Policy EC4: Sustainable Economic Growth.</p>	<p>None relevant.</p>	<p>Policy INDP16 identifies potential local tourism development opportunities that could help to support the aim of Local Plan Core Strategy Policy EC1, criterion F, of <i>“F. A knowledge-driven economy, by supporting the potential of the University of Bradford, Bradford College, further and higher education institutions, hospitals and research institutions and other knowledge-intensive industries including the tourism and cultural sector and links with the provision of incubator units and innovation units within Bradford City Centre and the Airedale Corridor.”</i></p> <p>And criterion J that promotes the <i>“potential of non business class sectors, including health, sport, retail, leisure, tourism and education as key economic and employment generators within the Bradford District.”</i></p> <p>Policy INDP16 is also in general conformity with Local Plan Core</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
			Strategy Policy EC4: Sustainable Economic Growth that seeks to encourage <i>“economic enterprises which develop or enhance the viability of tourism.”</i> (criterion F.)
<p><u>Policy INDP17 Ilkley Town Centre</u></p> <p>To ensure that the vitality and viability of Ilkley Town Centre is maintained and enhanced, development of retail, office, leisure, and cultural facilities will be supported when consistent with Policy EC5: City, Town, District and Local Centres of the Core Strategy.</p> <p>In order to thrive as a sustainable town where residents can shop locally, and tourists desire to visit, it is important the Primary Shopping Area provides a variety of retail offers (Class E (a) and Class F2 (a)).</p> <p>Proposals to re-use upper floors within the town centre for retail, office, leisure, cultural facilities, business and residential uses will be supported.</p>	Policy EC5: City, Town, District and Local Centres.	<p>CT1 - Development within City and Town Centres and Defined Expansion Areas</p> <p>CT5 - Primary Shopping Areas</p> <p>CR1A - Retail Development Within Centres</p>	<p>Policy INDP17 is in general conformity with Policy EC5 of the Local Plan Core Strategy that identifies Ilkley as a Town Centre.</p> <p>Such centres should be should be the <i>“focus for office, residential, convenience and comparison retail, including the traditional (and specialist) markets, leisure, entertainment, arts, culture and tourism, intensive sports and recreation uses that are appropriate to the centres, provided proposals do not have a significant adverse impact upon the vitality and viability of Bradford City Centre and other nearby Town Centres.”</i></p> <p>Policy INDP17 is in general conformity with RUDP Policy C1 that states <i>“Land and buildings</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>Temporary uses particularly those that bring back into use vacant units will be supported.</p>			<p>within the city and town centres and the defined expansion areas should be developed in accordance with the area policy statements for each centre as set out in the proposal reports.”</p> <p>Policy INDP 17 is in general conformity with RUDP Policy CT5 – both policies seeking to protect retail uses in the primary shopping area.</p> <p>Policy INDP17 is in general conformity with RUDP Policy CR1a that seeks to manage the location of retail uses.</p>
<p><u>Policy INDP18 Public Realm</u></p> <p>Proposals that include new, or replacement, public realm features such as open spaces, paving, seating, lighting, street furniture, planting areas and signage should be of good quality and distinctive design. Public realm should make a positive contribution to the local and wider environment of the town by using</p>	<p>DS1: Achieving Good Design DS3: Urban Character DS4: Streets and Movement DS5: Safe and Inclusive Places</p>	<p>CT6 - Amenity within City and Town Centres</p>	<p>Policy INDP18 provides a more detailed development management policy for Ilkley that is in general conformity with the Core Strategy’s policies covering good design, urban character, streets and movement and safe and inclusive places. Policy INDP18 is also in general conformity with RUDP Policy CT6</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>suitable designs, materials, colours, vernacular features, seeking to use the prevailing local style for such features and avoiding clutter.</p> <p>Where heritage features (telephone boxes, grilles, grates, nameplates, stone setts, paving stones and stone kerb edgings etc.) are already to be found within an area proposed for new, or replacement, public realm every effort should be made to retain such features in situ. Where this is not possible such features should be conserved, and, wherever possible re-used elsewhere within the town.</p>			<p>that seeks to protect amenity in town centres.</p>
<p><u>Policy INDP19 Shopfronts</u></p> <p>To maintain the quality and distinctiveness of the local built environment, new shopfronts should meet the following:</p> <p>a) Shopfronts should be of traditional construction, retaining existing traditional and period features and style, where possible. Where</p>	<p>No relevant policy.</p>	<p>No relevant policy.</p>	<p>There are no issues of general conformity.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>such features are to be removed they should be replaced with suitable contemporary alternatives;</p> <p>b) The incorporation of blinds and canopies, complementary to the building, and surrounding properties, is encouraged;</p> <p>c) Signage should preferably be painted timber and where projecting signs are used these should be positioned in line with the fascia board and top hung. Internally illuminated signs will not be supported. External illumination of signs should be discreet and not mask architectural details;</p> <p>d) Shopfront fascia signs should be appropriate when considered in relation to the other elements and proportions of the shop front and should not have a negative impact on the frontage of upper floors;</p> <p>e) Within Conservation Areas careful selection of colour is important. Applicants will be encouraged to use restrained shades of maroon, dark green, black, blue, green and grey as lighter colours appear more intrusive. Garish or fluorescent colours should be avoided;</p>			

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
f) Security grilles should be internal and allow views of internal space and lighting in order to avoid dead frontages.			
<p><u>Policy INDP20 Economy and Employment</u></p> <p>The following existing employment areas will also be protected for employment uses (Use Class E(g)):</p> <p>INDP20/1 – Cemetery Offices INDP20/2 - Golden Butts Road INDP20/3 - Little Lane/Lower Wellington Road INDP20/4 - East Parade INDP20/5 - Valley Drive INDP20/6 - Brewery Road INDP20/7 - Nile Road INDP20/8 - Valley Drive INDP20/9 - Coutances Way INDP20/10 - Ashlands Road Industrial Estate INDP20/11 - Riverside Business Park and Backstone Business Park INDP20/12 - Chantry Drive INDP20/13 - Sefton Drive INDP20/14 – Springs Lane</p>	<p>Strategic Core Policy 4 (SC4): Hierarchy of Settlements.</p> <p>Policy EC4: Sustainable Economic Growth.</p> <p>Sub Area Policy WD1: Wharfedale.</p>	<p>No relevant policy.</p>	<p>Policy INDP20 is in general conformity with Policy SC4 of the Local Plan Core Strategy that identifies Ilkley as one of three Principal Towns that will be <i>“will be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.”</i></p> <p>Policy INDP20 is also in general conformity with Local Plan Core Strategy Policy EC4 that through criterion C and D sets out policy to manage development in key employment areas by:</p> <p><i>C. Refusing Planning Permission for the alternative development, including piecemeal development, of land and buildings currently or last in use for</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
			<p><i>business or industrial purposes within both urban and rural areas unless, it can be demonstrated to the Council that a site is no longer suitable for such use in terms of:</i></p> <ol style="list-style-type: none"> <i>1. Location</i> <i>2. Accessibility</i> <i>3. Adjacent land uses</i> <i>4. Environmental impacts</i> <i>5. Market significance – where it can be shown that the site has been continuously marketed for employment uses at local land values for a period for at least 2 years.</i> <p><i>D. Identifying Strategic Employment Zones within the Allocations DPD and Area Action Plan DPD's where development proposals for non employment uses will not be permitted unless it can be demonstrated that the proposal relates to a use which supports the function of the employment zone as a predominantly</i></p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
			<p><i>industrial area.”</i></p> <p>Policy INDP20 identifies the key local employment sites and areas that should be protected for future employment use in line with Local Plan Core Strategy policy.</p> <p>Policy INDP20 in taking this approach also supports and is in general conformity with Local Plan Core Strategy Policy Sub Area Policy WD1 that sets policy for Wharfedale:</p> <p>“C. Economic Development</p> <ol style="list-style-type: none"> 1. Ilkley will have an important role as the Principal Town in Wharfedale with cultural, retail, tourism and leisure functions. 2. Support the role of Ilkley Town Centre as a location for a mix of retail, leisure and office development, on an appropriate scale, benefiting from excellent rail and road connectivity. 4. The creation of high quality employment land at Ilkley.”

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p><u>Policy INDP21</u> <u>Meeting the Needs of All</u></p> <p>To ensure that development proposals meet the needs of all groups and sections of the community they should include, where appropriate:</p> <ul style="list-style-type: none"> a) Provision of suitable access for all users of the development including, for example, those using wheelchairs and pushchairs; b) Be in a location that can be accessed by all users by walking, cycling, integrated public transport and motor vehicles; c) Provision of spaces and places for people of all ages and backgrounds to meet; d) Incorporation of measures and features to ensure that any routes (e.g. footpaths, streets, roads etc.) through a site are welcoming, overlooked and safe; e) Incorporation of measures and features that allow buildings and spaces to adapt and change over time, so they can meet the needs of 	<p>DS5 Safe and Inclusive Places</p>	<p>No relevant policy.</p>	<p>Policy INDP21 is in general conformity with Local Plan Core Strategy Policy DS5. DS5 seeks to ensure plans make a positive contribution to people’s lives through high quality, inclusive design. Policy INDP21 provides 6 additional development management criteria to ensure new development in Ilkley meets the needs of all.</p>

Ilkley NDP Policies	Local Plan Core Strategy (LPCS)	Replacement Unitary Development plan (RUDP)	General Conformity
<p>a changing population and changing technologies; and</p> <p>f) Where appropriate, inclusion of spaces and features that support healthy and active lifestyles. For example the Wheatley Lane Recreation Ground is an essential green space that should not be developed, but preserved for the local community for a wide range of uses. This includes being the most suitable venue for the annual Ben Rhydding Community Fete (established 2006) which aims to foster a sense of community and enables people of all ages, social and demographic groups to meet. The Wheatley Lane Recreation Ground is also home to the Ben Rhydding Community Orchard (established 2019) and is set up and used regularly for football matches during the season.</p>			

Basic condition f. Be compatible with EU obligations

- 3.19 The Submission INDP is fully compatible with EU obligations.
- 3.20 The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

Strategic Environmental Assessment (SEA)

- 3.21 To meet the ‘basic conditions’ which are specified by law a neighbourhood development plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.
- 3.22 Strategic Environmental Assessment Habitat Regulations Screening has been undertaken throughout the INDP’s preparation. Following initial consultation with the statutory bodies and opinion received from Natural England a full Appropriate Assessment was considered necessary, because at this time the INDP sought to allocate sites for housing and employment. The Regulation 16 Submission Draft, as with its predecessor the Regulation 14 Draft, does not contain such allocations and it is no longer considered necessary for a full SEA or Appropriate Assessment. This screening opinion will be consulted on again as part of the Submission consultation.
- 3.23 The Screening Report is submitted alongside the INDP.

Requirement for Habitats Regulations Assessment (HRA)

- 3.24 Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of neighbourhood planning, a Habitats Regulation Assessment (HRA) is required where a neighbourhood plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan’s implementation.
- 3.25 Strategic Environmental Assessment Habitat Regulations Screening has been undertaken throughout the INDP’s preparation. Following initial consultation with the statutory bodies and opinion received from Natural England a full Appropriate Assessment was considered necessary, because at this time the INDP sought to allocate sites for housing and employment. The Regulation 16 Submission Draft, as with its predecessor the

Regulation 14 Draft, does not contain such allocations and it is no longer considered necessary for a full SEA or Appropriate Assessment. This screening opinion will be consulted on again as part of the Submission consultation.

European Convention on Human Rights

- 3.26 The Submission INDP is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The INDP has been produced in full consultation with the local community. The INDP does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.
- 3.27 The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.
- 3.28 Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:
- 3.29 Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission INDP is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.
- 3.30 Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for neighbourhood plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.
- 3.31 Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Town Council has developed the policies and proposals within the INDP in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

Basic condition g. Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

- 3.32 The prescribed conditions have therefore been met in relation to the Submission INDP and prescribed matters have been complied with in connection with the proposal for the Plan.

Ilkley Town Council

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November 2020