

Bradford District Local Plan 2025 to 2043

Regulation 19 (Publication) Draft

Waste Background Paper

September 2026

This page is left deliberately blank

Contents

Contents	3
1 Introduction	5
1.1 Overview	5
2 Policy Background	5
2.1 National/International Policy	5
2.2 Local Policy	7
2.3 Other Regulatory Regimes	7
2.4 Cross Boundary Engagement	7
3 Waste Requirements.....	7
3.1 Waste Arisings	7
3.2 Waste Management	9
3.3 Waste Movements and Cross Boundary Co-operation	10
4 Waste Management Capacity	10
4.1 Existing Waste Management Capacity	10
4.2 Capacity Gaps Future Requirements	13
5 Site Assessment	14
5.1 Safeguarding Waste Facilities	14
5.2 Current Waste Allocations	15
5.3 Call for Sites	16
6 Local Plan Policy Development - Waste	16
6.1 Current Policy Context	16
6.2 Core Strategy Partial Review & Emerging Local Plan	17
6.3 Regulation 19 (Publication) Draft – Policy Approach	19
7 Site Review/Assessment – Existing Allocations	20
7.1 Introduction	20
7.2 Ripley Road, Bradford.....	21
7.3 Aire Valley Road, Keighley	29
7.4 Bowling Back Lane Household Waste Collection and Recycling Site, Bowling Back Lane, Bradford	38
7.5 Steel Stock and Scrapholders Site, Birkshall Lane Bradford	46
8 Site Review/Assessment – Proposed Site.....	54
8.1 Introduction	54
8.2 Bank Top Quarry – Site Assessment Proforma	54

1 Introduction

1.1 Overview

- 1.1.1 Most activities generate waste. Previously it was viewed as a by-product of day to day living and industrial activity to be disposed of by the cheapest possible method. However, it has become increasingly recognised as an important resource. There is also a strong drive through legislation to reduce the amount of waste produced, increase levels of waste reuse and recycling, with disposal being the last resort.
- 1.1.2 As a unitary authority, City of Bradford Metropolitan District Council's (CBMDC) is responsible for the provision of all local government services within its area. In relation to waste management, CBMDC acts as the Waste Planning Authority (WPA) as well as the Waste Collection Authority (WCA) and Waste Disposal Authority (WDA).
- 1.1.3 In its role as the WPA, CBMDC is required to preparing a planning policy framework to guide the location of and assess proposals for sustainable waste management facilities. CMBDC is in the process of developing a single Local Plan for its area. This will cover a range of planning policy topics including waste management.

2 Policy Background

2.1 National/International Policy

- 2.1.1 Much of the policy landscape surrounding waste management in the United Kingdom arises at the European Level through various European Union Directives. These include the European Waste Framework Directive 2008¹ which introduced the Waste Hierarchy and the Landfill Directive².
- 2.1.2 The Waste Framework Directive (including the Waste Hierarchy) (see **Table 2.1** and **Figure 2.1**, below) has subsequently been transposed into United Kingdom law³ and practice. The hierarchy ranks the methods of dealing with waste in order of preference and places emphasis on preventing and reducing the amount of waste produced, then recovering or extracting value from it by means of recycling, re-use or reclamation. Disposal is very much the last resort.

Table 2.1: Definitions Used in the Waste Hierarchy

Prevention: The most effective environmental solution is often to reduce the generation of waste, including the re-use of products.
Preparing for re-use: Products that have become waste can be checked, cleaned or repaired so that they can be re-used
Recycling: Waste materials can be reprocessed into products, materials, or substances.
Other recovery: Waste can serve a useful purpose by replacing other materials that would otherwise have been used.
Disposal: The least desirable solution where none of the above options are appropriate.

¹ European Union website – Directive 2008/98/EC of the European Parliament and of the Council (European Waste Framework Directive 2008) - <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:02008L0098-20180705> (Accessed 09.09.2026)

² European Union website – Council Directive 1999/31/EC of 26 April 1999 on the Landfill of Waste (The Landfill Directive) - <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31999L0031> (Accessed 09.09.2026)

³ Legislation.gov.uk website - The Waste (England and Wales) Regulations 2011 (as amended) - <https://www.legislation.gov.uk/ukxi/2011/988/contents> (Accessed 09.09.2026)

Figure 2.1: The Waste Hierarchy



Source: National Planning Policy for Waste (2014) (contains public sector information licenced under the Open Government Licence v3.0)

- 2.1.3 The National Waste Strategy includes targets for reducing the amount of waste that ends up being disposed of in landfill sites. There has also been a push to move towards greater sustainability and net self-sufficiency when it comes to managing waste.
- 2.1.4 The National Planning Policy for Waste (NPPW) (2014)⁴ set outs a number of key planning principles that informs Local Plan preparation and decision making on planning applications for waste development. These principles include delivering the waste hierarchy, addressing waste as a resources and disposal as the last option. Additional guidance is set out in the Planning Practice Guidance (PPG)⁵.
- 2.1.5 The NPPW alongside the Waste Management Plan for England (2021) forms the National Waste Management Plan, fulfilling the requirements of the Waste (England and Wales) Regulations 2011.
- 2.1.6 The Waste Management Plan for England 2021⁶ sets out the Government's overall approach to resources and waste. This is to move away from a linear economic model of "take, make, use, throw", towards a more circular economy that keeps resources in use for longer, and in turns minimises waste, reduces its impact on the environment and reduces carbon emissions.

⁴ Gov.uk website – National Planning Policy for Waste (2014) - <https://www.gov.uk/government/publications/national-planning-policy-for-waste> (Accessed 28.09.2026)

⁵ Gov.uk website – Planning Practice Guidance (2014 Onwards) – Waste - <https://www.gov.uk/guidance/waste> (Accessed 28.09.2026)

⁶ Department for Environment, Food and Rural Affairs website – Waste Management Plan for England (2021) - <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021> (Accessed 14.09.2026)

- 2.1.7 The circular economy is embedded in the Government's Resources and Waste Strategy (RWS) for England (2018) which works towards several goals set out in the 25-Year Environment Plan and Environmental Improvement Plan (2023). The RWS sets out ambitious commitments, milestones and targets which will have a significant impact on waste generation and the way that it is managed and planned for in the coming years. Key measures proposed in the RWS include targets for increased recycling and reductions in waste being sent to landfill, along with the introduction of deposit return schemes, enhanced separation and collection of waste, and extended producer responsibility for packaging waste.
- 2.1.8 The Environment Act 2021 provides a legal framework for implementing many of the commitments set out in the RWS 2018 and the 25-Year Environment Plan.

2.2 Local Policy

- 2.2.1 In addition to national policy and legislation, the Bradford District Local Plan is produced within the context of many other plans and strategies prepared at the sub-regional and local levels. At the West Yorkshire (sub-regional) level this includes amongst other the Local Nature Recovery Strategy, West Yorkshire Plan, Mass Transit Vision and the Transport Plan. At this level, the Plan is influenced by the Bradford District Strategy (2025 to 2035), the Regeneration and Growth Plan (2025 to 2035), Development Frameworks, and the Municipal Waste Minimisation and Management Strategy.

2.3 Other Regulatory Regimes

- 2.3.1 There are also other regulatory regimes, that sit outside of the land use planning system and legislation that affect waste management developments. For example, waste facilities require environmental permits that are issued by the Environment Agency and set out various conditions under which they operate. The land use planning system is required to assume that these other regulatory regimes will operate effectively.

2.4 Cross Boundary Engagement

- 2.4.1 Planning for the provision of waste management infrastructure is a strategic matter that requires cross-boundary co-operation between WPAs and with other organisations such as the Environment Agency.
- 2.4.2 The National Planning Policy Framework (NPPF) (2024) requires effective and on-going joint working between strategic policymaking authorities and relevant bodies and states that this is integral to the production of a positively prepared and justified strategy. The Council has sought to effectively engage and work with relevant bodies throughout the process of making the Bradford District Local Plan.
- 2.4.3 A separate Waste Movements Background Paper has been prepared as part of the evidence base for the Bradford District Local Plan. The aim is to monitor strategic waste movements to/from the District using the information from the Environment Agency's Waste Data Interrogator and Hazardous Waste Data Interrogator, which is issued on an annual basis.

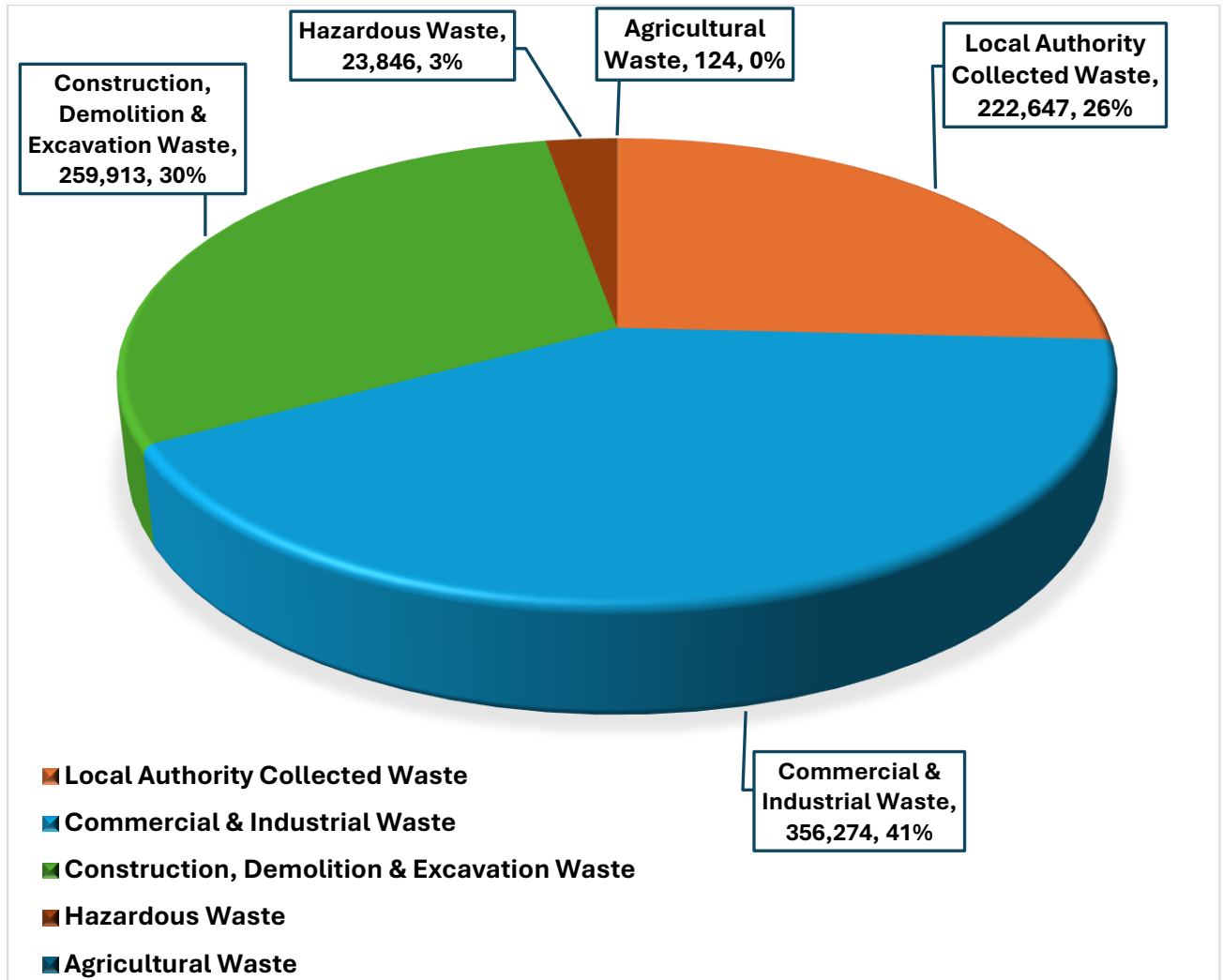
3 Waste Requirements

3.1 Waste Arisings

- 3.1.1 An important part of the evidence base for the Bradford District Local Plan is the Waste Capacity Study (2024). This seeks to identify existing and future waste arisings across the main waste streams and examines the capacity of the District's waste management infrastructure to process and treat it. The Study estimated that that a total of 862,803

tonnes arose in the District in 2022. This is broken down into the constituent waste streams – local authority collected waste (LACW), commercial and industrial (C&I), construction, demolition and excavation (CDE), hazardous and agricultural waste (see Figure 3.1).

Figure 3.1: Bradford District Waste Arisings (2022) (Tonnes)



Source: City of Bradford Metropolitan District Council – Waste Capacity Study (2024)

- 3.1.2 The Study also examined the potential for arisings for Low-Level Radioactive Waste (LLRW) and Waste Water/Sewage Sludge. In relation to LLRW, data showed that the quantity produced in the district, primarily from Bradford Royal Infirmary, was minimal. As this material is disposed through waste water, there would be no impact on the any of the district’s solid waste management infrastructure requirements. As a result, it was excluded from future projections and capacity gap analysis.
- 3.1.3 For waste water/sewage sludge, the study highlighted that Yorkshire Water operate a network of waste water treatment works (WWTW) that serve the district, the largest of which is the Esholt facility. This was the only one recorded in the Waste Data Interrogator as receiving any waste.
- 3.1.4 It was noted that Planning Practice Guidance stated that “*Waste planning authorities are responsible for determining all waste development except: waste water treatment plants with a capacity to exceed a population equivalent of 500,000*”, therefore, future

WWTW requirements had not been estimated in the Study. Further discussion will take place with Yorkshire Water as part developing the Local Infrastructure Plan.

3.1.5 The 2022 baseline figures were used as the starting point to project waste arisings to 2041. The projections used the following assumptions:

- Waste growth - to what extent waste arisings are expected to grow year on year, for LACW, C&I, CD&E and hazardous waste. Different methods to project waste growth were applied to these streams based on the Waste Planning Practice Guidance (PPG).
- Recycling Performance Scenario - to what extent do we expect policy initiatives to impact the market positively, to either drive waste minimisation or improve recycling performance for LACW and C&I waste in particular. The results of this section are provided across three scenarios, ranging from low recycling performance to high recycling performance. The central scenario was used in the capacity gap results.

3.1.6 Using the waste growth rates and recycling scenarios, referred to above and detailed in Sections 5.1 and 5.2 of the Waste Capacity Study, **Table 3.1**, below shows the waste streams (i.e. residual and recycling) from both LACW and C&I sources, alongside the CDE and hazardous waste arisings. It gives an indication of the likely scale of capacity required for treatment of them over the period to 2041, under the three recycling scenarios – high, central and low. The declining trend of residual LACW and C&I waste arisings is driven by increasing recycling. The level of agricultural waste was considered to be constant in all cases.

Table 3.1: Projected Waste Arisings in Bradford - High, Central & Low Recycling Scenarios (2031 & 2041)
(tonnes)

Year	Recycling Scenario	LACW - Recycling	LACW - Residual	C&I Recycling	C&I Residual	CDE	Hazardous	Agricultural	Total
2031	Low	93,611	132,673	194,423	247,882	272,764	25,025	124	966,502
2041	Low	120,889	109,953	247,882	145,581	287,044	26,335	124	937,808
2031	Central	98,702	127,581	202,835	171,055	272,764	25,025	124	898,086
2041	Central	132,431	94,411	267,555	125,908	287,044	26,335	124	933,808
2031	High	106,473	119,811	214,613	159,277	272,764	25,025	124	898,087
2041	High	150,047	80,795	295,097	98,366	287,044	26,335	124	937,808

Source: Bradford Metropolitan District Council – Waste Capacity Study (2024)

3.2 Waste Management

3.2.1 The Waste Capacity Study also provided some information relating to how the C&I, CDE and hazardous waste arising in the district during 2022 was managed, whilst the Waste Movement Background Paper also includes more detailed information for 2023.

3.2.2 In relation to LACW, CBMDC has a 12-year contract to send around 150,000 tonnes of LACW residual waste to Associated Waste Management's (AWM) (recently acquired by Beauparc) waste treatment facility in Leeds where recyclates are separated and a refuse

derived fuel (RDF) is prepared. The RDF is sent onto Scottish and Southern Energy's (SSE's) Ferrybridge facility for incineration with energy recovery.

- 3.2.3 According to the Local Authority Collected Waste Statistics published by Defra for the period 2022/23, 145,642 tonnes was sent to AWM, with 132,272 going on to incineration with energy recovery. The difference between the inputs to AWM and inputs to energy from waste, will be additional recyclates separated and sorting residues, which are unsuitable for energy recovery and therefore sent to landfill.

3.3 Waste Movements and Cross Boundary Co-operation

- 3.3.1 The commercial nature of the waste industry means that it crosses local authority boundaries to be managed, treated and disposed of. In some cases, particularly when dealing with hazardous waste, there are a limited number of facilities in the country that are licenced to manage specific waste types. Accordingly, it is important to understand the levels of waste imported and exported to/from Bradford District, and where it comes from/goes to.
- 3.3.2 Cross-boundary considerations are covered in Section 7 of the Waste Capacity Study. This includes a summary of waste movements for 2022, based on the data from the Environment Agency's Waste Data Interrogator. This showed that during this calendar year 60% of the waste arising in Bradford District was received at facilities within the local authority area, with 40% (around 276,700 tonnes) being exported to facilities elsewhere in the country. The largest percentage of these exports were sent to facilities in the Yorkshire and Humber region, followed by the East Midlands.
- 3.3.3 During the same year around 300,000 tonnes of waste was imported into the district from elsewhere, with the largest quantity coming from the Yorkshire and Humber region, in particular neighbouring authorities in West Yorkshire.
- 3.3.4 A separate Waste Movements Background Paper has also been prepared as part of the evidence base for the Bradford District Local Plan. This updates the information outlined in the Waste Capacity Study and documents the Council's approach to engaging with other Waste Planning Authorities regarding strategic movements of waste. This used data for the calendar year 2023.
- 3.3.5 For 2023, it was shown that 51% of the waste arising in the district was managed locally with 49% being exported elsewhere. In a similar vein to 2022, the largest quantities of waste exports went to facilities in the Yorkshire and Humber region, followed by the East Midlands. In terms of imports, 661,185 tonnes were imported to Bradford District.
- 3.3.6 This paper forms the basis for future monitoring of waste movements to and from the district, and for future engagement with other Waste Planning Authorities. The information will be derived from future editions of the Waste and Hazardous Waste Data Interrogators, issued on an annual basis (generally in the second quarter of the year).

4 Waste Management Capacity

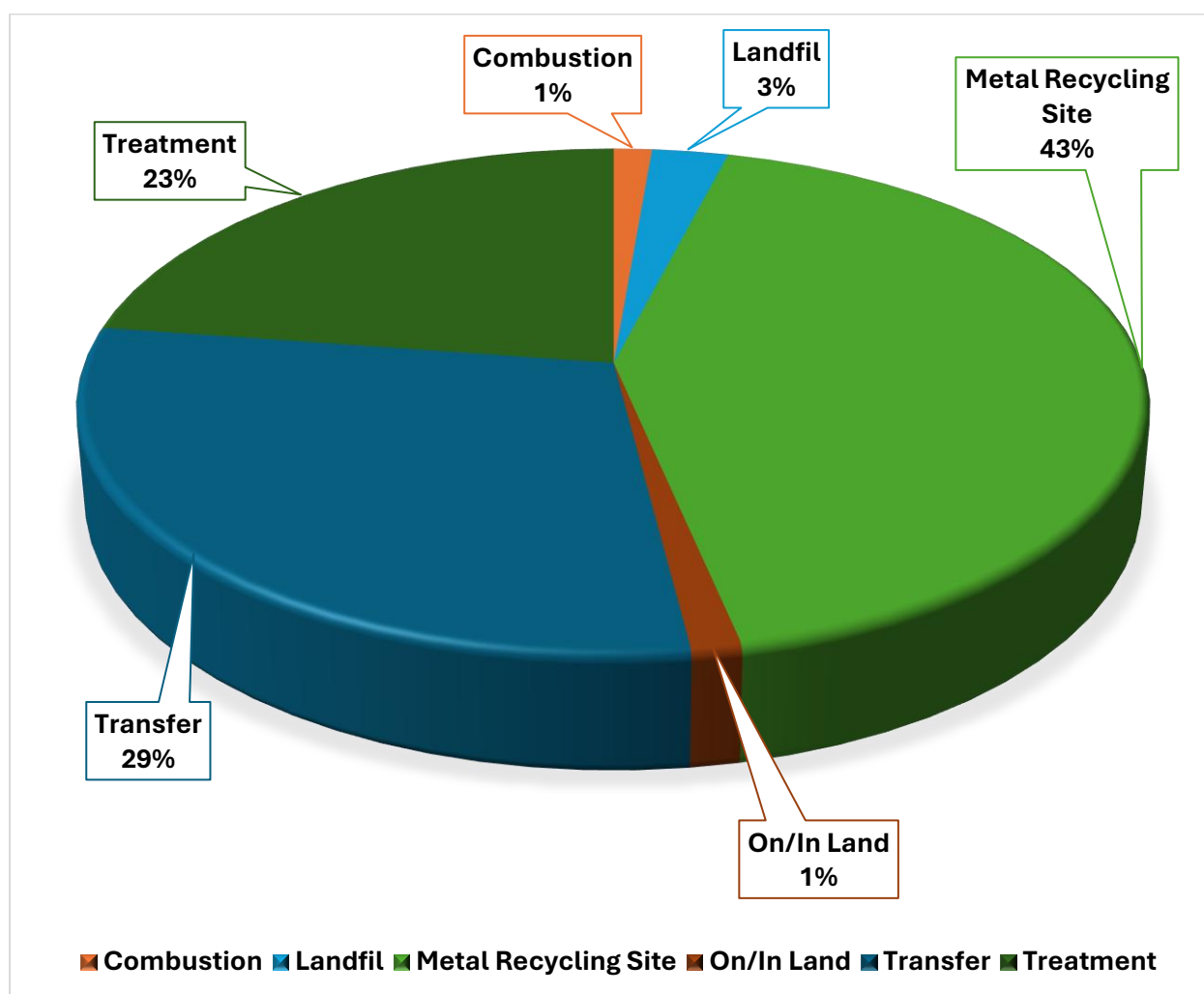
4.1 Existing Waste Management Capacity

- 4.1.1 Bradford District has a range of waste management facilities which are listed as being active and/or permitted. Based on information set out on the Active Sites lists from the Waste Data Interrogator, waste/environmental permit lists from Environment Agency's Public Register and professional knowledge, there a total of 75 waste management facilities within the district providing an estimated 996,000 tonnes of capacity.
- 4.1.2 Not all this capacity is available for general waste management purposes. Some of these are private facilities belong to businesses to meet their own specific needs for

treating and/or managing waste. Examples of this include the facilities that form part of the Solenis and BASF complexes at Low Moor, which are used to treat chemical waste produced by both companies. Similarly, some of the facilities at the Esholt complex are for Yorkshire Water’s use only.

- 4.1.3 The 75 facilities are of varying site categories – combustion, landfill, metal recycling site, on/in land (deposit), transfer and treatment. The largest proportion (43%) of these are metal recycling sites (32 in total), followed by transfer facilities (29%) (22 in total), then treatment facilities (22%) (17 in total). There are two landfill sites, one combustion facility and one involving the deposit of waste to land. **Figure 4.1** shows this breakdown.

Figure 4.1: Waste Management Facilities in Bradford District (by Facility Type)



Source: Environment Agency - Waste Data Interrogators 2021 to 2023 – Active Sites Lists/City of Bradford Metropolitan District Council – Waste Capacity Study (2024)

- 4.1.4 Within each site category there are a number of different facility types. These are often related to specific wastes, environmental permit type or site category. **Table 4.1** provides a breakdown of each site category into its constituent facility type.

Table 4.1: Number and Type of Waste Management Facilities in Bradford District

Site Category	Number of Facilities	Facility Type	Number of Facilities
Combustion	1	Gas Engine	1
Landfill	2	Inert Landfill	2
Metal Recycling Site	32	Car Breaker	17
		Metal Recycling	6
		Vehicle Depollution Facility	5
On/In Land	1	Deposit of Waste to Land	1
Transfer	22	Civic Amenity Site	7
		Hazardous Waste Transfer	4
		Non-Hazardous Waste Transfer	12
Treatment	17	Anaerobic Digestion	1
		Biological Treatment	2
		Inert Waste Transfer/Treatment	1
		Non-Hazardous Waste Transfer/Treatment	3
		Organic Chemicals	1
		Physical Treatment	3
		Physical-Chemical Treatment	2
		Recovery of Waste	1
		WEEE Treatment Facility ⁷	2
Total	75		75

Source: Environment Agency - Waste Data Interrogators 2021 to 2023 – Active Sites Lists/City of Bradford Metropolitan District Council – Waste Capacity Study (2024)

- 4.1.4 The largest site category within the district are metal recycling sites. These are facilities where metal is collected, sorted, processed and stored before being recycled and/or reprocessed for other uses. In Bradford District, there are six general metal recycling sites that deal with mixed metals, whilst there are 17 car breakers and 5 vehicle

⁷ A WEEE Treatment Facility is a specialised, licenced site that handles Waste Electrical and Electronic Equipment (WEEE) after it is discarded. This includes all end-of-life electrical appliances such as computers, Telephones, household appliances and televisions etc.

depollution facilities. The mixed metals sites generally fall into the waste management permit licence type A20: Metal Recycling Site (mixed MRSs).

- 4.1.5 Car breakers are facilities that takes in unwanted, damaged or end-of-life vehicles, and then strips them for reusable parts and safely recycle the remaining materials. These generally fall into the waste management permit licence types A19: Metal Recycling Site (Vehicle Dismantler) or A19a: ELV Facility. Vehicle depollution facilities make end of life vehicles (ELVs) safe by removing hazardous materials and fluids before dismantling or recycling. These fall into the waste management permit licence types S1517 No.17: Vehicle Depollution Facility or SR2011 No.3: Vehicle Depollution Facility < 5,000 tonnes per year.
- 4.1.6 Transfer facilities make up 29% of the district's waste management infrastructure. Such facilities are used by waste management operators to bulk together collected wastes before being transported to other facilities for landfilling, energy recovery, treatment or separation for recycling.
- 4.1.7 The Waste Capacity Study highlighted that the total permitted capacity of these sites in 2022 was 860,423 tonnes, with a total of 393,250 tonnes of waste being received at them from all locations, not just Bradford. Based on the level of waste arisings in 2022, the operational capacity represented 46% of the total waste arisings. As such, whilst a critical step in the waste management supply chain and although this capacity did not count towards the total available treatment capacity in Bradford, it was considered that Bradford is well serviced with transfer.

4.2 Capacity Gaps Future Requirements

- 4.2.1 An important role of the Waste Capacity Study is to assess the potential gaps in capacity within the District's waste management facilities to treat/process the projected waste arisings identified in Section 3.1. The Study's analysis suggests that there will be a capacity gap over the period to 2041 for residual C&I waste and LACW, recyclable C&I waste and LACW, CDE waste and hazardous waste. It recommended that consideration should be given to the provision of capacity to address these identified gaps as well as identify opportunities for doing so, whilst ensuring that sites and areas are suitable for the provision of waste facilities and in appropriate locations.
- 4.2.2 **Table 4.2**, below sets out the identified capacity gaps, based on the central recycling scenario identified within the Study.

Table 4.2: Waste Capacity Gap in Bradford District (2031 and 2041)

Year	LACW and C&I Residual	LACW and C&I Recycling	CDE	Hazardous
2031	298,635	198,647	158,384	22,475
2041	224,318	286,171	208,844	23,785

Source: City of Bradford Metropolitan District Council – Waste Capacity Study (2024)

- 4.2.3 The study did not calculate a capacity gap for agricultural waste, low level radioactive waste and waste water. In relation to agricultural waste this was due to the minimal quantity of water requiring off-site treatment (most agricultural waste is managed on-site or via exemptions), whilst low level radioactive waste does not place any requirement on solid waste management infrastructure, meaning that it was unnecessary to provide additional facilities. Capacity for waste water treatment

infrastructure will be addressed via engagement with Yorkshire Water via the development of the Local Infrastructure Plan.

- 4.2.4 Another element of the Waste Capacity Study was the inclusion of high-level estimates for the land take requirements that may be required for facilities to close the capacity gap by 2041. The PPG states that local plans should not generally prescribe the waste management technologies to deal with specific waste streams, rather they should identify the type/types of waste management facility that would be appropriately located on an allocated site or in an allocated area.
- 4.2.5 This was based on a figure of 60,000 tonnes per hectare derived from a number of data sources and conversion factors used for other waste plans such as the South West London Plan and the West London Waste Plan. It did not make suggestions as the number of facilities that may be needed. These estimates were:

Table 4.3: Facilities and Land Take Required to Close Capacity Gap By 2041

Waste Type	Type of Facility Required	Capacity Required by 2041 (tonnes)	Land Take Requirement (total hectares for all sites)
LACW and C&I Residual	Energy from Waste (EfW) Mechanical Biological Treatment (MBT) RDF ⁸ /SRF ⁹ Production Landfill	224,318	3.7
LACW and C&I Recycling	Anaerobic Digestion In-Vessel Composting Composting Material Recovery Facility	197,041 286,171*	3.3 4.9*
CDE	CDE Specialist Waste Treatment	208,844	3.5
Hazardous	Hazardous Specialist Waste Treatment	23,785	0.4

*Capacity gap excluding metals surplus

Source: City of Bradford Metropolitan District Council – Waste Capacity Study (2024)

5 Site Assessment

5.1 Safeguarding Waste Facilities

- 5.1.1 As highlighted in section 4, above, Bradford District has 75 active and/or permitted waste sites. These contribute towards the District's overall waste management capacity

⁸ RDF stands for Refuse Derived Fuel – this is produced from domestic and business waste, which includes biodegradable material as well as plastics. Non-combustible materials such as glass and metals are removed, and the residual material is then shredded and baled. It is used to generate electricity at recovery facilities

⁹ SDF stands for Solid Recovered Fuel – this is a high-quality alternative to fossil fuel and is produced from mainly commercial waste including paper, card, wood, textiles and plastic. It goes through additional processing to improve its quality and value and has a higher calorific value than RDF. It is used in facilities such as cement kilns.

and network of facilities and as such it is considered important to safeguard them within the Local Plan. The current policy approach is set out in Policy WDM3¹⁰ of the Waste Management DPD (2017). It sought to safeguard existing facilities and allocated sites and sets out the circumstances under which these may be lost.

- 5.1.2 It is considered appropriate to continue a broadly similar approach within the Bradford District Local Plan. This is set out in Policy WAS3 and the facilities detailed in Appendix 7 as well as being shown on the Policies Map.

5.2 Current Waste Allocations

- 5.2.1 A total of six site allocations were identified for waste management purposes in Policy W3 of the Waste Management DPD (2017). These were identified following an extensive site identification, assessment and short-listing process¹¹. The sites were as follows:

- Site WM1: Princeroyd Way, Ingleby Road, Listerhills
- Site WM2: Ripley Road, Bowling
- Site WM3: Aire Valley Road, Keighley
- Site WM4: Bowling Back Lane Housing Waste Collection and Recycling Site, Bradford
- Site WM5: Merrydale Road, Euroway
- Site WM6: Steel Stock and Scrapholders Site, Birkshall Lane

- 5.2.2 These sites were all located within established employment areas within the existing built-up areas. Since the Waste Management DPD was adopted, the Princeroyd Road (WM1) and Merrydale Road (WM5) sites have been developed for other uses – industrial units and storage/distribution, respectively, meaning that they are no longer available for consideration.

- 5.2.3 The Ripley Road site (WM2) has a history of planning permissions for waste management development. Permission was granted initially in 2009 and renewed in 2013 for the development of an energy recovery facility involving the treatment of non-hazardous residual waste material through gasification. Neither permission has been implemented and the site has been used since for the temporary storage of waste skips. It should be noted that a request for a Screening Opinion was submitted for the proposed development of the site for a mechanical biological treatment facility. However, this proposal has not moved forward.

- 5.2.4 The Aire Valley Road, Keighley (WM3) also has a history of planning permission for waste management development. Permission was granted in 2014 for the development of three plants to recover energy from waste. A further application was granted in 2017 involving the construction of two plants to recover energy from waste. The facility would handle 100,000 tonnes of commercial and industrial waste per year. Acoustic fencing has been installed along the site's southern boundary, adjacent to the Leeds/Bradford to Skipton railway station, however the facility has yet to be constructed. An Environmental Permit for the facility was issued in late 2020.

¹⁰ City of Bradford Metropolitan District Council website – Waste Management DPD (2017 - <https://www.bradford.gov.uk/media/m0mjldbo/01-waste-management-development-plan-document-october-2017.pdf>) (Accessed 14.09.2026)

¹¹ City of Bradford Metropolitan District Council website – Waste Management DPD: Preferred Approach – Site Assessment Report - <https://www.bradford.gov.uk/media/dx2mncfi/site-assessment-report.pdf> (Accessed 09.09.2026)

- 5.2.5 The Bowling Back Lane (WM4) and Birkshall Lane (WM6) sites are currently in use for waste management purposes. The former houses the Bradford Household Waste Recycling Centre and the Council's Transfer Loading Station, whilst the latter is occupied by two metal recycling facilities.
- 5.2.6 The remaining sites have been reviewed as part of preparing the Bradford District Local Plan. Assessments can be found in Section 11 of this report. It is considered appropriate to continue to allocate these sites in Local Plan Policy WAS2 for waste management purposes to potentially contribute towards meeting the capacity gap identified in the Waste Capacity Study and summarised in section 4 (above).
- 5.2.7 It should be noted that the Local Plan will not determine the type and nature of any facility that may be constructed on these sites. This will primarily be a commercial decision. Any proposal will need to meet the requirements of relevant Local Plan policies and other material considerations, such as the National Planning Policy Framework and National Planning Policy for Waste.

5.3 Call for Sites

- 5.3.1 As part of developing the Local Plan (and its predecessor Allocations DPD), several Call for Sites exercises were undertaken, the most recent of which took place in November 2025. Across these Call for Sites exercises, a single site was put forward for considered in November 2025:

- **Land at Bank Top Quarry, Wilsden** – the proposed site equated to the extent of Bank Top Quarry. This is currently in use for sandstone extraction and processing, the planning permission for which ends in December 2039 with restoration required by December 2042.

Information submitted suggested that the site may be suitable for various types of waste management facility including:

- a Household Waste Recycling Centre,
- a Construction, Demolition and Excavation Waste Recycling Facility,
- a Waste Transfer Station,
- an In-Vessel Composting Facility
- an Energy from Waste Facility; or
- a Landfill

No indication was provided regarding potential capacity. However, it was stated that the site could be available over the first five years of the Local Plan period (2028/29 and 2032/33) and beyond (from 2033/34 onwards).

- 5.3.2 An assessment of the proposed site can be found in Section 8 (below).

6 Local Plan Policy Development - Waste

6.1 Current Policy Context

- 6.1.1 Local planning policy covering waste management is set out in the Bradford District Local Plan Core Strategy DPD and the Waste Management DPD, both of which were adopted in 2017.
- 6.1.2 Core Strategy **Policies WM1** and **WM2** established the strategic framework and spatial direction for managing waste in the Bradford District. The former set out how the Council intended to work with neighbouring authorities to drive the management of waste up the waste hierarchy as well as to have regard to cross-boundary movements and identifying

a network of facilities. The latter establishes the principles of identifying appropriate locations for waste management facilities, establishing a strategic framework for the Waste Management DPD to allocate enough land for recycling and treatment to take place, to ensure that less waste goes to landfill.

- 6.1.3 The Waste Management DPD contains 12 planning policies which expand on the strategic policies set out in the Core Strategy. **Policy W1** recognised the need for ongoing co-operation with neighbouring authorities, via the Duty to Co-operate, when considering planning for sustainable waste management. **Policy W2** identified the quantities of waste that will need to be planned for and future capacity requirements, setting the scene for the proposed waste allocations listed in **Policy W3**. These were intended to help manage Local Authority Collected Waste (LACW) and Commercial and Industrial (C&I) waste arisings.
- 6.1.4 **Policies W4 to W6** provide a policy framework for managing other waste streams – Construction, Demolition and Excavation (CDE) waste, agricultural waste and hazardous waste. This includes setting out locational criteria for facilities to manage these waste streams. **Policy W7** address the issue of residual waste which needs to be disposed of. The policy focused on disposal to landfill and the circumstances under which proposals for new or expanded landfill capacity will be permitted together with criteria relating the location of such facilities.
- 6.1.5 **Policies WDM1 to WDM5** are a series of Development Management policies to control the nature, characteristics, operation and impacts of waste management facilities including the identification of unallocated sites and the loss of existing facilities. These policies deal with specific impacts relating to waste development.

6.2 Core Strategy Partial Review & Emerging Local Plan

- 6.2.1 As part of the Core Strategy Partial Review (CSPR), it was not proposed to review and/or update the adopted waste management policies as they were considered broadly consistent with national policy. However, following the move to prepare a single Local Plan, it was determined appropriate to re-consider these policies.
- 6.2.2 The overall approach for the Regulation 18 (Preferred Options) version of the Local Plan was to simplify the policies identified in the Core Strategy and Waste Management DPD. The document issued for consultation included five policies relating to sustainable waste management. **Policy SP13** sought to provide a strategic approach to managing waste developments and to provide a framework to guide the future location of waste management facilities, whilst **Policy EN18** sought to bring together key elements of Waste Management DPD Policies W4 to W7, WDM1 and WDM2 into a single policy against which all proposals for waste development would be assessed.
- 6.2.3 **Policy EN19** sought to identify site allocations for future waste management development. This involved continuing to protect those site allocations for the Waste Management DPD that had not been lost to other forms of development. **Policy EN20** centred on safeguarding waste management facilities including allocated sites with a view to resisting their loss. However, it did include criteria that developers would need to demonstrate how the loss of an existing facility, or development of an allocated waste site for another unrelated purpose, would not adversely affect the Council's ability to meet the District's vision and objectives. **Policy EN21** set out a series of objectives for the construction and operation of development, relating to waste management.
- 6.2.4 The draft waste policies in the Regulation 18 (Preferred Options) version attracted a total of 19 representations from 19 respondents (see **Table 6.1**).

Table.6.1: Representations to Draft Waste Policies Received at Regulation 18

Draft Policy Reference	Number of Representations	Objections	Support	Comment
SP12	9	3	3	3
EN18	3	1	1	1
EN19	3	3	0	0
EN20	1	1	0	0
EN21	3	1	0	2

6.2.5 The main issues raised by the representations related to:

- **Draft Policy SP12:** there was support for the policy approach including the waste hierarchy. However, it was suggested more education initiatives/incentives were required for encouraging the re-use and recycling of waste. It was also considered that littering and fly-tipping needed to be addressed.

Several objections related to the provision of energy from waste plant in Keighley, suggesting that it should not have been given planning permission and should not go ahead. It was also viewed as being inconsistent with policy.

Other objection related to development on the Green Belt in South East Bradford and the impacts that it could have on the community and environment of that area. It was suggested that the policy needed to include references to minimising greenhouse gas emissions.

Comments reflected the need for ongoing sub-regional co-operation on waste matters including the use of sub-regional evidence sources to underpin policies. The broad policy approach was supported. It was noted that there was a need to recognise that waste facilities may require environmental permits to operate.

It was noted that waste management and the provision of sites was a key responsibility for the Council. It was suggested that wider policies relating to waste collections should be reviewed in order to reduce the level of waste dumped in the countryside, whilst manufacturers should be made to take responsibility for their products (and their packaging).

- **Draft Policy EN18:** the broad policy approach was supported, in particular the requirement for a heritage statement to form part of the supporting documentation where a planning application for waste development affects a heritage asset.

Objections related to development on the Green Belt in South East Bradford and the impacts that it could have on the community and environment of that area. The comments centred on the need to consider surrounding land uses and potential impacts when addressing proposals for waste management facilities as well as dealing with materials held on sites.

- **Draft Policy EN19:** Objections related to development on Green Belt in South East Bradford and the impacts that it could have on the community and environment of that area. Others related to the provision of an energy from waste plant in Keighley and the potential for detrimental impacts on the environment and community. It was noted as being contrary to other elements with the plan.

- **Draft Policy EN20:** Objections related to development on Green Belt in South East Bradford and the impacts that it could have on the community and environment of that area.
- **Draft Policy EN21:** Objections related to development on Green Belt in South East Bradford and the impacts that it could have on the community and environment of that area. Other comments centred on the need to manage construction waste appropriately and reduce the amount produced. The issue of waste management in development and how it would be disposed of was noted as being a concern. The policy approach of encouraging good site management and the use of on-site waste management plans was supported.

6.2.6 The representations received were subsequently reviewed and considered in drawing up the policies for the Regulation 19 (Publication) version of the Local Plan. It is noted that several representations were not directly related to waste matters but focussed more on development in a specific part of the District. Additional evidence was prepared in order to support the Plan, namely the Waste Capacity Study and the Waste Movements Background Paper. Both have informed the policy content/approach.

6.3 Regulation 19 (Publication) Draft – Policy Approach

6.3.1 Based on the background set out above, it was considered appropriate to include five policies of waste management within the Regulation 19 (Publication) Draft version of the Bradford District Local Plan. They are broadly a similar approach to that outlined in the draft policies of the Regulation 18 (Preferred Options) version of the plan, with some amendments. The policies are as follows:

- **Policy WAS1:** Planning for Sustainable Waste Management – the policy drafted to adopt a more strategic approach to sustainable waste management. This includes retaining the emphasis on the need for co-operation at the sub-regional/regional levels and the need to deliver/implement the waste hierarchy. The locational criteria for new, enhanced or extending waste facilities, outlined in Regulation 18 Draft Policy EN18 have been brought forward and included within the policy.
- **Policy WAS2:** Waste Management Allocations: the policy is broadly similar to that issued at Regulation 18. It seeks to retain the site allocations from the Waste Management DPD which could in turn assist meeting the identified capacity gap.
- **Policy WAS3:** Safeguarding Waste Management Facilities and Infrastructure – the policy approach seeking to safeguard existing waste management facilities and allocated sites remains broadly similar to that set out in Draft Policy EN20 of the Regulation 18 version of the Local Plan. Several amendments have been made to include references to non-waste development having the potential to prejudice ongoing waste management uses, whilst the circumstances under which the loss of facilities may be considered has been refined.
- **Policy WAS4:** Proposals for Waste Management Development – this policy builds on the wider strategic approach set out in Policy WAS1 by providing more detailed policy guidance for developers and communities on where proposals for waste development may be acceptable and the need to address the impacts that may arise from them. It incorporates and builds upon the more detailed development management elements from Draft Policy EN18.
- **Policy WAS5:** Waste Management within Development – the policy approach is broadly similar to that set out in Draft Policy EN21. It remains linked to the principles of sustainable construction and design as well as efficient use of resources, including waste at all stages in the life of a development. Additionally, it links to

encouraging greater use of recycled and secondary materials, as well as recovering construction, demolition and excavation waste to be used in developments.

An amendment has been included to ensure that new development includes appropriate provision for the sorting, storage and collection of waste and recycling. It also encourages the use of neighbourhood waste management, treatment and collections within larger scale developments.

7 Site Review/Assessment – Existing Allocations

7.1 Introduction

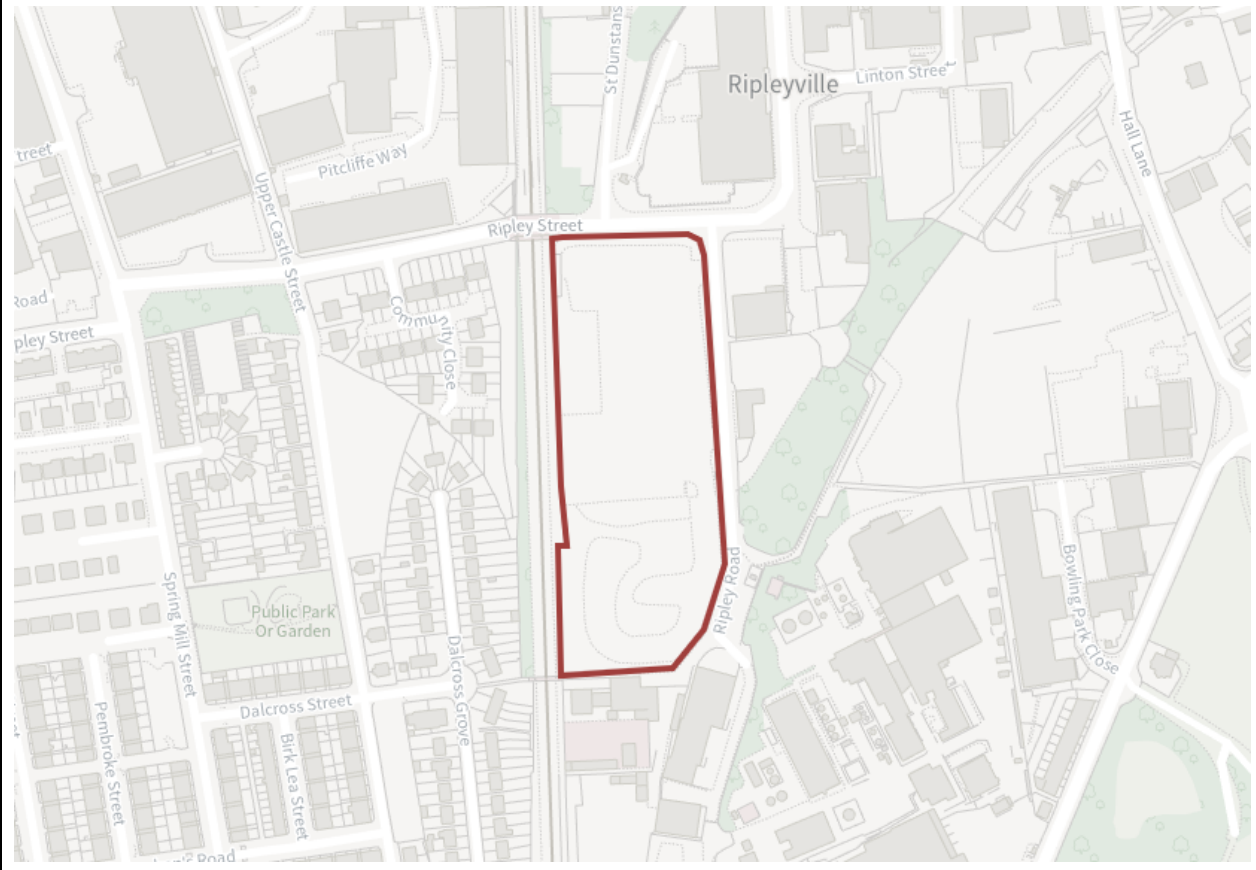
7.1.1 As set out in Section 5.2 (above), six sites were allocated in the Waste Management DPD (2017) for waste management development. The intention as set out in Local Plan Policy WAS2 is to continue to allocate the remaining four site allocations for waste management use. These are:

- Ripley Road, Bradford
- Aire Valley Road, Keighley
- Bowling Back Lane, Bradford
- Birkshall Lane, Bradford

7.2 Ripley Road, Bradford

- 7.2.1 The proforma below provides an assessment of the Ripley Road site against the compliance in relation to the locational criteria set out in Policy WAS1 and the criteria set out in Stage 3 of the Council's Site Assessment Methodology.

Site Details

Map	
	
Site Name	Ripley Road
Address/Location	Ripley Road, Bowling, Bradford
Submitted	Waste Management DPD – Site Allocation (Ref: WM2)
Site Area	2.33ha
Submitted By	Not Applicable
Type of Site	Waste Site Allocation
Type of Facility (Proposed)	Not Specified
Broad Level of Annual Waste Management Capacity (thousand tonnes)	Not Specified

Availability	Unknown
Current Land Use	Skip storage depot.
Current Planning Policy (RUDP, Waste Management DPD)	RUDP: Located within the Bowling Employment Zone (Ref: BN/E6.1) and partly allocated for employment use (Ref: BW/E1.3) Waste Management DPD: Allocated for waste management use (Policy WM3; Site Ref: WM2)
Planning Applications	The site was previously occupied by a glass manufacturing business and its yard. This closed and the buildings on the site were cleared leaving a large area of hardstanding. Since closure it has had a history of planning permissions for waste management development. Permission was granted initially in 2009 (Ref: 09/05140/FUL) and renewed in 2013 (Ref: 13/01257/MAF) for the development of an energy recovery facility involving the treatment of non-hazardous residual waste material through gasification. The latter permission was subject to an application to vary several of the imposed conditions (Ref: 16/01827/VOC). Neither permission has been implemented and the site has been used since for the temporary storage of waste skips (Refs: 11/00665/FUL; 13/00028/FUL; 14/00634/FUL; 15/00198/FUL; 16/00150/FUL; 18/05090/MAF). It should be noted that a request for a Screening Opinion for the proposed development of the site for a mechanical biological treatment facility (Ref: 21/03807/SCR) was submitted.

Detailed Assessment

Policy (Locational Compliance)
Commentary: Local Plan Policy WAS1 sets out the criteria against which proposals for waste management development will be supported. These are related to the need for the development, contribution to driving waste up the waste hierarchy and being in an accessible location, including having regard to the sequential priorities with the aim managing waste on-site as a starting point, followed by co-location with other waste facilities then by established/proposed employment areas; then by other previously developed land and redundant agricultural/forestry buildings (for managing agricultural waste), and mineral extraction sites. Part 2C(iii) states that established/proposed employment or industrial sites are considered to be appropriate locations for waste developments. Additionally, the site is located within the Regional City of Bradford, which is the prime focus for development within the District (as outlined in Part A of Policy SS1). It also consists of previously developed land and has good access to the wider highway network.
Natural & Built Environment
Ecology

Criteria 1: Designated Sites - would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological, biodiversity or geodiversity value (Special Protection Area [SPA]; Special Area of Conservation [SAC]; Site of Special Scientific Interest [SSSI]; National Nature Reserve [NNR]; Local Nature Reserve [LNR]; Local Wildlife Site [LWS]; Local Geological Site [LGS])?

Commentary: The development of this site unlikely to have an adverse impact on a site designated for its ecological, biodiversity or geological value.

RAG Rating: GREEN

Criteria 2: Do records show the presence of priority habitats or priority species on or near the site?

Commentary: The site does not contain and is not adjacent to any priority habitats. However, the southern section is within a bat alert area.

RAG Rating: AMBER

Criteria 3: Would development of the site be likely to result in any adverse impacts for an ecological network or wildlife corridor?

Commentary: The site is not located within or adjacent to an identified Wildlife Habitat Network.

RAG Rating: GREEN

Criteria 4: Would development of the site be likely to result in the loss of ancient woodland or veteran trees, trees or woodland, protected by a TPO, or hedgerows or shrubs protected by the Hedgerow Regulations 1997?

Commentary: There are no areas of Ancient Woodland, veteran trees, TPO trees or TPO woodland within or adjacent to the site. However, there are mature trees located along the site's western boundary with the Bradford to Halifax railway line. Additionally, there are areas of trees and shrubbery within the site as well as around its northern, eastern and southern boundaries.

RAG Rating: AMBER

Landscape

Criteria 5: In the context of the landscape character type in which the site is situated, how would development of the site for the proposed use be likely to impact on the wider landscape? How visible is the site from public vantage points - roads, railway lines and public rights of way?

Commentary: The site is located within the Yorkshire Southern Pennine Fringe National Character area (as defined by Natural England). It is not identified as being a Landscape Character Area as defined in the Bradford District Landscape Character Assessment (2026) as it is within the Bradford urban area.

In relation to visibility, the site is not visible from longer distances as it is screened by existing urban development. Additionally, it is screened from the nearest residential area (Community Close and Dalcross Close) by mature trees located in the adjacent railway cutting. However, it is clearly visible from the surrounding road network (Ripley Street and Ripley Road).

RAG Rating: GREEN

Public Open Space & Green Infrastructure

Criteria 6: Would development of the site be likely to result in the loss of designated (formal or informal) open space or Local Green Space, or severance of a Strategic Green Infrastructure Network?

Commentary: The development of the site would not result in the loss of designated open space or a Local Green Space. It is however, within an identified green infrastructure corridor linking the city centre with the Spen Valley Greenway and Canal Road.

The site lies with the Bradford City Centre opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1.

The site is located within an area of high need and low provision for green infrastructure.

RAG Rating: AMBER

Agricultural Land

Criteria 7: Would development of the site be likely to result in the loss of agricultural land in particular the best and most versatile agricultural land?

Commentary: Not Applicable. The predicative Agricultural Land Classification mapping shows the site as being within an urban area.

RAG Rating: GREEN

Green Belt

Criteria 8: Would the site result in the loss of Green Belt and if so, could the resultant change in the Green Belt be achieved without significant harm to the local and strategic functioning of the Green Belt?

Commentary: The site is not located within the Green Belt.

RAG Rating: GREEN

Heritage

Criteria 9: Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the District's designated and undesignated heritage assets?

Commentary: The site does not contain any designated or non-designated heritage assets. The nearest designated heritage asset is Bowling Park (a Grade II Listed Historic Park and Garden), located around 230m to the south east.

RAG Rating: GREEN

Environmental Protection

Air Quality

Criteria 10: Does the site lie within or in close proximity to a significant source of air pollution or within an area of poor air quality or a designated air quality management area (AQMA) or the designated Clean Air Zone (CAZ)?

Commentary: The site is located within the designated Clean Air Zone.

RAG Rating: **RED**

Land Stability and Contamination

Criteria 11: Is the site subject to any land stability issues or contamination? Are there any potential adverse impacts arising from on-site structures, unstable land and culverted watercourses etc. Is the site within proximity to a closed or historic landfill site?

Commentary: The site was previously occupied by industrial users (a glass manufacturing facility and ponds for a nearby dye works), giving rise to a potential risk of land contamination. Historic land use mapping indicates the presence of a former water features (ponds/reservoirs) within the site, potential associated with a former dye works.

The site is within the 150m and 250m buffers of two former landfill sites – one to the north (Ripley Street), one to the west (Wood Road/Ripley Street) and one to the south (Ripley Road).

RAG Rating: **AMBER**

Former Coal Mining Activity

Criteria 12: Is the site potentially affected or influence by former coal mining activities?

Commentary: The site is located within an area of former coal mining activity. The southern section and part of the eastern section is identified as being a Development High Risk area. This would require the provision of a Coal Mining Risk Assessment and engagement with the Mining Remediation Authority.

RAG Rating: **RED**

Nuisance, Noise, Bad Neighbour Uses

Criteria 13: What is the potential for adjacent land uses to constrain the type of uses that could potentially occupy the site? (in terms of noise and light pollution etc.)

Commentary: The site is located primarily within an established employment zone, with a range of businesses located to the north, south and east. It is immediately adjacent to the Bradford to Halifax railway line, which forms the eastern boundary. The nearest residential area (Community Close and Dalcross Grove) is located to west of the railway line.

The majority of these uses would be unlikely to constrain waste development on this site; however relevant assessments would be required should a proposal come forward.

RAG Rating: **AMBER**

Major Hazard Sites and Hazardous Installations

Criteria 14: Does all or part of the site lie within one of the defined Consultation Zones (inner; middle; outer) around a major hazard site or hazardous installation?

Commentary: The southern section of the site is located within the middle and outer zones of the defined HSE Consultation Zone for a major hazard site (Kemira Chemicals).

RAG Rating: **AMBER**

Proximity to Waste Management Sites

Criteria 15: Is the site located within proximity to an operational/permitted waste management site?

Commentary: The site is located adjacent to an operational waste management facility – On The Dot Ltd, a non-hazardous waste transfer/treatment facility. Development of the site would not impinge on the operation of this facility.

RAG Rating: **GREEN**

Mineral Reserves and Safeguarding

Criteria 16: Does the site lie within a mineral safeguarding area (MSA)? Is the site within close proximity to a known mineral resource? Is the site located within or in proximity to an active mineral extraction site or site allocation?

Commentary: The site is located within a Mineral Safeguard Area (MSA) for coal. It is not within or in proximity to an active mineral extraction site or site allocation.

RAG Rating: **AMBER**

Major Gas Pipelines / Electricity Cables

Criteria 17: Is the site, or any part of the site, crossed by or within the buffer zone of a high-pressure gas pipeline (150m) or affected by high voltage overhead or underground electricity transmission cables? Are there any other overhead cables present within the site? Is the site crossed by any pipelines?

Commentary: There are no pipelines or electricity transmission lines/cables present within/adjacent to the site.

RAG Rating: **GREEN**

Water

Criteria 18: Which flood zone is the site located within?

Commentary: The site is located within Flood Zone 1.

RAG Rating: **GREEN**

Criteria 19: Is the site in close proximity to a watercourse or shows evidence of pooling of water.

Commentary: The site is not in close proximity to a watercourse and there is no evidence of water pooling on the site.

RAG Rating: **GREEN**

Criteria 20: What is the likely risk and extent of surface water flooding on the site?

Commentary: There is a risk of surface water (high, medium and low risk) identified within the northern section of the site. A flood risk assessment would be required to determine the exact risk and appropriate mitigation measures.

Other areas of surface water have been identified immediately adjacent to the eastern and western boundaries, following the Ripley Road and the Bradford to Halifax railway line.

RAG Rating: AMBER

Criteria 21: Is the site within a groundwater source protection zone (GSPZ)?

Commentary: The site is not within, or adjacent to, a groundwater source protection zone (GSPZ).

RAG Rating: GREEN

Highways & Transportation

Criteria 22: Does the site adjoin the adopted road network? Does the site have an existing access or require a new access

Commentary: The site adjoins Ripley Road and Ripley Street where there are footways and streetlighting present. However, part of Ripley Road is an unadopted highway. Two site accesses are available from Ripley Road.

Ripley Street provides access to the wider highway network including A641 Manchester Road via Bolling Road and Mill Lane. Mill Lane via Prospect Street also provides access to A650 Wakefield Road.

RAG Rating: AMBER

Criteria 23: Are there any Highways Safety issues or constraints that would impact the development of the site?

Commentary: The northern-most of the site access points is located close to the junction between Ripley Road and Ripley Street. Consideration would need to be given to potential impacts at this junction.

RAG Rating: AMBER

Criteria 24: Proximity to Rights of Way

Commentary: A footpath (Bradford South 351) runs along the southern boundary of the site. It connects Ripley Road to Dalcross Grove/Dalcross Street via a footbridge over the Bradford to Halifax railway line.

RAG Rating: AMBER

Criteria 25: Is the site located within the aerodrome safeguarding area for Leeds Bradford Airport?

Commentary: The site is within the safeguarding area for Leeds Bradford Airport. Consideration would need to be given to impacts on aircraft safety arising from any waste management development. Consultation with the airport would be required for any building, structure, erection and works exceeding 90m height and any applications for development likely to attract birds.

RAG Rating: AMBER

Deliverability/Other Impacts

Criteria 26: Is the topography of the site a significant development constraint which could undermine the site's deliverability for example by requiring engineering solutions that will constrain the size or reduce a site's viability?

Commentary: The site slopes gently up from north to south with a change in levels of 4.4m from the northern to the southern boundaries.

RAG Rating: GREEN

Assessment Summary/Outcome

The proposed site was included as an allocation within the Waste Management DPD (2017). It also has a planning history related to the development of waste management facilities, in the form of a gasification plant which has not come forward. The most recent use of the site has been to store various waste containers

In terms of consistency with the locational criteria set out in Policy WAS1, the site is situated within an established employment area. Such locations are considered as being appropriate to accommodate waste management facilities, particularly where modern facilities can be developed appropriately.

The site is located within the Regional City of Bradford, the key focus for development within the District (as outlined in Policy SS1). It also has good access to the wider highway network. Additionally, it is currently vacant and undeveloped.

The detailed assessment shows that the site has limited constraints. These would need to be addressed should a planning application for waste development come forward. The extent and nature of any impacts would be determined by the type of facility being proposed.

Accordingly, **it is considered appropriate** for the site to continue to be allocated within the Bradford District Local Plan for waste management uses.

Key matters that would need to be considered in respect of any future planning application:

- Impact on the bat alert area, existing trees and shrubs on/adjacent to the site and impacts on the green infrastructure networks.
- Impact on the Clean Air Zone
- Potential for land contamination due to previous uses
- Impact on adjoining land uses include the residential properties to the west in terms of their amenity and issues related to noise, dust and lighting.
- Addressing surface water flooding within the northern section.
- Impact on the surrounding highway network, including the junction between Ripley Road and Ripley Street, and the public right of way network as well as its location within the airport safeguarding area.

7.3 Aire Valley Road, Keighley

- 7.3.1 The proforma below provides an assessment of the Aire Valley Road site against the compliance in relation to the locational criteria set out in Policy WAS1 and the criteria set out in Stage 3 of the Council's Site Assessment Methodology.

Site Details

Map	
	
Site Name	Aire Valley Road
Address/Location	Aire Valley Road, Keighley
Submitted	Waste Management DPD – Site Allocation (Ref: WM3)
Site Area	2.8ha
Submitted By	Not Applicable
Type of Site	Waste Site Allocation
Type of Facility (Proposed)	Not Specified

Broad Level of Annual Waste Management Capacity (thousand tonnes)	Not Specified
Availability	Unknown
Current Land Use	Cleared/Vacant
Current Planning Policy (RUDP)/Waste Management DPD	RUDP: Located within the Worth Village Employment Zone (Ref: K/E6.3) and allocated for employment use (Ref: K/E1.12) Waste Management DPD: Allocated for waste management use (Policy WM3; Site Ref: WM3)
Planning Applications	The site is currently cleared and vacant. Historically, it formed part of the Keighley Gas Works complex. In more recent years it has been subject to proposals for waste management facilities in particular energy from waste plants. Outline planning permission was granted in 2004 (Ref: 03/02062/OUT) for the site to be redeveloped for office and/or car showroom and/or fast-food restaurant. A Reserved Matters application (Ref: 06/02936/REM) was subsequently approved for a mixed-use development including car showroom and offices. This development did not take place. Permission was granted in 2014 (Ref: 13/04217/FUL) for the development of three plants to recover energy from waste. A further application was submitted in 2015 (Ref: 15/01381/FUL) that reduced the number of plants from three to two. This was refused. A second application for subsequently approved in 2017 (Ref: 16/06857/FUL) for the development of two plants to recover energy from waste with materials reception, waste bunker hall, turbo generator hall, bottom ash hall; construct education/visitor centre, offices, workshop/warehouse for plant operatives, with parking and landscaping. Clearance work has taken place on the site and acoustic fencing has been installed along the site's southern boundary, adjacent to the Leeds/Bradford to Skipton railway station, however the facility has yet to be constructed. An Environmental Permit for the facility was issued in late 2020.

Detailed Assessment

Policy (Locational Compliance)
Commentary: Local Plan Policy WAS1 sets out the criteria against which proposals for waste management development will be supported. These are related to the need for the development, contribution to driving waste up the waste hierarchy and being in an accessible location including having regard to the sequential priorities with the aim managing waste on-site as a starting point, followed by co-location with other waste facilities then by established/proposed employment areas; then by other previously developed land

and redundant agricultural/forestry buildings (for managing agricultural waste), and mineral extraction sites.

Part 2C(iii) states that established/proposed employment or industrial sites are considered to be appropriate locations for waste developments. Additionally, the site is located within Keighley, which is defined as a large town in the settlement and as focus for development within the District (as outlined in Part A of Policy SS1). It also consists of previously developed land and has good access to the wider highway network.

Natural & Built Environment

Ecology

Criteria 1: Designated Sites - would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological, biodiversity or geodiversity value (Special Protection Area [SPA]; Special Area of Conservation [SAC]; Site of Special Scientific Interest [SSSI]; National Nature Reserve [NNR]; Local Nature Reserve [LNR]; Local Wildlife Site [LWS]; Local Geological Site [LGS])?

Commentary: The site is located partly within SPA/SAC Zones B (supporting habitat/functionally linked land and recreational pressure and C (recreational pressure). Development proposals that may come forward on the site must assess potential impacts on foraging habitat used by SPA qualifying species and provide ecological evidence where required, as well as mitigate any recreational pressure on the SPA/SAC caused by such development in accordance with the South Pennine Moors SPD and Policy NE3.

The site is also within a SSSI Impact Risk Zone. Depending on the nature of any development that may come forward engagement may be required with Natural England to determine and address any impacts on the South Pennine Moors SSSI.

It is not within or adjacent to any designated Local Wildlife Sites or Local Geological Sites. However, there several LWS designations within the wider area.

RAG Rating: AMBER

Criteria 2: Do records show the presence of priority habitats or priority species on or near the site?

Commentary: The site is adjacent to an area of priority habitat (Deciduous Woodland), whilst part of the northern boundary is within a bat alert area.

RAG Rating: AMBER

Criteria 3: Would development of the site be likely to result in any adverse impacts for an ecological network or wildlife corridor?

Commentary: The site is adjacent to an identified Wildlife Habitat Network (Grassland), located to the south of the Leeds/Bradford to Skipton railway line.

RAG Rating: AMBER

Criteria 4: Would development of the site be likely to result in the loss of ancient woodland or veteran trees, trees or woodland, protected by a TPO, or hedgerows or shrubs protected by the Hedgerow Regulations 1997?

Commentary: There are no areas of Ancient Woodland, veteran trees, TPO trees or TPO woodland within or adjacent to the site. However, there are mature trees located outside the northern and southern boundaries that form buffers between the site, A650 Aire Valley Road and the railway line.

RAG Rating: AMBER

Landscape

Criteria 5: In the context of the landscape character type in which the site is situated, how would development of the site for the proposed use be likely to impact on the wider landscape? How visible is the site from public vantage points - roads, railway lines and public rights of way?

Commentary: The site is located within the Yorkshire Southern Pennine Fringe National Character area (as defined by Natural England). The Bradford District Landscape Character Assessment (2026) identifies the site as being within the Central Airedale Settled Valley Floor Landscape Character Area.

In relation to visibility, the site is immediately visible for the A650 Aire Valley Road and the Leeds/Bradford to Skipton railway which run along the northern and southern boundaries respectively. Additionally, there is potential for the site to be viewed from the slopes on either side of Aire Valley, although these may be partly screened by tree planting and topography. Appropriate screening and design would be required to ensure any visibility impacts are addressed should a planning application come forward.

RAG Rating: AMBER

Public Open Space & Green Infrastructure

Criteria 6: Would development of the site be likely to result in the loss of designated (formal or informal) open space or Local Green Space, or severance of a Strategic Green Infrastructure Network?

Commentary: The development of the site would not result in the loss of designated open space or a Local Green Space. However, it is located within a green infrastructure corridor relating to the valley of the River Aire.

The site lies with the Keighley – Bingley – Shipley Corridor opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1.

The site is partly located within an area of high need and low provision for green infrastructure.

RAG Rating: AMBER

Agricultural Land

Criteria 7: Would development of the site be likely to result in the loss of agricultural land in particular the best and most versatile agricultural land?

Commentary: The predicative Agricultural Land Classification mapping shows the site as being within an area of Grade 2 agricultural land. However, it should be noted that the site is located within the settlement boundary for Keighley and has previously been developed as part of a gas works complex.

RAG Rating: GREEN

Green Belt

Criteria 8: Would the site result in the loss of Green Belt and if so, could the resultant change in the Green Belt be achieved without significant harm to the local and strategic functioning of the Green Belt?

Commentary: The site is not located within the Green Belt.

RAG Rating: GREEN

Heritage

Criteria 9: Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the District's designated and undesignated heritage assets?

Commentary: The site does not contain any designated or non-designated heritage assets. The nearest designated heritage asset is the complex relating to East Riddlesden Hall (Grade I Listed Buildings) around 500m to the north west of the site.

RAG Rating: GREEN

Environmental Protection

Air Quality

Criteria 10: Does the site lie within or in close proximity to a significant source of air pollution or within an area of poor air quality or a designated air quality management area (AQMA) or the designated Clean Air Zone (CAZ)?

Commentary: The site is adjacent to the A650, where there maybe potential air quality impacts from traffic.

RAG Rating: AMBER

Land Stability and Contamination

Criteria 11: Is the site subject to any land stability issues or contamination? Are there any potential adverse impacts arising from on-site structures, unstable land and culverted watercourses etc. Is the site within proximity to a closed or historic landfill site?

Commentary: The site was formerly part of the historic Keighley Gas Works, giving rise to potential for land contamination from this use. It is understood that the site was fully remediated and decontaminated in 2006. However, detailed ground surveys would be required as part of any planning application that may come forward on this site.

RAG Rating: AMBER

Former Coal Mining Activity

Criteria 12: Is the site potentially affected or influence by former coal mining activities?

Commentary: The site is located within an area of former coal mining activity – Development Low Risk Area. No further assessment would be required.

RAG Rating: **AMBER**

Nuisance, Noise, Bad Neighbour Uses

Criteria 13: What is the potential for adjacent land uses to constrain the type of uses that could potentially occupy the site? (in terms of noise and light pollution etc.)

Commentary: The site is located immediately adjacent to an established employment area to the west, a major highway (to the north) and railway line (to the south). Beyond the road and railway, lies the valley of the River Aire, which also contains a mix of land uses.

Consideration will also be required in terms of potential impacts on surrounding communities that may arise from any waste management use coming forward on the site.

RAG Rating: **AMBER**

Major Hazard Sites and Hazardous Installations

Criteria 14: Does all or part of the site lie within one of the defined Consultation Zones (inner; middle; outer) around a major hazard site or hazardous installation?

Commentary: The western-most section of the site is located partly within the middle and outer zones of the defined HSE Consultation Zone for a major hazard site (Keighley Holder Station), whilst it is also within the inner and outer zones for a gas pipeline which runs underground within/adjacent to the southern boundary. Engagement will be required with Northern Gas Networks.

RAG Rating: **AMBER**

Proximity to Waste Management Sites

Criteria 15: Is the site located within proximity to an operational/permitted waste management site?

Commentary: The site has planning permission for a waste management (energy from waste) facility, granted in 2017. However, this facility has yet to be constructed.

RAG Rating: **GREEN**

Mineral Reserves and Safeguarding

Criteria 16: Does the site lie within a mineral safeguarding area (MSA)? Is the site within close proximity to a known mineral resource? Is the site located within or in proximity to an active mineral extraction site or site allocation?

Commentary: The site is located within a Mineral Safeguard Area (MSA) for sand and gravel. A mineral resource assessment will be required as part of any planning application to determine the extent and availability of any sand and gravel resource. It is noted that the site was previously been developed and has recently been cleared.

It is not within or in proximity to an active mineral extraction site or allocation.

RAG Rating: **AMBER**

Major Gas Pipelines / Electricity Cables

Criteria 17: Is the site, or any part of the site, crossed by or within the buffer zone of a high-pressure gas pipeline (150m) or affected by high voltage overhead or underground electricity transmission cables? Are there any other overhead cables present within the site? Is the site crossed by any pipelines?

Commentary: A high-pressure gas pipeline runs underground within/adjacent to the southern boundary. Engagement will be required with Northern Gas Networks.

RAG Rating: AMBER

Water

Criteria 18: Which flood zone is the site located within?

Commentary: The site is located within Flood Zone 1.

RAG Rating: GREEN

Criteria 19: Is the site in close proximity to a watercourse or shows evidence of pooling of water.

Commentary: The site is not in close proximity to a watercourse and there is no evidence of water pooling. The nearest watercourse is the River Aire, around 220m to the north.

RAG Rating: GREEN

Criteria 20: What is the likely risk and extent of surface water flooding on the site?

Commentary: Area at risk of surface water flooding (high, medium, low risk) are present within the northern and southern boundaries of the site.

RAG Rating: AMBER

Criteria 21: Is the site within a groundwater source protection zone (GSPZ)?

Commentary: This site is not within or adjacent to a groundwater source protection zone (GSPZ).

RAG Rating: GREEN

Highways & Transportation

Criteria 22: Does the site adjoin the adopted road network? Does the site have an existing access or require a new access

Commentary: The site adjoins the A650 Aire Valley Road, one of the District's key highway routes, and is accessed from it. An existing access is available; however, it may need to be improved. Consideration will also need to be given to the provision of an appropriate pedestrian and cycle access that links to the surrounding network.

RAG Rating: AMBER

Criteria 23: Are there any Highways Safety issues or constraints that would impact the development of the site?

Commentary: A650 Aire Valley Road is a dual carriageway; this means that any access and egress should be on “left in/left out” basis.

RAG Rating: **AMBER**

Criteria 24: Proximity to Rights of Way

Commentary: There are no Public Rights of Way (PRoWs) within proximity to the site. Consideration will also need to be given to the provision of an appropriate pedestrian and cycle access that links to the surrounding network.

RAG Rating: **GREEN**

Criteria 25: Is the site located within the aerodrome safeguarding area for Leeds Bradford Airport?

Commentary: The majority of the site is within the safeguarding area for Leeds Bradford Airport. Consideration would need to be given to impacts on aircraft safety arising from any waste management development. Consultation with the airport would be required for any building, structure, erection and works exceeding 90m height and any applications for development likely to attract birds.

RAG Rating: **AMBER**

Deliverability/Other Impacts

Criteria 26: Is the topography of the site a significant development constraint which could undermine the site's deliverability for example by requiring engineering solutions that will constrain the size or reduce a site's viability?

Commentary: The site has been cleared and levelled.

RAG Rating: **GREEN**

Assessment Summary/Outcome

The proposed site was included as an allocation within the Waste Management DPD (2017). It also has a planning history related to the development of waste management facilities, in the form of an energy from waste plant. This facility has yet to be constructed.

In terms of consistency with the locational criteria set out in Policy WAS1, the site is situated within an established employment area. Such locations are considered as being appropriate to accommodate waste management facilities, particularly where modern facilities can be developed appropriately.

The site is located within Keighley, which is classed as a large town in the settlement hierarchy and key focus for development and services within the District (as outlined in Policy SS1). It also has good access to the wider highway network. Additionally, it is currently vacant and undeveloped, having been cleared a number of years ago.

The detailed assessment shows that the site has number of constraints, which would need to be addressed should a planning application for waste development come forward. The extent and nature of any impacts would be determined by the type of facility being proposed. National policy states that the Local Plan should not determine the type of facility or technology to be developed on a particular site.

Accordingly, **it is considered appropriate** for the site to continue to be allocated within the Bradford District Local Plan for waste management uses.

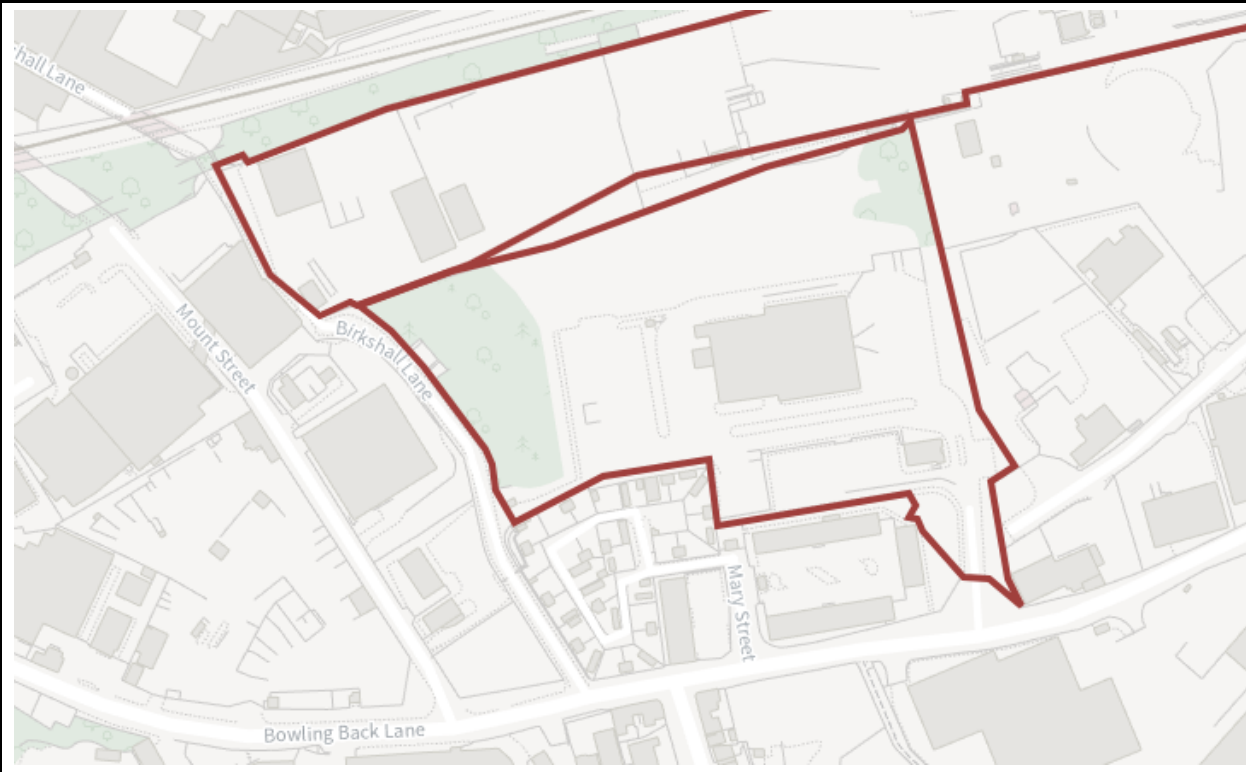
Amongst the key matters that would need to be considered in respect of any future planning application:

- Impacts on the South Pennine Moors SPA/SAC and SSSI, and habitat networks
- Landscape and visual impacts.
- Impact on green infrastructure networks
- Potential for land contamination due to previous uses
- Impact on adjoining land uses including the amenity of the wider community
- Proximity of major hazard site and high-pressure gas pipeline.
- Addressing surface water flooding within the northern section.
- Impact on the surrounding highway network and provision of pedestrian and cycle links.

7.4 Bowling Back Lane Household Waste Collection and Recycling Site, Bowling Back Lane, Bradford

- 7.4.1 The proforma below provides an assessment of the Bowling Back Lane Household Waste Collection and Recycling site against the compliance in relation to the locational criteria set out in Policy WAS1 and the criteria set out in Stage 3 of the Council's Site Assessment Methodology.

Site Details

Map	
	
Site Name	Bowling Back Lane Household Waste Collection and Recycling Site
Address/Location	Bowling Back Lane, Bradford
Submitted	Waste Management DPD – Site Allocation (Ref: WM4)
Site Area	4.27ha
Submitted By	Not Applicable
Type of Site	Waste Site Allocation
Type of Facility (Proposed)	Not Specified
Broad Level of Annual Waste Management Capacity (thousand tonnes)	Not Specified

Availability	Unknown
Current Land Use	Waste management facility
Current Planning Policy (RUDP)/Waste Management DPD	RUDP: Located within the Bowling Employment Zone (Ref: BN/E6.1). Waste Management DPD: Allocated for waste management use (Policy WM3; Site Ref: WM4)
Planning Applications	The site is currently in use as a Household Waste Collection and Recycling Site operated by the Council. Several requests were submitted to the Council for scoping opinions for the development of a waste management and resource recovery facility on the site during 2009 and 2010. Planning permission was granted in 2012 (Ref: 12/01947/FUL) for the development of a resource recovery facility for the recycling of and energy recovery from residual municipal solid waste and similar non-hazardous commercial and industrial wastes together with associated ancillary buildings, structures and infrastructure, temporary land remediation facilities. This facility has not come forward.

Detailed Assessment

Policy (Locational Compliance)
Commentary: Local Plan Policy WAS1 sets out the criteria against which proposals for waste management development will be supported. These are related to the need for the development, contribution to driving waste up the waste hierarchy and being in an accessible location including having regard to the sequential priorities with the aim managing waste on-site as a starting point, followed by co-location with other waste facilities then by established/proposed employment areas; then by other previously developed land and redundant agricultural/forestry buildings (for managing agricultural waste), and mineral extraction sites. Part 2C(iii) states that established/proposed employment or industrial sites are considered to be appropriate locations for waste developments. Additionally, the site is located within the Regional City of Bradford, which is the prime focus for development within District (as outlined in Part A of Policy SS1). It also consists of previously developed land and has good access to the wider highway network. The site is already in use for waste management purposes, whilst the surrounding area also contains several other facilities.
Natural & Built Environment
Ecology Criteria 1: Designated Sites - would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological, biodiversity or geodiversity value (Special Protection Area [SPA]; Special Area of Conservation [SAC]; Site of

Special Scientific Interest [SSSI]; National Nature Reserve [NNR]; Local Nature Reserve [LNR]; Local Wildlife Site [LWS]; Local Geological Site [LGS]]?

Commentary: The development of this site is unlikely to have an adverse impact on a site designated for its ecological, biodiversity or geological value.

RAG Rating: GREEN

Criteria 2: Do records show the presence of priority habitats or priority species on or near the site?

Commentary: The site does not contain and is not adjacent to any priority habitats. However, the north eastern corner is within a bat alert area.

RAG Rating: AMBER

Criteria 3: Would development of the site be likely to result in any adverse impacts for an ecological network or wildlife corridor?

Commentary: The site is not located within or adjacent to an identified Wildlife Habitat Network.

RAG Rating: GREEN

Criteria 4: Would development of the site be likely to result in the loss of ancient woodland or veteran trees, trees or woodland, protected by a TPO, or hedgerows or shrubs protected by the Hedgerow Regulations 1997?

Commentary: There are no areas of Ancient Woodland, veteran trees, TPO trees or TPO woodland within or adjacent to the site. However, there is an area of woodland between the edge of the existing waste facility and the western boundary of the site. Other trees/shrubbery, is scattered within the northern section of the site and within/adjacent to the northern, eastern and southern boundaries.

RAG Rating: AMBER

Landscape

Criteria 5: In the context of the landscape character type in which the site is situated, how would development of the site for the proposed use be likely to impact on the wider landscape? How visible is the site from public vantage points - roads, railway lines and public rights of way?

Commentary: The site is located within the Yorkshire Southern Pennine Fringe National Character area (as defined by Natural England). It is not identified as being a Landscape Character Area as defined in the Bradford District Landscape Character Assessment (2026) as it is within the Bradford urban area.

In relation to visibility, the site is not visible from longer distances as it is screened by existing urban development. Additionally, it is screened from the nearest residential area (Blanche Street, Iddesleigh Road, Pawson Street, Planetrees Road) by existing industrial development. However, the Mary Street Caravan Site is immediately to the west/south west with the site being clearly visible. There is also some visibility from the surrounding road network, although these views are screened by existing development and trees/shrubbery.

RAG Rating: AMBER

Public Open Space & Green Infrastructure

Criteria 6: Would development of the site be likely to result in the loss of designated (formal or informal) open space or Local Green Space, or severance of a Strategic Green Infrastructure Network?

Commentary: The development of the site would result in the loss of designated open space. An area of natural and semi natural greenspace is located between the edge of the existing waste facility and the western boundary of the site. This is co-terminus with the area of woodland identified in relation to Criteria 4, above.

The site lies with the Bradford City Centre opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1. It is also located within an area of high need and low provision for green infrastructure.

RAG Rating: **AMBER**

Agricultural Land

Criteria 7: Would development of the site be likely to result in the loss of agricultural land in particular the best and most versatile agricultural land?

Commentary: Not Applicable. The predicative Agricultural Land Classification mapping shows the site as being within an urban area.

RAG Rating: **GREEN**

Green Belt

Criteria 8: Would the site result in the loss of Green Belt and if so, could the resultant change in the Green Belt be achieved without significant harm to the local and strategic functioning of the Green Belt?

Commentary: The site is not located within the Green Belt.

RAG Rating: **GREEN**

Heritage

Criteria 9: Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the District's designated and undesignated heritage assets?

Commentary: The site does not contain, and is not adjacent to, any designated or non-designated heritage assets.

RAG Rating: **GREEN**

Environmental Protection

Air Quality

Criteria 10: Does the site lie within or in close proximity to a significant source of air pollution or within an area of poor air quality or a designated air quality management area (AQMA) or the designated Clean Air Zone (CAZ)?

Commentary: The site is located within the designated Clean Air Zone.

RAG Rating: RED

Land Stability and Contamination

Criteria 11: Is the site subject to any land stability issues or contamination? Are there any potential adverse impacts arising from on-site structures, unstable land and culverted watercourses etc. Is the site within proximity to a closed or historic landfill site?

Commentary: The site is an operational waste management facility. Historic land use mapping shows the site as having been part of former gas works, railway land, metal works and a landfill site. The current and former uses give rise to the potential for land contamination that would need to be investigated should any planning application come forward on the site.

The site is located within the 150m and 250m buffers of three former landfill sites located to the north east (Birkshall Lane), east (Land off Planetrees Road) and south (Land off Bowling Back). The potential for land contamination would need to be investigated.

RAG Rating: AMBER

Former Coal Mining Activity

Criteria 12: Is the site potentially affected or influence by former coal mining activities?

Commentary: The site is located within an area of former coal mining activity. The eastern and north western sections are identified as being a Development High Risk area. This would require the provision of a Coal Mining Risk Assessment and engagement with the Mining Remediation Authority.

RAG Rating: RED

Nuisance, Noise, Bad Neighbour Uses

Criteria 13: What is the potential for adjacent land uses to constrain the type of uses that could potentially occupy the site? (in terms of noise and light pollution etc.)

Commentary: The site is located in an area that consists primarily of employment/industrial uses. This includes several waste management facilities. However, it is located immediately to the east/north east of the Mary Street Caravan Site, which provides accommodation for Gypsies and Travellers. Consideration of potential impacts relating to light, dust and noise would need to be addressed as part of any planning application on the site.

RAG Rating: AMBER

Major Hazard Sites and Hazardous Installations

Criteria 14: Does all or part of the site lie within one of the defined Consultation Zones (inner; middle; outer) around a major hazard site or hazardous installation?

Commentary: The south eastern corner of the site is crossed underground from east to west by a major gas pipeline relating to the nearby gas distribution centre. This area is currently the site access to the household waste recycling and waste transfer facility.

RAG Rating: AMBER

Proximity to Waste Management Sites

Criteria 15: Is the site located within proximity to an operational/permitted waste management site?

Commentary: The site is currently in use as a household waste recycling and waste transfer facility and is located immediately adjacent to several other operational waste management sites Laisterdyke Transfer Station, Octane House, Old Crown Dyeworks and Old Railway Goods Yard (EMR). The wider Bowling Back Lane area also includes several other waste facilities. Development of the site would not impinge on the operation of this facility.

RAG Rating: GREEN

Mineral Reserves and Safeguarding

Criteria 16: Does the site lie within a mineral safeguarding area (MSA)? Is the site within close proximity to a known mineral resource? Is the site located within or in proximity to an active mineral extraction site or site allocation?

Commentary: The site is located within a Mineral Safeguard Area (MSA) for coal. It is not located within or in proximity to an active mineral extraction site or mineral site allocation.

RAG Rating: AMBER

Major Gas Pipelines / Electricity Cables

Criteria 17: Is the site, or any part of the site, crossed by or within the buffer zone of a high-pressure gas pipeline (150m) or affected by high voltage overhead or underground electricity transmission cables? Are there any other overhead cables present within the site? Is the site crossed by any pipelines?

Commentary: A low-pressure gas main runs from east to west through the northern section of the site. Development has been restricted in this part of the site due to its presence.

RAG Rating: AMBER

Water

Criteria 18: Which flood zone is the site located within?

Commentary: The site is located within Flood Zone 1.

RAG Rating: GREEN

Criteria 19: Is the site in close proximity to a watercourse or shows evidence of pooling of water.

Commentary: There is a small, culverted watercourse beneath the site, with the nearest other watercourse, the culverted Eastbrook Beck being located around 300m to the north west. The former will need to be given due consideration as part of any flood risk assessment accompanying a future planning application.

RAG Rating: AMBER

Criteria 20: What is the likely risk and extent of surface water flooding on the site?

Commentary: There is potential risk of surface water flooding (high, medium and low risk) within the northern, eastern, western and central sections of the site. Part of the area of surface water flooding within the northern section may coincide with the small, culverted watercourse, referred to in relation to Criteria 19. A Flood Risk Assessment would be required as part of any future planning application on the site to identify and assist in mitigating any risk.

RAG Rating: **AMBER**

Criteria 21: Is the site within a groundwater source protection zone (GSPZ)?

Commentary: The site is not within a groundwater source protection zone (GSPZ)?

RAG Rating: **GREEN**

Highways & Transportation

Criteria 22: Does the site adjoin the adopted road network? Does the site have an existing access or require a new access

Commentary: The site adjoins Bowling Back Lane where there are footways and streetlighting present. Site access is available from Bowling Back Lane to the existing waste management facility. Consideration will need to be given to impacts on the wider highway network.

RAG Rating: **AMBER**

Criteria 23: Are there any Highways Safety issues or constraints that would impact the development of the site?

Commentary: Site access is available from Bowling Back Lane to the existing waste management facility. Consideration will need to be given to the level of vehicle movements to/from the site should a planning application come forward.

RAG Rating: **AMBER**

Criteria 24: Proximity to Rights of Way

Commentary: The site is not in proximity to a Public Right of Way.

RAG Rating: **GREEN**

Criteria 25: Is the site located within the aerodrome safeguarding area for Leeds Bradford Airport?

Commentary: The site is within the safeguarding area for Leeds Bradford Airport. Consideration would need to be given to impacts on aircraft safety arising from any waste management development. Consultation with the airport would be required for any building, structure, erection and works exceeding 90m height and any applications for development likely to attract birds.

RAG Rating: **AMBER**

Deliverability/Other Impacts

Criteria 26: Is the topography of the site a significant development constraint which could undermine the site's deliverability for example by requiring engineering solutions that will constrain the size or reduce a site's viability?

Commentary: The site is currently developed and in use as waste management facility, with much of it consisting of a level area of hardstanding. The topography of the site and its surroundings slope gently upwards from west to east.

RAG Rating: **GREEN**

Assessment Summary/Outcome

The proposed site was included as an allocation within the Waste Management DPD (2017). It is currently in use as a household waste recycling and waste bulking/transfer facility operated by the Council. It also has a planning history related to the development of a waste management facility, in the form of resource recovery facility for the recycling of, and energy recovery from, waste which has not come forward.

In terms of consistency with the locational criteria set out in Policy WAS1, the site is situated within an established employment area. Such locations are considered as being appropriate to accommodate waste management facilities, particularly where modern facilities can be developed appropriately.

The site is located within the Regional City of Bradford, the key focus for development within the District (as outlined in Policy SS1). It would also involve the use of previously developed land and has good access to the wider highway network via Bowling Back Lane, which links into the A650 Wakefield Road and A6177 Outer Ring Road.

The detailed assessment shows that the site has some constraints. These would need to be addressed should a planning application for waste development come forward. The extent and nature of any impacts would be determined by the type of facility being proposed.

Accordingly, **it is considered appropriate** for the site to continue to be allocated within the Bradford District Local Plan for waste management uses.

Key matters that would need to be considered in respect of any future planning application:

- Impact on the bat alert area and area of woodland/open space.
- Impact on adjacent caravan site.
- Impact on the Clean Air Zone
- Potential for land contamination due to previous uses
- Potential for impacts from former mining activity and presence of Minerals Safeguarding Area.
- Addressing culverted watercourse and surface water flooding.
- Impact on the surrounding highway network as well as its location within the airport safeguarding area.

7.5 Steel Stock and Scrapholders Site, Birkshall Lane Bradford

7.5.1 The proforma below provides an assessment of the Birkshall Lane site against the compliance in relation to the locational criteria set out in Policy WAS1 and the criteria set out in Stage 3 of the Council's Site Assessment Methodology.

Site Details

Map	
	
Site Name	Steel Stock and Scrapholders Site
Address/Location	Birkshall Lane, Bradford
Submitted	Waste Management DPD – Site Allocation (Ref: WM6)
Site Area	4.1ha
Submitted By	Not Applicable
Type of Site	Waste Site Allocation
Type of Facility (Proposed)	Not Specified
Broad Level of Annual Waste Management Capacity (thousand tonnes)	Not Specified
Availability	Unknown
Current Land Use	Waste Management Facility – Steel Scrap and Recycling.

Current Planning Policy (RUDP)/Waste Management DPD	RUDP: Located within the Bowling Employment Zone (Ref: BN/E6.1). Waste Management DPD: Allocated for waste management use (Policy WM3; Site Ref: WM6)
Planning Applications	The site consists of two sections, both of which are operational waste management facilities. The western portion (Old Crown Dyeworks) is used as a non-hazardous waste transfer/treatment, operated by Ellis Fairbank Recycling Ltd, with eastern portion (Old Railway Goods Yard) is a metal recycling site, operated by EMR. The Old Crown Dyeworks site has a history of planning applications for employment and waste management development dating to 1980. In respect of the latter use, the planning permission was granted in 2001 (Ref: 99/01369/COU) for change of use of the site from a steel stockholders yard and storage of new/used materials to recycling of inert materials to produce aggregates. Permission was then granted in 2002 (02/000657/COU) for the storage, processing, reclamation and recycling of materials and installation of refrigeration process plant. A further planning permission was granted in 2017 (Ref: 17/04920/MAF) for a change of use of an existing waste transfer/treatment facility to include storage and treatment of household, commercial and industrial waste. The Old Railway Goods Yard has a more limited planning history.

Detailed Assessment

Policy (Locational Compliance)
Commentary: Local Plan Policy WAS1 sets out the criteria against which proposals for waste management development will be supported. These are related to the need for the development, contribution to driving waste up the waste hierarchy and being in an accessible location including having regard to the sequential priorities with the aim managing waste on-site as a starting point, followed by co-location with other waste facilities then by established/proposed employment areas; then by other previously developed land and redundant agricultural/forestry buildings (for managing agricultural waste), and mineral extraction sites. Part 2C(iii) states that established/proposed employment or industrial sites are considered to be appropriate locations for waste developments. Additionally, the site is located within the Regional City of Bradford, which is the prime focus for development within the District (as outlined in Part A of Policy SS1). It also consists of previously developed land and has good access to the wider highway network as well as being adjacent to a rail siding. The site is already in use for waste management purposes, whilst the surrounding area also contains several waste management facilities.
Natural & Built Environment
Ecology

Criteria 1: Designated Sites - would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological, biodiversity or geodiversity value (Special Protection Area [SPA]; Special Area of Conservation [SAC]; Site of Special Scientific Interest [SSSI]; National Nature Reserve [NNR]; Local Nature Reserve [LNR]; Local Wildlife Site [LWS]; Local Geological Site [LGS])?

Commentary: The development of this site is unlikely to have an adverse impact on a site designated for its ecological, biodiversity or geological value.

RAG Rating: **GREEN**

Criteria 2: Do records show the presence of priority habitats or priority species on or near the site?

Commentary: The site does not and is not adjacent to any priority habitats. However, the north west corner and eastern section of the site is within a bat alert area.

RAG Rating: **AMBER**

Criteria 3: Would development of the site be likely to result in any adverse impacts for an ecological network or wildlife corridor?

Commentary: The site is not located within or adjacent to an identified Wildlife Habitat Network.

RAG Rating: **GREEN**

Criteria 4: Would development of the site be likely to result in the loss of ancient woodland or veteran trees, trees or woodland, protected by a TPO, or hedgerows or shrubs protected by the Hedgerow Regulations 1997?

Commentary: There are no areas of Ancient Woodland, veteran trees, TPO trees or TPO woodland within or adjacent to the site. However, there are a number of trees within and adjacent to the site's northern and southern boundaries.

RAG Rating: **AMBER**

Landscape

Criteria 5: In the context of the landscape character type in which the site is situated, how would development of the site for the proposed use be likely to impact on the wider landscape? How visible is the site from public vantage points - roads, railway lines and public rights of way?

Commentary: The site is located within the Yorkshire Southern Pennine Fringe National Character area (as defined by Natural England). It is not identified as being a Landscape Character Area as defined in the Bradford District Landscape Character Assessment (2026) as it is within the Bradford urban area.

In relation to visibility, the site is not visible from longer distances as it is screened by existing urban development. Additionally, it is screened from the nearest residential area (Blanche Street, Iddesleigh Street, Pawson Street and Planetrees Road) by existing development. However, it is clearly visible from the surrounding road network (Birkshall Lane and Planetrees Road). The eastern section can be viewed from the adjacent Bradford to Leeds railway line.

RAG Rating: **AMBER**

Public Open Space & Green Infrastructure

Criteria 6: Would development of the site be likely to result in the loss of designated (formal or informal) open space or Local Green Space, or severance of a Strategic Green Infrastructure Network?

Commentary: The development of the site would not result in the loss of designated open space or a Local Green Space, or severance of the green infrastructure network.

The site lies with the Bradford City Centre opportunity area, as identified in the Green and Blue Infrastructure Strategy (GBIS). The strategy should be consulted to identify opportunities for incorporating measures within the development that enhances the quality of, and connectivity to the green and blue infrastructure network, in line with Policies ST6 and NE1. The site is located within an area of high need and low provision for green infrastructure.

RAG Rating: GREEN

Agricultural Land

Criteria 7: Would development of the site be likely to result in the loss of agricultural land in particular the best and most versatile agricultural land?

Commentary: Not Applicable. The predicative Agricultural Land Classification mapping shows the site as being within an urban area.

RAG Rating: GREEN

Green Belt

Criteria 8: Would the site result in the loss of Green Belt and if so, could the resultant change in the Green Belt be achieved without significant harm to the local and strategic functioning of the Green Belt?

Commentary: The site is not located within the Green Belt.

RAG Rating: GREEN

Heritage

Criteria 9: Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the District's designated and undesignated heritage assets?

Commentary: The site does not contain and is not adjacent to any designated or non-designated heritage assets.

RAG Rating: GREEN

Environmental Protection

Air Quality

Criteria 10: Does the site lie within or in close proximity to a significant source of air pollution or within an area of poor air quality or a designated air quality management area (AQMA) or the designated Clean Air Zone (CAZ)?

Commentary: The site is located within the designated Clean Air Zone.

RAG Rating: RED

Land Stability and Contamination

Criteria 11: Is the site subject to any land stability issues or contamination? Are there any potential adverse impacts arising from on-site structures, unstable land and culverted watercourses etc. Is the site within proximity to a closed or historic landfill site?

Commentary: The site is two operational waste management facilities. Historic land use mapping shows the site as having been part of a former gas works, railway land, unspecified works, a dye works, and a landfill site. The current and former uses give rise to the potential for land contamination that would need to be investigated should any planning application come forward on the site.

The site contains a former landfill site, located within the western section, and is within the 150m and 250m buffers of another former landfill located to the south (Land off Planetrees Road). The potential for land contamination would need to be investigated.

RAG Rating: AMBER

Former Coal Mining Activity

Criteria 12: Is the site potentially affected or influence by former coal mining activities?

Commentary: The site is located within an area of former coal mining activity. The western section and part of the eastern section is identified as being a Development High Risk area. This would require the provision of a Coal Mining Risk Assessment and engagement with the Mining Remediation Authority.

RAG Rating: RED

Nuisance, Noise, Bad Neighbour Uses

Criteria 13: What is the potential for adjacent land uses to constrain the type of uses that could potentially occupy the site? (in terms of noise and light pollution etc.)

Commentary: The site is located in an area that consists primarily of employment/industrial uses. This includes several waste management facilities. The nearest sensitive receptor is the Mary Street Caravan Site, located around 130m to the south/south west. Consideration of potential impacts relating to light, dust and noise would need to be addressed as part of any planning application on the site.

RAG Rating: AMBER

Major Hazard Sites and Hazardous Installations

Criteria 14: Does all or part of the site lie within one of the defined Consultation Zones (inner; middle; outer) around a major hazard site or hazardous installation?

Commentary: The site is not located within the defined HSE Consultation Zone for a major hazard site or hazardous installation.

RAG Rating: GREEN

Proximity to Waste Management Sites

Criteria 15: Is the site located within proximity to an operational/permitted waste management site?

Commentary: The site is currently in use as two waste management facilities – a non-hazardous waste transfer/treatment facility and a metal recycling site and is located immediately adjacent to several other operational waste management sites, Bowling Back Lane Household Waste Recycling facility, Laisterdyke Transfer Station and Octane House. The wider Bowling Back Lane area also includes several other waste facilities. Development of the site would not impinge on the operation of this facility.

RAG Rating: GREEN

Mineral Reserves and Safeguarding

Criteria 16: Does the site lie within a mineral safeguarding area (MSA)? Is the site within close proximity to a known mineral resource? Is the site located within or in proximity to an active mineral extraction site or site allocation?

Commentary: The site is located within a Mineral Safeguard Area (MSA) for coal. It is not within or in proximity to an active mineral extraction site or site allocation.

RAG Rating: AMBER

Major Gas Pipelines / Electricity Cables

Criteria 17: Is the site, or any part of the site, crossed by or within the buffer zone of a high-pressure gas pipeline (150m) or affected by high voltage overhead or underground electricity transmission cables? Are there any other overhead cables present within the site? Is the site crossed by any pipelines?

Commentary: There are no pipelines or electricity transmission lines/cables present within/adjacent to the site. It should be noted that a low-pressure gas pipeline runs east to west through the northern section of the adjoining household waste recycling facility, whilst another runs along Planetrees Road, adjacent to the eastern boundary.

RAG Rating: GREEN

Water

Criteria 18: Which flood zone is the site located within?

Commentary: The site is located within Flood Zone 1.

RAG Rating: GREEN

Criteria 19: Is the site in close proximity to a watercourse or shows evidence of pooling of water?

Commentary: The site is not in close proximity to a watercourse and there is no evidence of pooling of water.

RAG Rating: GREEN

Criteria 20: What is the likely risk and extent of surface water flooding on the site?

Commentary: There is potential risk of surface water flooding within the central (low risk), eastern (high, medium and low risk) and western (medium and low risk) sections of the site. A Flood Risk Assessment would be required as part of any future planning application on the site to identify and assist in mitigating any risk.

RAG Rating: **AMBER**

Criteria 21: Is the site within a groundwater source protection zone (GSPZ)?

Commentary: The site is not within a groundwater source protection zone (GSPZ).

RAG Rating: **GREEN**

Highways & Transportation**Criteria 22: Does the site adjoin the adopted road network? Does the site have an existing access or require a new access**

Commentary: The site adjoins Birkshall Lane (at its western boundary) and Planetrees Road (at its eastern boundary), where there are footpaths and streetlighting present. The former is an unadopted highway. Accesses are available to both sections of the site, although these may require improvement. Consideration will also need to be given to impacts on the wider highway network.

RAG Rating: **AMBER**

Criteria 23: Are there any Highways Safety issues or constraints that would impact the development of the site?

Commentary: Birkshall Lane is unadopted and consists of a cobbled surface. It also narrows before reaching site entrance.

RAG Rating: **AMBER**

Criteria 24: Proximity to Rights of Way

Commentary: The site is not in proximity to any Public Right of Way.

RAG Rating: **GREEN**

Criteria 25: Is the site located within the aerodrome safeguarding area for Leeds Bradford Airport?

Commentary: The site is within the safeguarding area for Leeds Bradford Airport. Consideration would need to be given to impacts on aircraft safety arising from any waste management development. Consultation with the airport would be required for any building, structure, erection and works exceeding 90m height and any applications for development likely to attract birds.

RAG Rating: **AMBER**

Deliverability/Other Impacts

Criteria 26: Is the topography of the site a significant development constraint which could undermine the site's deliverability for example by requiring engineering solutions that will constrain the size or reduce a site's viability?

Commentary: The site is currently developed and in use as waste management facilities, with much of the eastern section consisting of level areas of hardstanding. The topography of the site and its surroundings slope gently upwards from west to east.

RAG Rating: GREEN

Assessment Summary/Outcome

The proposed site was included as an allocation within the Waste Management DPD (2017). It is currently in use as two waste management facilities – a non-hazardous waste transfer/treatment facility and a metal recycling site – both of which are privately operated.

In terms of consistency with the locational criteria set out in Policy WAS1, the site is situated within an established employment area. Such locations are considered as being appropriate to accommodate waste management facilities, particularly where modern facilities can be developed appropriately.

The site is located within the Regional City of Bradford, the key focus for development within the District (as outlined in Policy SS1). It would also involve the use of previously developed land and has good access to the wider highway network via Birkshall Lane and Planetrees Road to Bowling Back Lane, which links into the A650 Wakefield Road and A6177 Outer Ring Road. Additionally, both sites located immediately adjacent to (south of) the Bradford to Leeds railway line, which has a siding that previously served the EMR site.

The detailed assessment shows that the site has some constraints. These would need to be addressed should a planning application for waste development come forward. The extent and nature of any impacts would be determined by the type of facility being proposed.

Accordingly, **it is considered appropriate** for the site to continue to be allocated within the Bradford District Local Plan for waste management uses.

Key matters that would need to be considered in respect of any future planning application:

- Impact on the bat alert area and trees within/adjacent to the site boundaries.
- Impact on visual amenity and the amenity of the nearby caravan site.
- Impact on the Clean Air Zone
- Potential for land contamination due to previous uses
- Potential for impacts from former mining activity and presence of Minerals Safeguarding Area.
- Addressing surface water flooding.
- Impact on the surrounding highway network as well as its location within the airport safeguarding area.

8 Site Review/Assessment – Proposed Site

8.1 Introduction

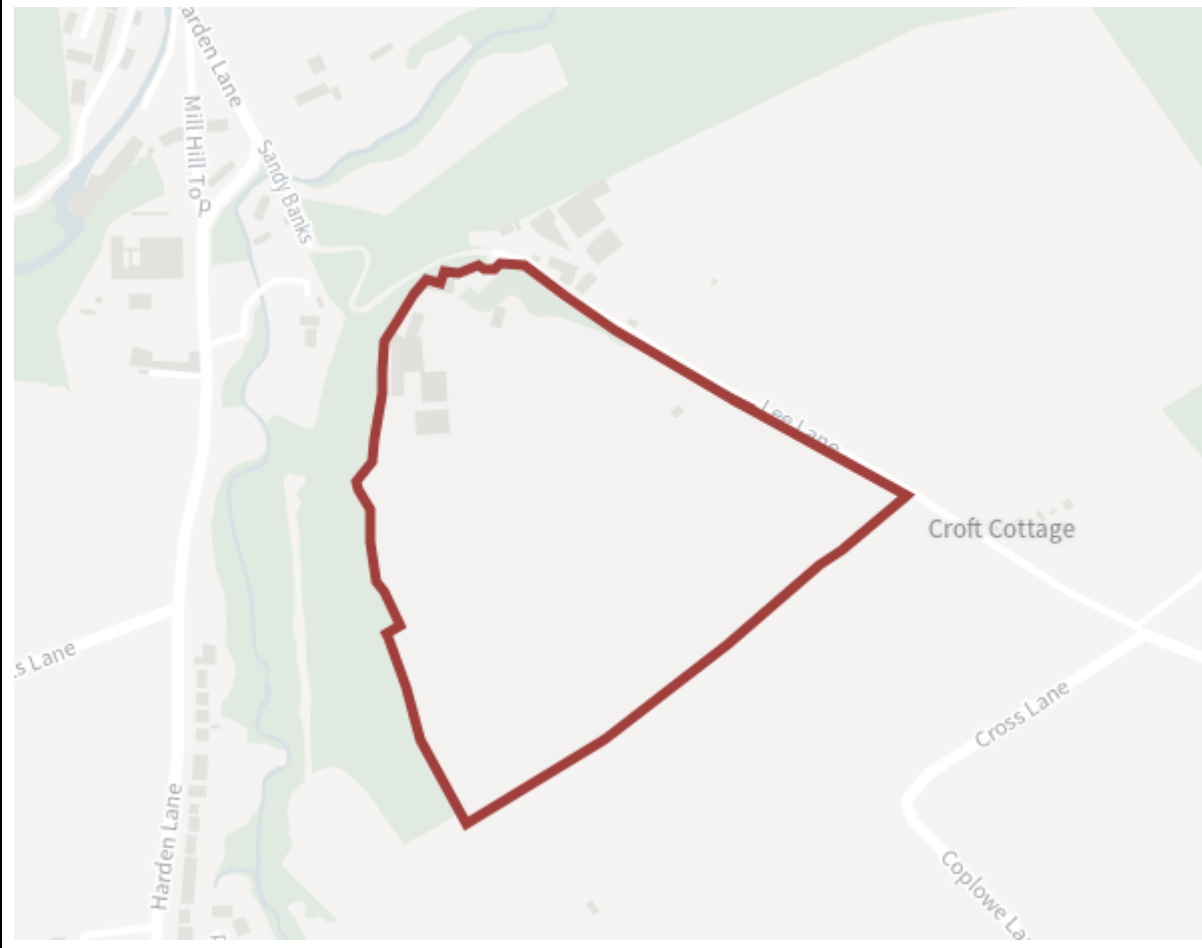
8.1.1 As highlighted in Section 5.3 (above), one site was put forward during the 2025 Technical Call for Sites exercise for consideration as a potential waste management site allocation within the Local Plan. The site proposed was:

- Bank Top Quarry, Wilsden

8.2 Bank Top Quarry – Site Assessment Proforma

8.2.1 The proforma below provides an assessment of the proposed site at Bank Top Quarry against its compliance in relation to the locational criteria set out in Policy WAS1 and the criteria set out in Stage 3 of the Council’s Site Assessment Methodology.

Site Details

Map	
	
Site Name	Bank Top Quarry
Address/Location	Lee Lane, Bingley
Submitted	2025 (Technical Call for Sites)

Site Area	Estimated 13.1ha (not clear whether the whole site is being put forward).
Submitted By	Landowner/Promoter
Type of Site	Proposed Waste Site Allocation
Type of Facility (Proposed)	The information supplied as part of the Call for Sites exercise suggests that the site could be used for a range of waste management activities including: • Construction, Demolition and Excavation (CDE) Waste Recycling Facility • Energy from Waste Facility • Household Waste and Recycling Centre • In-Vessel Composting Facility • Landfill • Waste Transfer Station
Broad Level of Annual Waste Management Capacity (thousand tonnes)	Unknown
Availability	The promoted site could become available over the first 5 years and beyond the first 5 years from the adoption of the Bradford District Local Plan (2028/29 to 2032/33 and 2033/24 onwards, respectively)
Current Land Use	Operation Quarry (Sandstone)
Current Planning Policy (RUDP)	The site is located within the Green Belt and is allocated as an existing mineral extraction site (Ref: S/NR1.1).
Planning Applications	None related. For detailed planning history Bank Top Quarry, see Minerals Background Paper 3: Site Allocations.

Detailed Assessment

Policy (Locational Compliance)
Commentary: Local Plan Policy WAS1 sets out the criteria against which proposals for waste management development will be supported. These are related to the need for the development, contribution to driving waste up the waste hierarchy and being in accessible location including having regard to sequential priorities with aim managing waste on-site as a starting point, followed by co-location with other waste facilities then by established/proposed employment areas; then by other previously developed land and redundant agricultural/forestry buildings (for managing agricultural waste), and mineral extraction sites.

Part 2C(iv) states that mineral extraction sites may be appropriate for developing facilities to manage inert construction and demolition waste, subject to it not impinging on the operation of, and/or delay to the restoration of the mineral extraction site.

It is noted that CDE waste recycling facility is one of the potential uses suggested, however the preferred end use has not been specified. Further detail would be required in this regard.

Additionally, the site is currently in use for mineral extraction with a planning permission that runs to December 2039. Information would be required to determine whether or not extraction is likely to cease at an earlier date.

Natural & Built Environment

Ecology

Criteria 1: Designated Sites - would development of the site be likely to result in any adverse impacts for a site designated as being of importance for its ecological, biodiversity or geodiversity value (Special Protection Area [SPA]; Special Area of Conservation [SAC]; Site of Special Scientific Interest [SSSI]; National Nature Reserve [NNR]; Local Nature Reserve [LNR]; Local Wildlife Site [LWS]; Local Geological Site [LGS])?

Commentary: The site is in Zone C (within 7km) of SPA/SAC, where there is a need to consider recreational impacts of new residential development (rather than waste development). Also, it is not within or adjacent to other designated nature conservation or geological site.

The site is mostly located within SSSI Impact Risk Zone (IRZ). As one of the potential end uses suggested in the Call for Sites information is an energy from waste plant, depending on the energy output, engagement may be required with Natural England.

RAG Rating: AMBER

Criteria 2: Do records show the presence of priority habitats or priority species on or near the site?

Commentary: The site is immediately adjacent to an area of priority habitat – Deciduous Woodland and is partly within bat alert area.

RAG Rating: AMBER

Criteria 3: Would development of the site be likely to result in any adverse impacts for an ecological network or wildlife corridor?

Commentary: The site is located adjacent to an identified element of the Bradford Wildlife Habitat Network – semi-natural broadleaved woodland, scrub.

Additionally, the site also adjacent to the habitat network identified in the Wilsden Neighbourhood Development Plan - Grassland – neutral; grassland road verge [Lee Lane], neutral grassland, Woodland – deciduous woodland, boundary trees, and Heathland – acid grassland [Cross Lane]. Part of the woodland habitat is within the north east corner of the site.

RAG Rating: AMBER

Criteria 4: Would development of the site be likely to result in the loss of ancient woodland or veteran trees, trees or woodland, protected by a TPO, or hedgerows or shrubs protected by the Hedgerow Regulations 1997?

Commentary: There are no areas of Ancient Woodland or veteran trees within or adjacent to the site. It is immediately adjacent to an area of TPO woodland. The designated area is to the west of the site and forms part of Bilberry Bank Wood.

There is also an area of woodland within the north east corner of the site.

RAG Rating: AMBER

Landscape

Criteria 5: In the context of the landscape character type in which the site is situated, how would development of the site for the proposed use be likely to impact on the wider landscape? How visible is the site from public vantage points - roads, railway lines and public rights of way?

Commentary: The site is located within the Yorkshire Southern Pennine Fringe National Character area (as defined by Natural England). The Bradford District Landscape Character Assessment (2026) identifies the site as being within the Harden Upland Woodland River Valleys and Thornton, Queensbury and Wilsden Mixed Upland Pasture Landscape Character Areas.

In relation to visibility, the site is not visible from longer distances as it is well screened by topography and woodland planting. However, it is clearly visible from the surrounding road network (Lee Lane/Cross Lane) as well as the adjoining footpath/bridleway network. Appropriate screening will be required

RAG Rating: AMBER

Public Open Space & Green Infrastructure

Criteria 6: Would development of the site be likely to result in the loss of designated (formal or informal) open space or Local Green Space, or severance of a Strategic Green Infrastructure Network?

Commentary: The development of the site would not result in the loss of designated open space or a Local Green Space. However, it is partly located within a green infrastructure corridor associated with Harden Beck, within the western boundary and at the northernmost part of the site. The latter area is where the existing processing facilities are located.

RAG Rating: AMBER

Agricultural Land

Criteria 7: Would development of the site be likely to result in the loss of agricultural land in particular the best and most versatile agricultural land?

Commentary: Predictive agricultural land classification (ALC) mapping shows the site to be predominately Grade 3a. However, it should be noted that it is an operational quarry.

RAG Rating: AMBER

Green Belt

Criteria 8: Would the site result in the loss of Green Belt and if so, could the resultant change in the Green Belt be achieved without significant harm to the local and strategic functioning of the Green Belt?

Commentary: The site is located within the Green Belt. Any proposal would need to demonstrate that there are very special circumstances for a waste facility to be developed in this location.

RAG Rating: AMBER

Heritage

Criteria 9: Could development of the site be achieved in a way which conserves and where appropriate enhances the heritage significance and setting of the District's designated and undesignated heritage assets?

Commentary: The site does not contain any designated or non-designated heritage assets. It does, however, partly contains and is adjacent to a site of archaeological potential (Class II) on part of its eastern boundary.

RAG Rating: AMBER

Environmental Protection

Air Quality

Criteria 10: Does the site lie within or in close proximity to a significant source of air pollution or within an area of poor air quality or a designated air quality management area (AQMA) or the designated Clean Air Zone (CAZ)?

Commentary: The site is not within or adjacent to an area of poor air quality or a designated air quality management area, or the Clean Air Zone.

RAG Rating: GREEN

Land Stability and Contamination

Criteria 11: Is the site subject to any land stability issues or contamination? Are there any potential adverse impacts arising from on-site structures, unstable land and culverted watercourses etc. Is the site within proximity to a closed or historic landfill site?

Commentary: The site is an operational quarry, therefore there may be potential for land stability issues arising from its current activity. Additionally, the south east corner of the site is within the 250m buffer of a former landfill site. Historic land use mapping shows that quarrying activity has taken place over a number of years. Accordingly, consideration would need to be given to the use and any risk of land contamination.

RAG Rating: AMBER

Former Coal Mining Activity

Criteria 12: Is the site potentially affected or influence by former coal mining activities?

Commentary: The site is located within an area of former coal mining activity (development low risk area).

RAG Rating: GREEN

Nuisance, Noise, Bad Neighbour Uses

Criteria 13: What is the potential for adjacent land uses to constrain the type of uses that could potentially occupy the site? (in terms of noise and light pollution etc.)

Commentary: The site is an existing mineral working. The nearest settlements are Wilsden (around 140m to the west/south west), Harden (around 350m to the north/north west) and Cottingley (around 1.2km to the east). Due consideration of amenity impacts will be required and mitigation measures applied, where appropriate.

The nearest residential properties to the site are located on Lee Lane at Bank Top (around 30m to the north east) and the Croft (around 100m to the south east). Other nearby properties include Bank Bottom Farm (around 80m to the west), Bank Bottom Cottage and Dales Cottage (around 140m to the north west), those located on the eastern side of Harden Lane (around 200m to the west/south west) and those on Stoney's Fold and Mayfield Grove (around 270m to the south west). Due consideration of amenity impacts will be required and mitigation measures applied, where appropriate.

RAG Rating: **AMBER**

Major Hazard Sites and Hazardous Installations

Criteria 14: Does all or part of the site lie within one of the defined Consultation Zones (inner; middle; outer) around a major hazard site or hazardous installation?

Commentary: The site is not located a defined HSE consultation around a major hazard site or hazardous installation.

RAG Rating: **GREEN**

Proximity to Waste Management Sites

Criteria 15: Is the site located within proximity to an operational/permitted waste management site?

Commentary: The site is not located within proximity to an operational/permitted waste management site.

RAG Rating: **GREEN**

Mineral Reserves and Safeguarding

Criteria 16: Does the site lie within a mineral safeguarding area (MSA)? Is the site within close proximity to a known mineral resource? Is the site located within or in proximity to an active mineral extraction site or site allocation?

Commentary: The site is located within a Mineral Safeguard Area (MSA) for sandstone. It is also an operational mineral extraction site. It is not clear that proposed waste site allocation would not impinge on the operation of the quarry and/or its restoration.

RAG Rating: **RED**

Major Gas Pipelines / Electricity Cables

Criteria 17: Is the site, or any part of the site, crossed by or within the buffer zone of a high-pressure gas pipeline (150m) or affected by high voltage overhead or underground electricity

transmission cables? Are there any other overhead cables present within the site? Is the site crossed by any pipelines?

Commentary: There are no pipelines or electricity transmission lines/cables present within/adjacent to the site.

RAG Rating: GREEN

Water

Criteria 18: Which flood zone is the site located within?

Commentary: The site is located within Flood Zone 1.

RAG Rating: GREEN

Criteria 19: Is the site in close proximity to a watercourse or shows evidence of pooling of water.

Commentary: The nearest watercourse - Wilsden Beck/Mytholme Beck - is located around 100m to the west of the site. There is no evidence of water pooling within the site.

RAG Rating: GREEN

Criteria 20: What is the likely risk and extent of surface water flooding on the site?

Commentary: There are areas at risk of surface water flooding (high, medium and low risk) within the northern section of the site.

RAG Rating: AMBER

Criteria 21: Is the site within a groundwater source protection zone (GSPZ)?

Commentary: The site is not within/adjacent to a Groundwater Source Protection Zone (GSPZ).

RAG Rating: GREEN

Highways & Transportation

Criteria 22: Does the site adjoin the adopted road network? Does the site have an existing access or require a new access

Commentary: The site does not adjoin the adopted road network. It is served by an unadopted highway (Lee Lane). Access is available via the existing quarry entrance from Lee Lane.

RAG Rating: AMBER

Criteria 23: Are there any Highways Safety issues or constraints that would impact the development of the site?

Commentary: Access to the site is via a narrow unadopted highway (Lee Lane)

RAG Rating: AMBER

Criteria 24: Proximity to Rights of Way

Commentary: Footpaths (Bingley 161 & Bingley 162) run along the southern and western boundaries of the site. These connect Lee Lane with Wilsden and Harden (via Bilberry Wood and Mytholme Bridge). The site will be visible from both paths.

RAG Rating: AMBER

Criteria 25: Is the site located within the aerodrome safeguarding area for Leeds Bradford Airport?

Commentary: The site is within the safeguarding area for Leeds Bradford Airport. Consideration would need to be given to impacts on aircraft safety arising from any waste management development. Consultation with the airport would be required for any building, structure, erection and works exceeding 90m height and any applications for development likely to attract birds.

RAG Rating: AMBER

Deliverability/Other Impacts

Criteria 26: Is the topography of the site a significant development constraint which could undermine the site's deliverability for example by requiring engineering solutions that will constrain the size or reduce a site's viability?

Commentary: Site has been excavated as part of its currently quarry use.

RAG Rating: GREEN

Assessment Summary/Outcome

The proposed site has been submitted as part of the 2025 Call for Sites exercise as a potential allocation within the Local Plan for waste management use. The level of information provided alongside the submission is limited, in particular regarding the potential capacity of any waste facility that would be accommodated on the site as well as the nature of the facility.

The site is currently an operational quarry used to extraction sandstone for supplying building, paving and roofing stone. The currently planning permission for the quarry extends until December 2039 with restoration and equipment removal to be completed by December 2042. It is proposed to safeguard this quarry as part of the policy framework within the Local Plan (Policy MIN5) in order to ensure continuity of sandstone supply within the District.

Accordingly, **it is not considered appropriate** to allocate this site within the Bradford District Local Plan.

**Local Plans Team
Planning, Transportation & Highways
City of Bradford Metropolitan District
Council
4th Floor
Britannia House
Broadway
Bradford
BD1 1HX**

Tel: 01274 433679

E-mail: planning.policy@bradford.gov.uk