

Haworth, Cross Roads and Stanbury Neighbourhood Development Plan

Public Consultation outcomes report

By Cllr John Huxley

Chairman

13th October 2014





Terms of Reference

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan Steering Group agreed to stage a series of public consultation meetings.

It was agreed that one meeting would be staged in each of the three villages in order to test opinion across the Parish while a fourth meeting would held in Haworth to cater for people who could not attend a weekend meeting or who were prevented by work from attending earlier sessions. This latter meeting would be held in the evening.

The meetings were scheduled on the following basis:

- Stanbury at St Gabriel's Church, Stanbury on 15th March 2014
- Haworth at West Lane Baptist Church, Haworth on 29th March 2014
- Cross Roads at St James' Church, Cross Roads on 5th April 2014
- Haworth at West Lane Baptist Church, Cross Roads on 23rd April 2014 (Evening Meeting)

Methodology

- At each meeting we applied the same research technique. A large scale map was laid out on a table and participants were invited to make comments on any subject they felt relevant. A note was then made of each person's views and retained for analysis.
- We also asked them to comment on a ten priorities identified by the Community Led Plan Group
- At the same time members of the Steering Group met with the participants to hear what kind of developments and actions they would like to see undertaken.
- We also displayed explanatory documents concerning the Neighbourhood Development Planning process.
- The group undertaking the Community Led Plan were also in attendance at each consultation and they too undertook research.
- An attendance register was kept and participants asked to leave their contact details so that we could keep them informed about the Plan's progress.
- At each consultation session we were accompanied by volunteers from Planning Aid England so that matters of technical detail could be addressed and also our inter-action with the participants overseen.
- Each consultation was announced by the issuing of press releases to key media outlets throughout the area; we maintained a flow of information about each meet via our Facebook page and web site as well as ensuring that the Parish Council web site received regular postings. In Stanbury letters concerning the meeting were circulated to each household and in Cross Roads an invitation letter was distributed with the help of the district's primary school.
- A flyer advertising all the meetings was published and inserted into a commercial listings magazine that was widely circulated throughout the whole parish and we also advertised the meetings in the Parish Council's bi-monthly newsletter that was delivered to the vast majority of the homes in the Parish.



Meeting outcomes

Stanbury

Saturday, 15th March 2014 at St Gabriel's Church 10.00am – 12.00pm

Number of people in attendance: eight

Issues that were raised for consideration:

- **Eco-housing** – the need to consider a policy for the introduction of eco-housing in the village. A pilot scheme with the Eco Building Society should be instituted.
- **Traffic-related issues** - vehicles speeding through the village and problems caused by HGV vehicles. Weight of traffic going west through village.
- **Highway-related issues** – pot holes and other items of highway infrastructure not being repaired. Grass verges not maintained and becoming muddy messes. School traffic causes congestion and is a high road safety risk.
- **Ponden Mill** – a former mill building now empty should be re-developed.
- **New builds** – too much new development in Haworth. Former Mills in Haworth have great potential as commercial premises for example as business hubs. Unoccupied buildings in village - are being allowed to become run-down. Development should be allowed as in-fill. There is a need for social housing and recreational facilities in the village. Between 20 to 30 new houses needed in the village.
- **Broadband** - Lack of high speed broadband in village.
- **Development** – use existing empty housing stock before allowing new development



Haworth – daytime meeting.

Saturday, 29th March 2014 West Lane Methodist Church 10.00am – 12.00pm

Number of people who attended: thirteen

The issues that were raised for consideration:-

- **Development** – green belt to be protected. Enforcement – ensure that builders and developers work within the terms of their planning permission. Questioning the need for more housing in Haworth: need for affordable housing to meet the needs of both young people and senior citizens although siting of such houses would be problematical: need for more commercial development to create jobs: existing derelict buildings should be utilised before development on greenbelt is allowed: any new development should be made in Yorkshire stone to be in context with the rest of the village: new development should be allowed in front of eyesore housing estates to make Haworth a more pleasing experience for visitors. Any new housing development should be kept within the existing footprint of the village – eg behind the existing housing stock. There is possible green belt land down Vale Mill Lane that could be given over to housing development: land between Cross Roads and Haworth should be made available for development: brown-field sites should be explored for use as development sites including Haworth cinema on Victoria Road and Ivy Bank Mill: Yorkshire stone to be an integral part of development design; no housing development on Weavers Hill as access to the site is very difficult: Naylor’s Quarry an ideal site for small scale housing development: more bungalows to be provided: overall view of Haworth to be protected. No more than 500 new houses to be allowed.



- **Traffic issues:** parking outside schools at arrival and departure times a major problem; junction of Brow Road, Station Road and Bridgehouse Lane needs to be made more clear for drivers: more zebra crossings rather than patrolled crossings; the number of vehicles and speed should be controlled on Haworth's Main Street, more crossing patrols outside schools at arrival and departure times; if Weavers Hill was developed for housing there would be a detrimental effect on the visitor coach parking facility
- **Transport:** there is no public transport link with Halifax on weekdays
- **Education:** a balanced approach to education in the Parish is required- one school should not be developed at the expense of the others. Over enforced school safety regulations at school inhibit learning experience in such subjects as cookery and scientific experiments.
- **Recreation:** A gym is needed in the village. Promote Haworth as a destination for off-road cyclists. More sporting and playing field facilities required.
- **Community facilities:** a Post Office is essential. Library/ community/ leisure/ centre required. a bank branch office needed in village.
- **Communications:** improved mobile phone reception required. Broadband services in Haworth are fine
- **Community Infrastructure Levy:** use the proceeds to develop cycle and footpaths down to Keighley.
- **Tourism:** an R&R facility required for coach drivers at Weavers Hill car park.
- **Culture:** Darnside Mill to become an art gallery. Make Haworth a centre for arts and crafts by providing affordable studio space.

Cross Roads

5th April 2014 at St James' Church, Cross Roads.

Fifteen people attended

The issues that were raised for consideration:-

Commercial development: this is required to create jobs and reduce the amount of traffic generated by people driving out of the area for their work.

Development: overall view of Cross Roads and Haworth to be protected as a tourist attraction: tourist industry at risk from over development: small scale developments to be encouraged to satisfy local demand: brown field sites to be used before development on greenbelt considered: starter homes required and countryside to be maintained to maintain sustainability of tourism offer. Encourage self-building; Hotel needed in the district: development to be allowed off Halfax Road as well as off Lees Lane and Holmes's Fields: Starter homes required: a community pub, shop and cafe needs to be considered; more infrastructure and facilities are required if any never development is allowed

Recreation: Improve parks and provide summer-time sports facilities.

Tourism: better signage required. Maintain existing landscape and village-scape.

Transport: better links are required if development is allowed including a cycle route alongside the Keighley & Worth Valley Railway to both Keighley and Oxerhope.



Haworth – evening meeting

On 25th April 2014 at West Lane Methodist Church, Haworth

Number of people attending: Fifteen

The issues that were raised for consideration:-

- **Community resources:** the community centre on Butt Lane is in a poor state and needs rescuing.
- **Development:** Allow in-fill, individual developments; do not build on the 'horse field' at the side of Brow Road; allocate smaller sites only for development; improve existing empty housing stock in the village; derelict buildings should be converted into apartments and made available to the young people in the village; no development should be allowed on Weavers Hill as this will detract from the whole village: retain existing green spaces in the village. Hotel required in the village; in any development allowed the design of the buildings should be in sympathy with the existing buildings, Weavers Hill area is unsuitable for housing or hotel development because of poor access: Weavers Hill is an important village green space. More social housing needed in Stanbury to keep school alive and reduce children being 'bussed' in from other areas. More social housing needed in Haworth; more school and social infrastructure needed to allow for increased housing development: any new houses should be in keeping with the surroundings and only eco-friendly, low-carbon designs allowed; 500 new house equates to 2,000 more people and currently there is insufficient infra-structure to cope; proper protection for listed buildings and a more active



conservation programme is required: the green belt to be protected: Mill Hey Chapel to be demolished as unsafe and unsightly: green spaces around Main Street to be maintained as a tourist essential.

- **Education:** school in-take should be restricted to local people.
Recreation: more sports facilities and spaces are required.
- **Traffic:** heavy traffic use: parking a major issue in the village;
- **Tourism:** the effect of allowing 500 new houses in Haworth on tourism should be taken more into consideration.

Business Consultation outcomes

To ensure that as many business interests were consulted as possible we broke the Parish down into two distinct areas.

Cross Roads affairs are usually subsumed into those of the better known village of Haworth so we decided to keep the two apart so that both communities' views' were given a better chance of emerging.

Prior to both meetings a letters of invitation were despatched; both the Steering Committee's website and Facebook page was posted with invitations; press releases were issued resulting in publicity for the meetings in many of the local media outlets and in some cases personal invitations were issued by the organising teams.

Cross Roads business consultation

On Tuesday, 29th July 2014 at the Cross Roads Inn.

Seven people attended.

Issues raised for consideration:-

- Cross Roads needs more affordable homes to meet the needs of the elderly, young couples and single people.
- Any housing development that is allowed should have appropriate provision for parking



- Lees Primary School is not large enough to take a bigger intake of pupils than at the current moment. One class per year and this situation needs to be taken into consideration before any further housing development is permitted.
- There is insufficient essential infrastructure in place within Cross Roads such as civic and medical amenities to meet the needs of any substantial development while there are doubts as to whether the current sewage disposal systems are sufficient to cope with yet more housing developments within the village.
- Currently any new houses built in Cross Roads are normally of the three-bed roomed variety and residents very rarely use any allocated integral garage space for vehicles preferring to convert them into another room.
- The current levels of car ownership within the community have ensured that parking space is at a premium

Haworth business consultation

On Thursday, 31st July 2014 at the Old White Lion Hotel, Haworth

Nine people attended while two companies submitted written opinion.

- Bradford's proposed housing targets for Heworth and Cross Roads should be supported on the grounds that the village has to take a share of the whole district's housing targets.
- Stanbury's position as a conservation area should continue to be protected.
- The industrial heritage of the area should be protected with efforts made to rejuvenate those few remaining properties by approving appropriate 'change of use' and 'mixed use' applications.
- Brown-field sites should be developed with appropriate relaxations on adjacent Green belt sites to optimise schemes.
- Conservation building guidelines should be maintained.

- A parking permit scheme needs to be developed for residents of Haworth while to cope with visitor parking requirements the municipal cars need to be made more secure with greater ease of access to them.
- Signage needs to be appropriate to the importance of Haworth as a tourist destination.
- Haworth's Main Street should be pedestrianised.
- A tourist map for Haworth is needed.
- Rubbish disposal Bradford needs to re-engage with the Haworth business community. Currently business detritus and litter remains uncollected for long periods often detracting from the visitor experience.
- A traffic plan for Haworth is required.
- Haworth needs a supply of affordable/ social housing for young people to access.
- Provision of school places should be seriously considered before allowing any more housing developments.
- A better provision of facilities for young people needs to be considered
- Our community centre should be developed and utilised with facilities for functions.
- Development should be constrained to sites in the lower part of the valley.
- Section 106 conditions and other regulations should be suspended for lower valley sites to encourage development.
- Airedale Springs who own Ebor Mill on Ebor Lane wish to make a contribution to the community by providing land for the completion of the 'Railway Children walk' between Ebor Bridge and the railway station.

Land owners and developers consultation programme.

From the outset the Steering Group recognised that it was important to engage fully with the local landowners and property developers. A letter was sent to as many of them as we could locate to explain what the process was that we had embarked upon and then a further letter was sent to them all asking them to join us for a consultation meeting. We supported that by issuing press releases which were used in the local media footprint and publishing the invitation on the Steering Group's web site and Facebook page as well as on the Parish Council's web site.

We decided to stage the meeting in two halves so as not to confuse the two issues.

Landowners' meeting

On 6th August 2014 at the Bronte Hotel, Cross Roads

One attended

The following issues were raised for consideration:

- That belt currently held under the greenbelt and village green space allocation should be released for housing development purposes
- That development should be in context with existing properties.
- Bradford Council had issued a call for land in 2013 and the land agent's clients had offered three sites



Property Developers' Meeting

On 6th August 2014 at The Grove Hotel.

There was a nil attendance.

We subsequently contacted some of the major property developers in the Worth Valley. Skipton Properties, and sought a meeting with them which took place at their offices in Cross Hills on 14th August 2014. Cllrs. John Huxley and Peter Hill represented the Steering Group and three members from their Board of Directors were in attendance.

The directors made the following points:

- That some green field sites will be inevitable.
- That offering estates of mixed sized buildings was company policy and would remain so
- That the company had serious reservations about introducing social housing into their developments and had sent their concerns on that theme to the Housing Minister.
- The Government's 'Help to Buy' scheme is encouraging 'pepper pot' development.
- Housing associations are not encouraging 'pepper pot' development as they do not want to sell off their new housing stock only their older properties.
- Skipton Properties felt it was in the beneficial to move the cenotaph from its current site at the corner of Brow Road/ Station Road and Drageness Lane.
- Skipton Properties said that their only current planned development in Haworth was to the rear of Bridgehouse Mills and this was scheduled to be completed before the planned delivery of the Neighbourhood Development Plan.