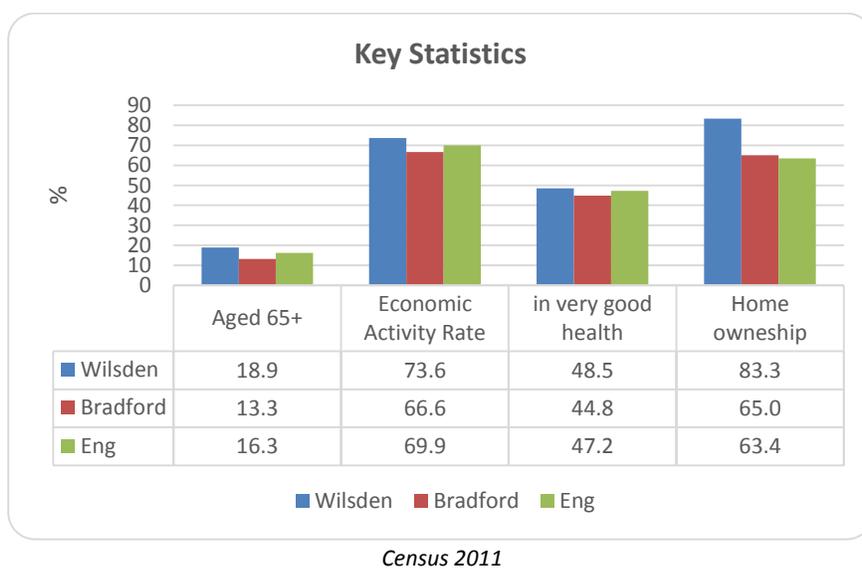


Introduction to Wilsden Parish

Wilsden is a parish situated 6 miles west of Bradford. It had a population of 4,807 and 2,094 households at the time of the 2011 Census. The Parish has a higher than average proportion of older residents, with around 19% aged over 65 compared with 13% for Bradford as a whole and the 16.3% national average. The economic activity rate is somewhat higher than average with 74% of 16 to 74 year olds economically active compared with 66.6% for Bradford, 68.4% for Yorkshire and the Humber and the 66.9% national rate. People living in the parish are also more likely to be working full time and be self-employed when compared with the local, regional and national rates. Just under half (48.5%) of residents reported having very good health which is higher than the Bradford (44.8%) and national (47.2%) averages. Home ownership levels are particularly high with over 83% of households being owned outright or with a mortgage or loan against 65% for Bradford and the 63.3% national average. Privately rented households represent just 10.5% of households compared with 18.1% for Bradford and 16.8% for England as a whole.



The Survey

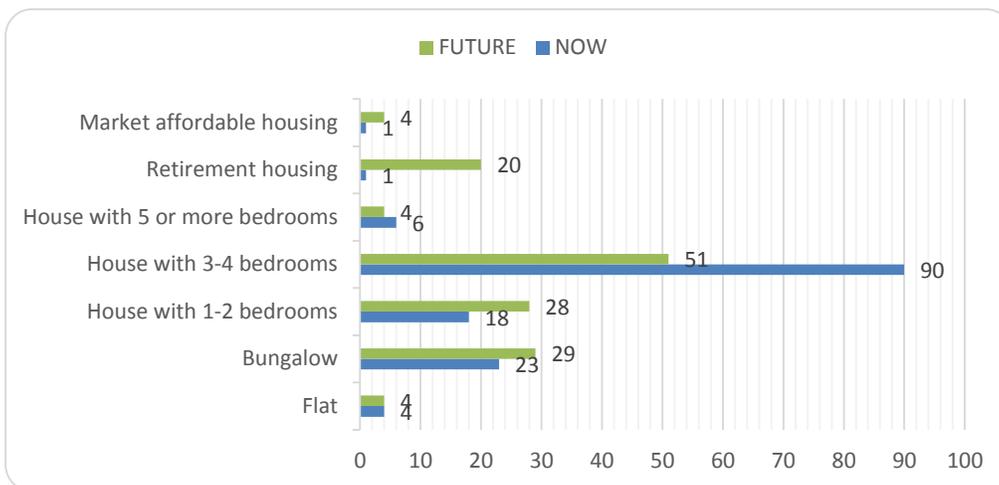
The Wilsden Parish Neighbourhood Plan Working Group carried out a household survey of parishioners to assist in the preparation of its Neighbourhood Plan. The Working Group is keen to engage with the whole community and the survey was conducted during the summer and autumn of 2015.

A questionnaire was produced by the Working Group and delivered to households throughout the Parish and the option to complete surveys online via survey monkey was also available.

A total of 146 completed questionnaires were returned. The number of valid returns represents a 7% household response rate. The printed survey responses were entered into an online survey analysis tool (survey monkey) by independent analysts.

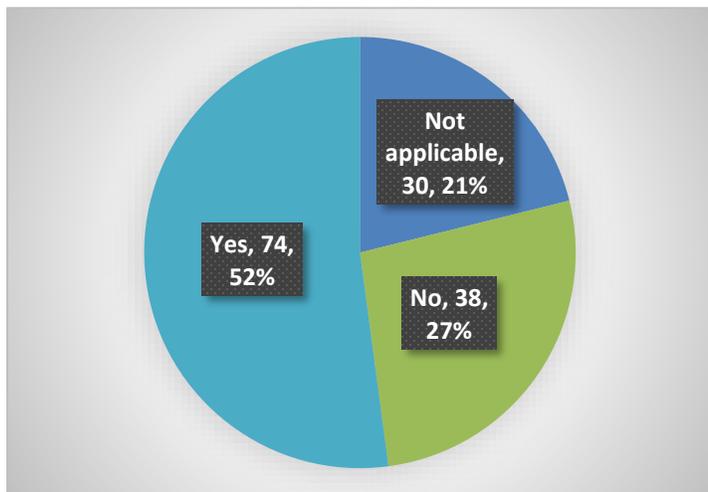
The following section provides a summary of the key findings.

Q1: What type of housing are you in now and what type of housing will your household require in the future, between now and 2030?



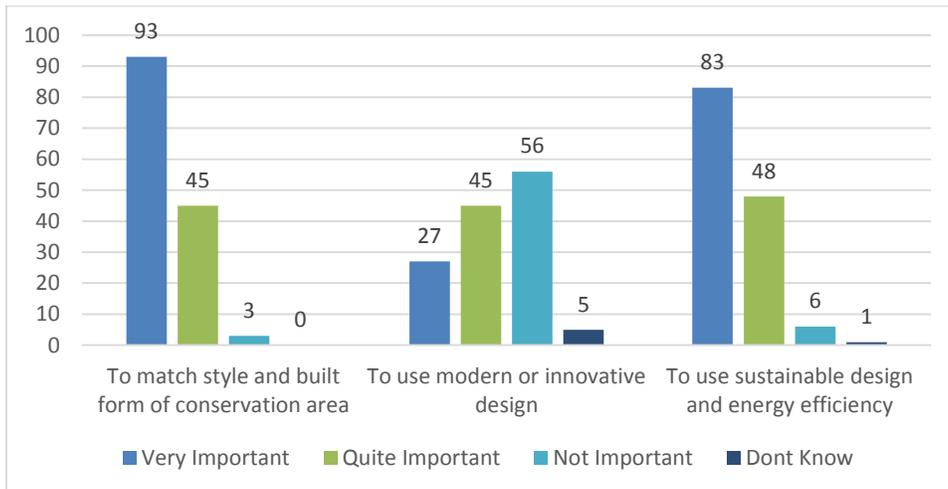
- 144 respondents reported on their current housing type and 140 indicated what they expect their future housing type requirements to be.
- Seven respondents stated they currently live in rented accommodation and 12 respondents indicated that they may require rented housing in the future, which may suggest a need for more affordable or social housing in the long term.
- The majority of respondents (63%) live in 3-4 bedroom houses and this is the type of property the highest proportion of respondents said they would require in the future.
- Bungalows and small houses were 2nd and 3rd choices for future housing needs.
- Respondents were asked if other types of housing may be required and several comments relating to housing for older people, e.g. retirement schemes, sheltered accommodation and bungalows were received. Other comments included the need for social housing, no desire to move and some were not able to anticipate their future housing needs.

Q2: Could you adapt your current home to meet your anticipated future need?



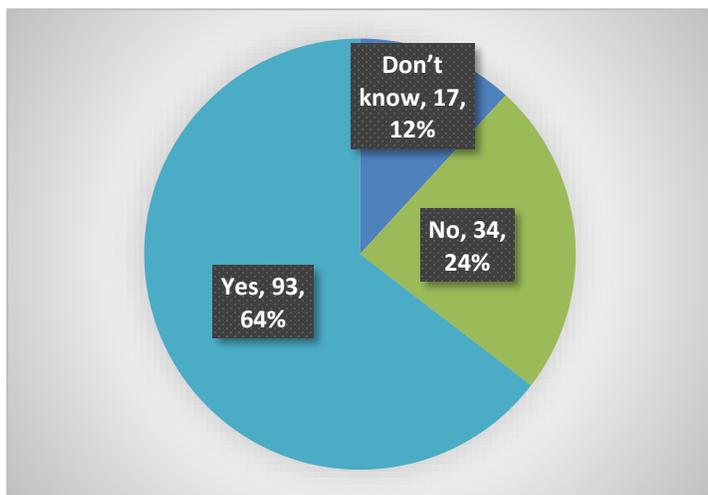
- Over half (52%) of respondents felt they could adapt their current home to meet future housing needs.
- 27% could not make adaptations.
- It was not applicable for 21% of respondents to adapt their current home.

Q3: How important do you think the following considerations are for new housing development?



- Respondents considered matching the style and built form of the Conservation Area as the most important consideration for new housing development.
- Using sustainable design and energy efficiency was also considered very important by respondents attracting the 2nd highest number of very important responses.
- Using modern or innovative design was considered the least important consideration.

Q4: Do you agree that new housing development should be built as densely as possible to reduce the need for green field land. This might include 'terraced houses' rather than 'executive detached', integral garages, etc.

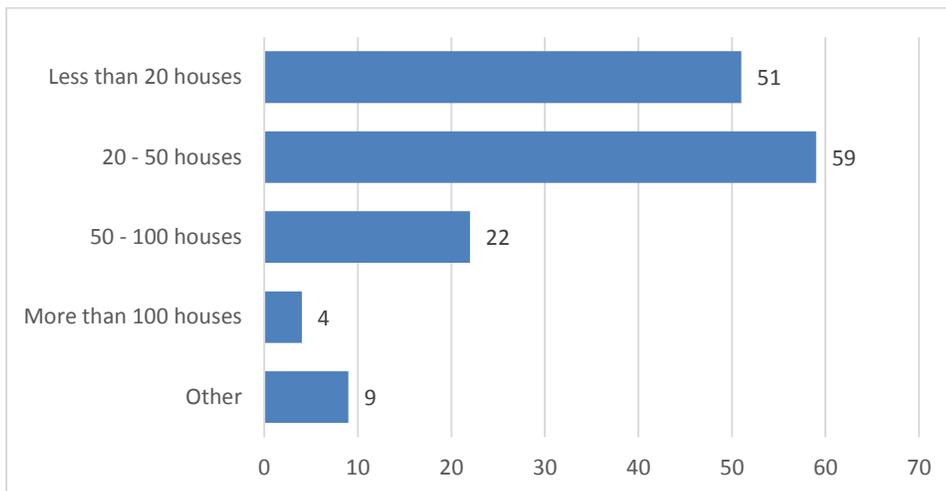


- The majority of respondents (64%) agreed that new housing should be built as densely as possible to protect green field land.
- Respondents were given the opportunity to add comments regarding housing density and 52 observations were received. These were categorised and the following themes observed:
 - Preserve greenspace (35%)
 - Provide mixed developments (31%)
 - Ensure adequate car parking (17%)
 - Make good use of existing land (12%)
 - Do not extend village (10%)
 - Avoid multi-storey buildings (8%)
 - Ensure there is sufficient, affordable and quality housing (6%)

The following are examples of some of the comments received:

- “We need a variety of houses to suit differing needs.”*
- “Reclamation of derelict untidy sites would be better.”*
- “Need to use up any spare land within the existing village rather than extend the village further.”*
- “Design and density should be by need not by protection of green belt.”*
- “To keep village as a village & not encourage building in the greenbelt.”*
- “Have a sense that Wilsden has enough "executive" style homes eg Crack Lane.”*

Q5: Bearing in mind that we have to find land to build 200 extra houses over the next fifteen years which size of development would you prefer?



- The vast majority of respondents declared a preference for smaller housing developments with 35% (51) preferring developments of less than 20 houses and 41% (59) favouring 20 to 50 houses.
- Only 3% (4) said they would like to see developments of more than 100 houses.

There was also an open ended element to this question which asked for views on the size of future housing developments and any areas requiring improvements. Concerns were expressed regarding pressures on the local area and infrastructure; affordability; drainage; completing existing developments rather than starting new ones;

The following are examples of some of the comments received:

“Anything over 20 houses is a major development which puts too much pressure on the surrounding neighbourhood & infrastructure.”

“It depends on the land which is available. Location, local infrastructure etc.”

“5-10 separate developments over 15 years is easier to absorb rather than 1-2 massive developments.”

“Encourage developers to build affordable homes not 4 & 5 bed expensive ones.”

“Is it not possible to complete the sites to in Wilsden which already have been started to help with the building of the 200 houses?”

“Natural springs and culverts are a major concern in and around Wilsden. Any additional housing will affect the geology of the land. Additional resources must be given priority to water drainage of land access in and out of Wilsden is becoming increasingly difficult.”

“Wilsden has enough houses. Roads, schools etc. can not cope with more houses.”

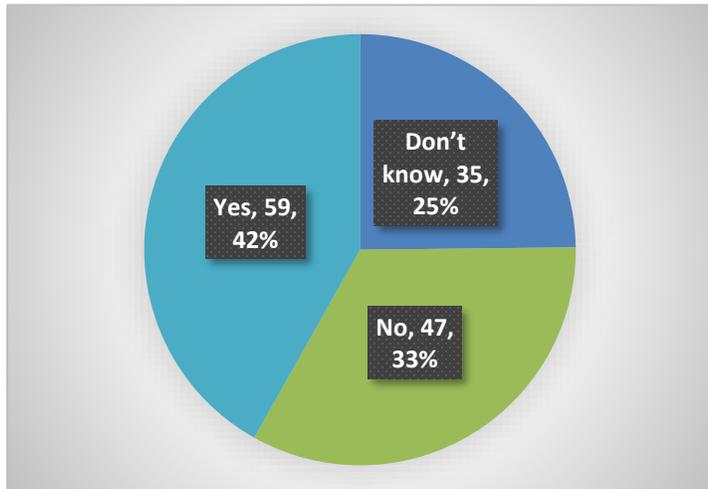
“Wilsden is a rural village, not a town or city, and thus should remain this way. To add more houses in Wilsden, will have a dramatic effect, both at the doctors, the local primary school, and the co-op.”

“We need to use more brown belt land and actively seek to convert old mills into apartments etc.”

“Why does Wilsden need more houses, the school and pre school are over subscribed there is no parking at the shops.”

Whatever type of house is built provision ought to be made for 2+ off road car parking spaces.”

Q6: Do you consider that Wilsden needs more employment?



- 42% of respondents were of the opinion that Wilsden needs more employment.
- A third (33%) disagreed with the need for more employment and a quarter (25%) were undecided.
- Respondents were invited to provide comments on the need for more employment and the following issues were raised:
 - The need for small industrial units; retail; offices were mentioned by those wanting to see more employment in the local area.
 - Several respondents said they would like to see employment opportunities for young

people.

- Some disagreed with the need for more employment stating that surrounding towns and cities supplied employment opportunities for residents.

Examples of comments made by respondents regarding employment in Wilsden include:

"Houses should not be built to merely create employment."

"We have cities surrounding us to supply employment."

"it would be nice to have a post office back in the village."

"Premises/office/workshop for small existing businesses and business start ups for young people leaving school."

"Light industry, retail and cottage industries."

"Opportunities for young people, with prospects."

"Shops with living accom over. Daily Centre for elderly."

"Wilsden is being overgrown by houses without a growth in businesses providing employment. Shops / vital village services are closing instead of growing!"

"I do not know but commuting is a problem now 200 extra houses will make it worse!"

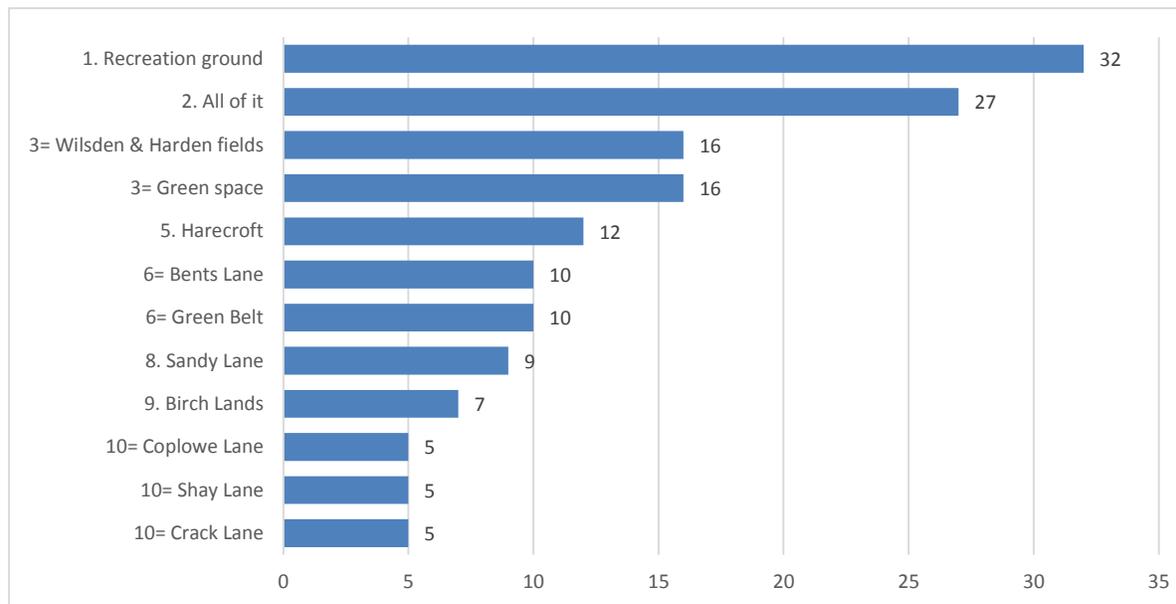
"Any employment would benefit people who are unemployed."

"Perhaps light industry, but sites not obvious - perhaps some still available in the old mills? There's room for more shops too."

"Wilsden is a small village if we are going to "have" to build more houses we need more resources in wilsden which in turn would offer more employment."

"On condition that it is possible to use existing sites (ex-mill or factory buildings) rather than use new "industrial estates."

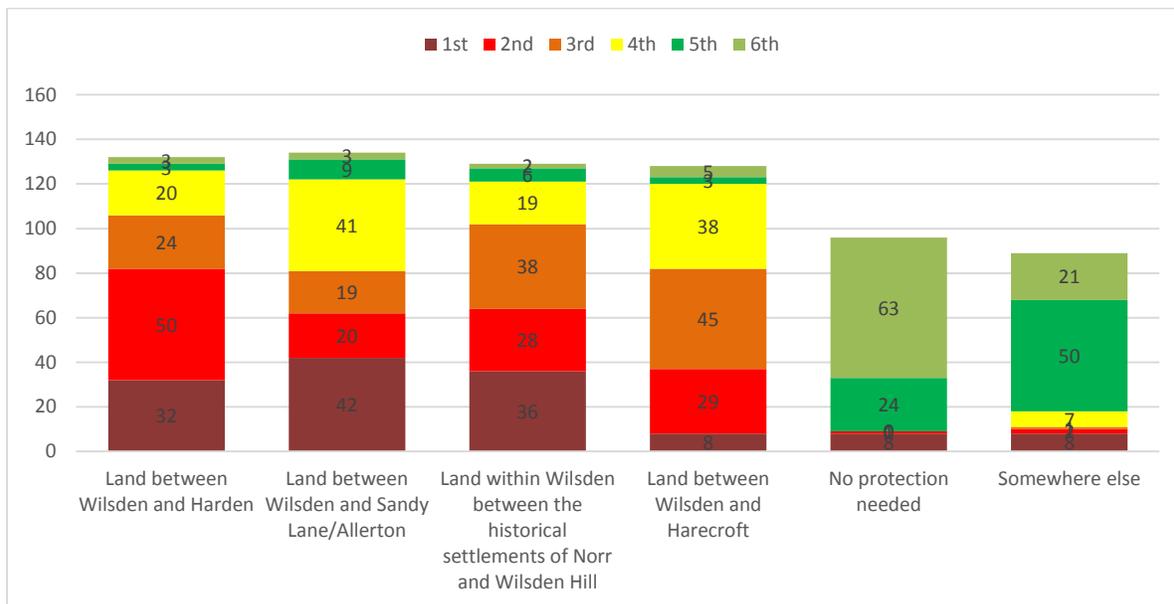
Q7: Which green and open spaces in the built-up areas of Wilsden and Harecroft SHOULD BE PROTECTED from development?



This was an open ended question, which gave respondents the opportunity to indicate which green and open spaces in the built-up area of Wilsden and Harecroft should be protected from development. 120 people provided commentary about which green and open spaces should be protected. The responses were categorised and the top 10 areas are illustrated above.

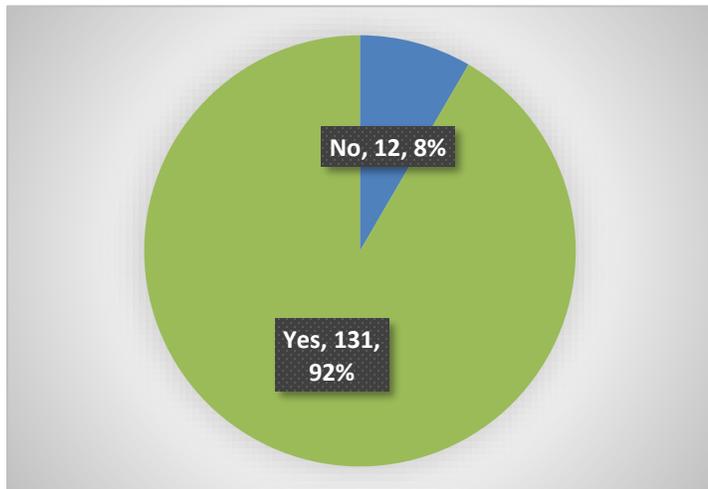
- The recreation ground attracted the most number of responses with 27% (32) of respondents making reference to this area.
- Around 23% (27) said that all of it should be protected. Some 13% (16) stated Green Space and a further 10 (8%) stated Green Belt, which reflects the importance residents place on protecting green and open spaces in the parish.
- Wilsden and Harden Fields attracted the 3rd highest number of responses with 13% (16) of the total.
- Other areas highlighted include:
 - Allotments
 - Behind the church
 - Ling Bob area
 - The Banks
 - Village Hall
 - Lane Side
 - Townfield
 - Lingfield Road
 - Back Lane
 - Birchlands, Bents Lane
 - Spring Mill
 - Royd Street
 - Wellington Road
 - Spring Farm Mews

Q8: Wilsden is surrounded by the Green Belt that enables it to have a village identity. Which part of this Green Belt SHOULD BE PROTECTED most from development, including wind turbines, in order to retain this characteristic? Please rank the following options in order of priority, ie 1st, 2nd, 4th, etc. You must assign a different ranking to each option.



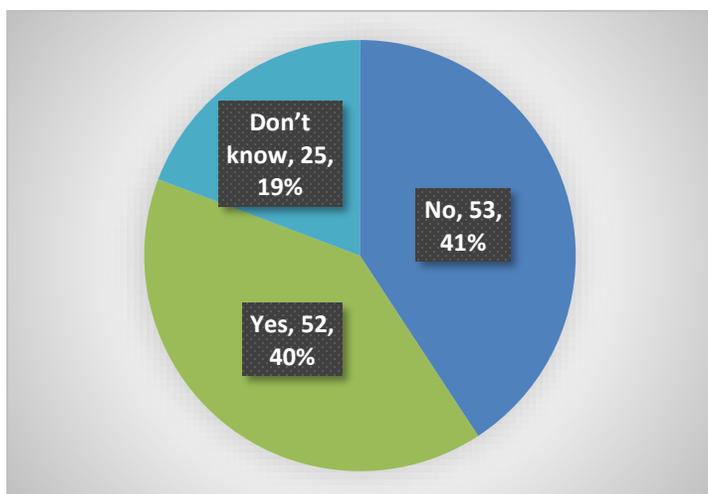
- The land between Wilsden and Sandy Lane/Allerton was considered to be the 1st highest priority by over 30% (42) of respondents.
- The land within Wilsden between the historical settlements of Norr and Wilsden Hill was also considered a high priority, representing 26% (36) of 1st priority responses.
- The land between Wilsden and Harden received the 3rd highest number of 1st priority responses (23%, 32). This area was also identified in question 6 as a green and open space in the built up areas of Wilsden and Harecroft which should be protected from development. This area also attracted the highest number of 2nd choice priorities resulting in 59% of respondents identifying this area as their 1st and 2nd ranking priorities.
- A very small number (6% of responses) indicated no protection was needed as their 1st and 2nd priorities.

Q9: Do you use the footpaths and bridleways in Wilsden to access the countryside, by foot, horse or bicycle?



- The vast majority of respondents, 92% (131) said they use the footpaths and bridleways in Wilsden to access the countryside by foot, horse and bicycle, highlighting the importance of green and open space to people living in the area.

Q10: Are there any destinations that you find difficult to access by public transport from Wilsden?



- Around two fifths (41%, 53) of respondents said they found it difficult to get to some destinations by public transport from Wilsden.
- The most frequently mentioned areas that were difficult to get to were:
 1. Keighley
 2. Shipley
 3. Haworth
 4. Hospital
 5. Halifax
 6. Cullingworth
 7. Denholme
 8. Saltaire