

# OXENHOPE NEIGHBOURHOOD PLAN

2021 - 2030



**DRAFT FOR SUBMISSION**





## FOREWORD

Welcome to the Neighbourhood Plan for Oxenhope.

Work on development of the Neighbourhood Plan commenced in October 2016 when a project team was formed following a well-attended public consultation and engagement event. The team includes Village Councillors, Oxenhope residents and planning consultants from Integreat PLUS, who we appointed to guide and advise us through the process. We also enrolled over 100 stakeholders who contributed with online responses, comments and ideas throughout the process.

The government guidelines for producing Neighbourhood Plans are not designed to prevent development, but to ensure that any developments are of appropriate scale and character within each Neighbourhood Plan area. We are fortunate to live in a very attractive and distinctive area, both in terms of the natural landscape and the built environment. Oxenhope has a rich and diverse heritage, and it continues to attract visitors, tourists and new residents. Oxenhope also supports many businesses of different types.

The underlying aim of the Plan is to seek to ensure sustainable development within Oxenhope that meets the needs of current and future generations, whilst protecting and enhancing the natural, built and historic environment. These goals are mutually dependent. Conserving and enhancing the natural and built environment will not only improve the lives of people, but can further strengthen the economy through tourism and business.

The Plan provides an important opportunity to ensure that development is well planned and takes account of the views and aspirations of the local community. This is fundamentally important.

We would like to thank the members of the project team, other Village Councillors and the many village residents who have contributed in various ways, including attending events and completing surveys and questionnaires. In addition we would like to thank Integreat PLUS for their advice and support and Locality for providing the grant funding that has enabled production of this Plan and supported our journey through the process.

We hope this Neighbourhood Plan makes a lasting contribution to Oxenhope.

Cllr Peter McManus  
**Chair, Neighbourhood Plan Project Team**

Cllr Ken Eastwood  
**Chair, Oxenhope Village Council**

Cover photo : Andrew Schofield



## VISION STATEMENT

**“Oxenhope will continue to develop and thrive as a community of settlements, each retaining their own rich heritage and identity. These settlements will continue to be separated by open green spaces and wildlife corridors which protect its distinctive rural character and the relationship between settlement edges and the countryside.**

**New housing developments will remain consistent in character, scale and density with the traditional and existing housing stock and local built environment. The village continues to encourage small-scale commercial enterprise without compromising its unique character or the wellbeing, quality of life and interests of its many residents.**

**Oxenhope will provide new opportunities for living, working and recreation for its many residents and visitors and aims to be a sustainable community for future generations.”**

Photo credit: Annelise Chippendale

## CONTENTS

<b>0.0 Foreword</b>	
<b>1.0 Introduction</b>	
Introduction	p.6
Oxenhope Neighbourhood Plan Area	p.7
Process	p.8
Context	p.9
Heritage	p.12
Environment	p.18
Public Rights of Way	p.22
<b>2.0 Neighbourhood Profile</b>	
Neighbourhood Profile	p.24
<b>3.0 Vision</b>	
Vision	p.28
Engagement Summary	p.30
Neighbourhood Plan Survey Responses	p.32
Aims & Objectives	p.38
<b>4.0 Policies</b>	p.40
<b>4.1 General Policies</b>	p.42
<b>4.2 Housing</b>	p.54
<b>4.3 Local Economic Development</b>	p.58
<b>4.4 Local Green Spaces</b>	p.64
<b>4.5 Movement &amp; Travel</b>	p.66
<b>5.0 Monitoring &amp; Reviewing</b>	p.70
<b>6.0 Appendix</b>	p.72

## LIST OF POLICIES

### General Policies

- GP1 - High quality design
- GP2 - Heritage
- GP3 - Community facilities
- GP4 - Sustainable Drainage (SuDs)
- GP5 - Community Infrastructure Levy (CIL)
- GP6 - Broadband
- GP7 - Renewable energy
- GP8 - Design & Development in Conservation Areas

### Housing Policies

- H1 - Building for a Healthy Life & Lifetime Homes
- H2 - Building performance
- H3 - Homeworking
- H4 - Green infrastructure

### Economic Development Policies

- ED1 - Retention of building for economic use
- ED2 - Retention of building for retail use
- ED3 - Sustainable tourism
- ED4 - Keighley & Worth Valley Railway
- ED5 - Business space
- ED6 - Agricultural expansion or diversification

### Local Green Space Policy

- GS1 - Local Green Spaces

### Movement and Travel Policies

- MT1 - Residential parking
- MT2 - Footpaths and cycle network
- MT3 - Non-residential parking

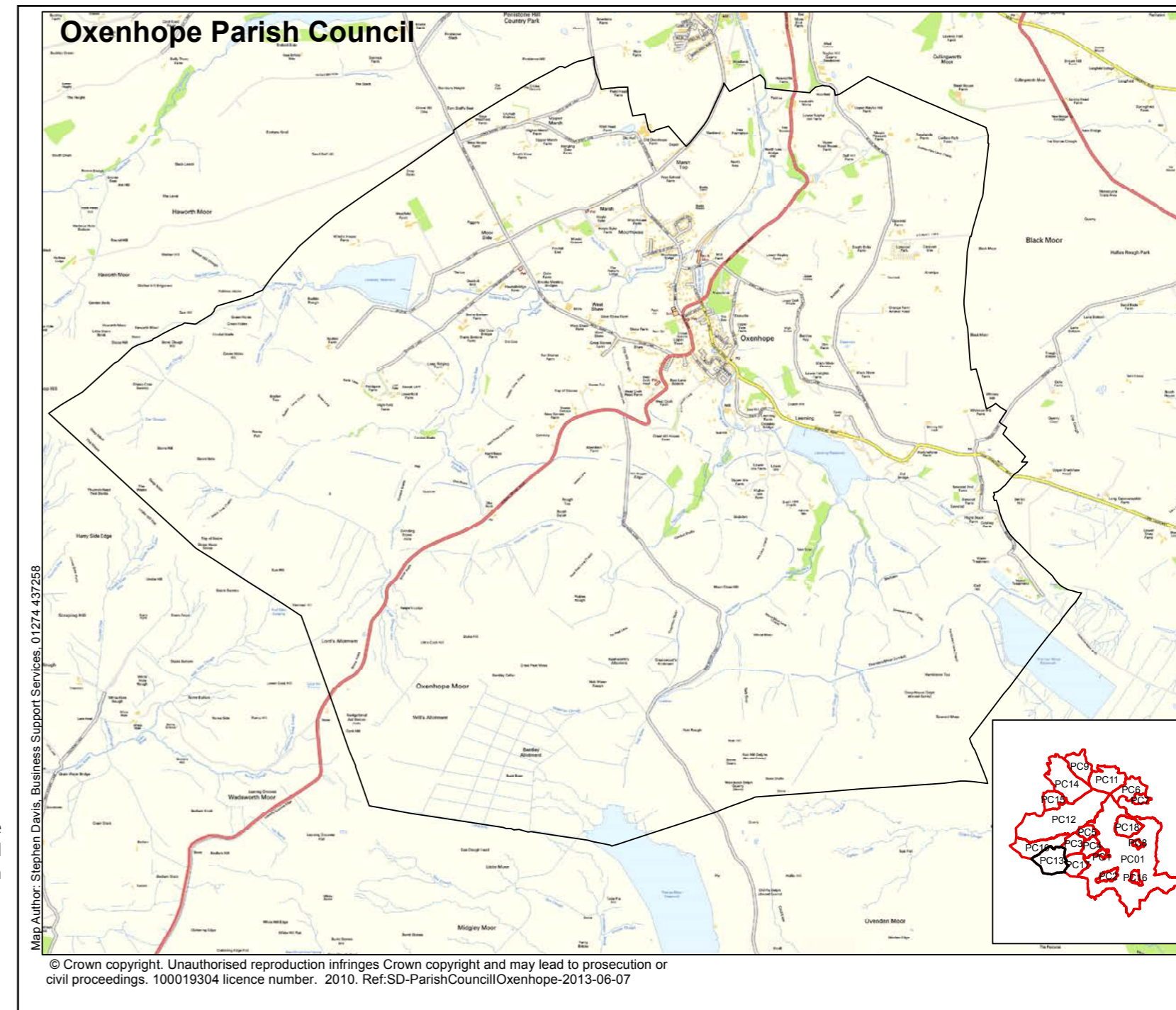


# 1.0 INTRODUCTION

## 1.1 INTRODUCTION

- 1.1.1 The Neighbourhood Plan covers the whole of the Civil Parish of Oxenhope as indicated on the Boundary Map.
- 1.1.2 The Oxenhope Neighbourhood Plan Area was formally approved by City of Bradford Metropolitan District Council (CBMDC) in November 2013 in accordance with the Localism Act, 2011, and the Neighbourhood Planning (General) Regulations, 2012.
- 1.1.3 The Plan has been produced on behalf of Oxenhope Village Council in accordance with the above-mentioned statutory provisions together with guidance contained in the National Planning Policy Framework, (“NPPF”) and Planning Practice Guidance (“PPG”), issued by the Department of Communities and Local Government (“DCLG”).
- 1.1.4 The strategic planning policy background to the Neighbourhood Plan is provided by the adopted CBMDC Core Strategy (2017) and the emerging Land Allocations Development Plan Document.
- 1.1.5 The Neighbourhood Plan covers the same period as the CBMDC Core Strategy to 2030. CBMDC are in the process of undertaking a Core Strategy Partial Review (CSPR) which is expected to be adopted in 2022. The Oxenhope NDP has been prepared with the emerging CSPR in mind.

Figure 1  
Oxenhope  
Neighbourhood  
Plan Area





## 1.2 PROCESS & TIMELINE

**1.2.1** Below is an overview of the work undertaken so far on the Neighbourhood Plan. The diagram opposite illustrates the progress made and the next steps.

- Display at community event in March 2016
- Display at village fete July 2016
- Inception meeting with community 1st October 2016
- Key themes and issues workshop 15th November 2016
- Housing survey 2017
- Transport and movement survey 2018
- 10 Project group meetings

<b>2012</b>	Decision to undertake Neighbourhood Plan
<b>2015</b>	Application for designation of Plan Area
<b>2016</b>	Promotion and publicity
<b>October 2016</b>	Inception meeting
<b>November 2016</b>	Key issues workshop
<b>2016 - 2019</b>	Community engagement
<b>2016 - 2019</b>	Evidence gathering
<b>2016 to 2019</b>	Analysis of engagement responses
<b>2018</b>	Informal consultation on draft plan
<b>2018</b>	Amendments
<b>2019</b>	Strategic environmental assessment screening
<b>2019</b>	Habitat regulations assessment screening
<b>2019</b>	Regulation 14 consultation
<b>2019</b>	Meeting with CBMDC
<b>2020</b>	SEA / HRA determination statement
<b>2020</b>	Submission to CBMDC for 6 week consultation
<b>2021</b>	Independent examination
<b>2021</b>	Modifications
<b>2021</b>	Referendum

## 1.3 CONTEXT

**1.3.1** The first record of Oxenhope by name was in the 1191 Pipe Rolls. It is probable there were seasonal inhabitants as far back as the prehistoric Mesolithic period (Middle Stone Age) through to Roman and Saxon times.

**1.3.2** Archaeological surveys in 1981 discovered flint tools dating back to between 12,000 and 8,000 years ago in Oxenhope.

**1.3.3** Oxenhope derives its name from when it was used as upland grazing for Oxen and hop which means valley head in old English.

**1.3.4** Evidence suggests that Oxenhope was a poor and dispersed agricultural community which focussed on livestock farming and the production and milling of its own corn. Peat extraction and stone quarrying provided materials for local use.

**1.3.5** Handloom weaving and woolcombing on a domestic level spurred trade at local centres such as Halifax market. Early industrial mills were primarily located at the valley bottoms and the labour force, including workers, managers and millowners were all housed within walking distance.

**1.3.6** There were two manorial sub-units, Near Oxenhope and Far Oxenhope. Lower Town and Upper Town were developed quickly in the nineteenth century in line with the growth of local industry.

**1.3.7** The boom of the industrial revolution brought with it many new mills and substantial increases in housing to support the needs of the flourishing economy.

**1.3.8** Oxenhope grew further as infrastructure connections such as the turnpike road was developed in 1816 and then again by the railway in 1867.

**1.3.9** The village remained a small industrial community until well after WW2. Oxenhope was less affected by post-war middle class urban sprawl than other Pennine communities which meant artisan makers and unskilled workers were still able to afford to live in the village.

**1.3.10** The population of Oxenhope, like many industrial communities has followed the rise and fall of industry over the last 200 or so years, At its peak the village had around 3,000 residents in 1851 and has declined steadily up until recently. In the late 1960s and early 1970s the local population began to grow steadily and it continues to rise slowly today to around 2,626.



## 1.3 CONTEXT

**1.3.11** Employment within the village is limited as businesses have closed or relocated in the last few decades. The majority of working residents commute to nearby areas such as Bradford, Halifax and Keighley, although there continues to be an increase in people working from home.

**1.3.12** The Sue Ryder Hospice, Manorlands, and Pawson's Mill are two of the largest employers in the village. Other key sectors include agriculture and increasingly tourism and leisure.

**1.3.13** A business register was compiled for the purposes of this Plan. It gives an up-to-date portrait of employment and facilities within the village.

**1.3.14** The register shows there are 74 businesses operating out of Oxenhope.

**1.3.15** The business register showed that there are 10 active commercial farms in Oxenhope, farming mostly pigs, sheep, and cattle for both beef and dairy.

**1.3.16** There are 8 annual public events held in Oxenhope which contribute to the tourism and leisure sector locally.

**1.3.17** Oxenhope has 26 different tourist accommodation facilities including B&Bs, holiday cottages, caravans and a hotel.

**1.3.18** Oxenhope has 4 churches and a community centre. All of these play an active role in supporting local groups and societies.

**1.3.19** Oxenhope has an active number of sports, leisure and interest groups. A register was compiled for the purposes of this Plan and found there were 29 active groups within the village. These groups provide activities for all ages and abilities.

**1.3.20** There is a cricket ground, two football pitches, tennis courts, play area and a bowling green, within or adjoining the recreation ground.

**1.3.21** The number of retired people in Oxenhope is growing, while younger people tend to relocate to find education, employment and affordable accommodation. This is evidenced in section 2 of the Plan.

**1.3.22** Local shops and services have steadily declined leaving just the Cooperative store on Station Road and the Pharmacy. The Post Office is located within the Cooperative store. There are still several pubs and Oxenhope fisheries in the village.

**1.3.23** The Primary School on Cross Lane is the only school in the village and older children travel to Haworth, Oakworth, Cullingworth, Halifax, Skipton, and Keighley. There are two early years centres and independent care providers.





## 1.4 HERITAGE

- 1.4.1** Permanent agricultural settlement in Oxenhope occurred in the 14th Century with dispersed isolated farms exclusively on the well-drained south-facing uplands.
- 1.4.2** The growth of the textile industry between 16th and 18th Centuries added new building types to Oxenhope, with worsted mills, and worker cottages constructed in Leeming, Shaw, Upper Town, Hill House Lane and Wadsworth.
- 1.4.3** In the first half of the 19th Century the religious revival movement played a key role in the development Oxenhope which led to the construction of several places of worship and schools. This saw the creation of Oxenhope Parish in 1854 with its own Parish Church in 1849 and National School in 1846.
- 1.4.4** The second wave of textile production in Oxenhope around 1850 saw development take place lower down in the valley bottoms for the first time. By this time there was around 20 mills of varying sizes operating in Oxenhope.
- 1.4.5** The opening of the Keighley and Worth Valley railway in 1867 stimulated the expansion of Oxenhope, predominately in Upper Town and Lower Town, in the form of houses for mill owners and workers. The railway remains a popular visitor attraction and continues to contribute to the vitality of the village.
- 1.4.6** Leeming Reservoir was completed in 1878. The site was formerly home to two mills and several cottages.
- 1.4.7** Oxenhope retained its industrial function until the second half of the 20th Century and despite modern infill developments throughout the village it has been able to retain the character and appearance of a group of distinct rural and industrial settlements.
- 1.4.8** Within Oxenhope there are 44 listed buildings or structures which contribute to and define the character of the village. The Neighbourhood Plan seeks to protect heritage assets and ensure that new development within the village is sensitive to these assets. This will be achieved through both policy and design guidance. Residents who have engaged in the process feel it is important that the character of Oxenhope is maintained.
- 1.4.9** Within the Neighbourhood Plan area there are four Conservation Areas each with its own distinctive characteristics and qualities. This is due to the fact that Oxenhope has developed in phases over time as a series of settlements each reflected by different building types, settlement patterns and types of open spaces. Despite this, there is often overlap between each conservation area contributing to a distinct sense of place overall.





## 1.4 HERITAGE

### 1.4.10 LEEMING

Despite having only one listed building, Leeming has a consistent villagescape of late 18th and 19th Century development which relates to the village's industrial and agricultural functions and elements of its social history.

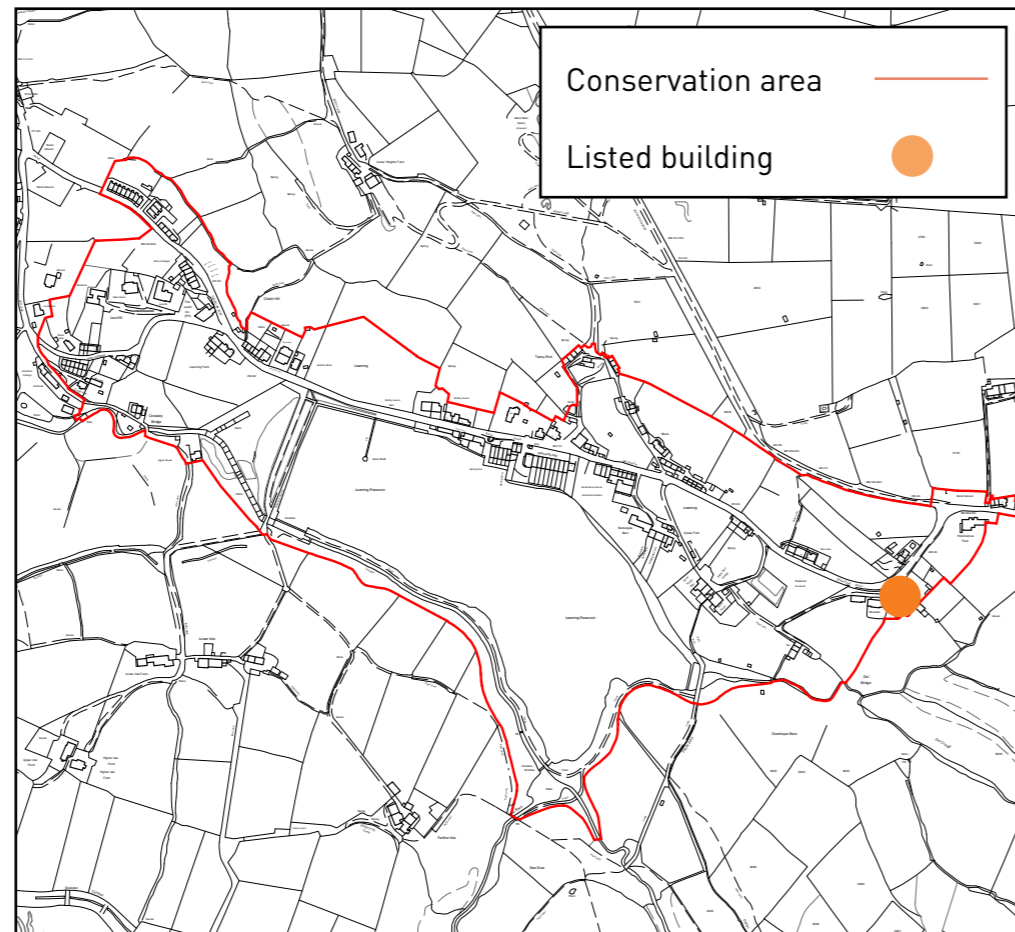
1.4.11 Groups of buildings in Leeming illustrate the changing function of the area, from agriculture, to home and farm-based textile production and later to mill-based manufacturing. These examples can still be seen today.

1.4.12 The conservation area wraps around Leeming Reservoir, starting on Long Causeway to the east and following Denholme Road west towards the Lower Town conservation area.

1.4.13 **Bank Nook**  
Originally a pair of cottages but now one property, Bank Nook is the only listed building in the Leeming Conservation Area. Built in 1774 it features ashlar stone with a whitewashed front elevation.



Bank Nook

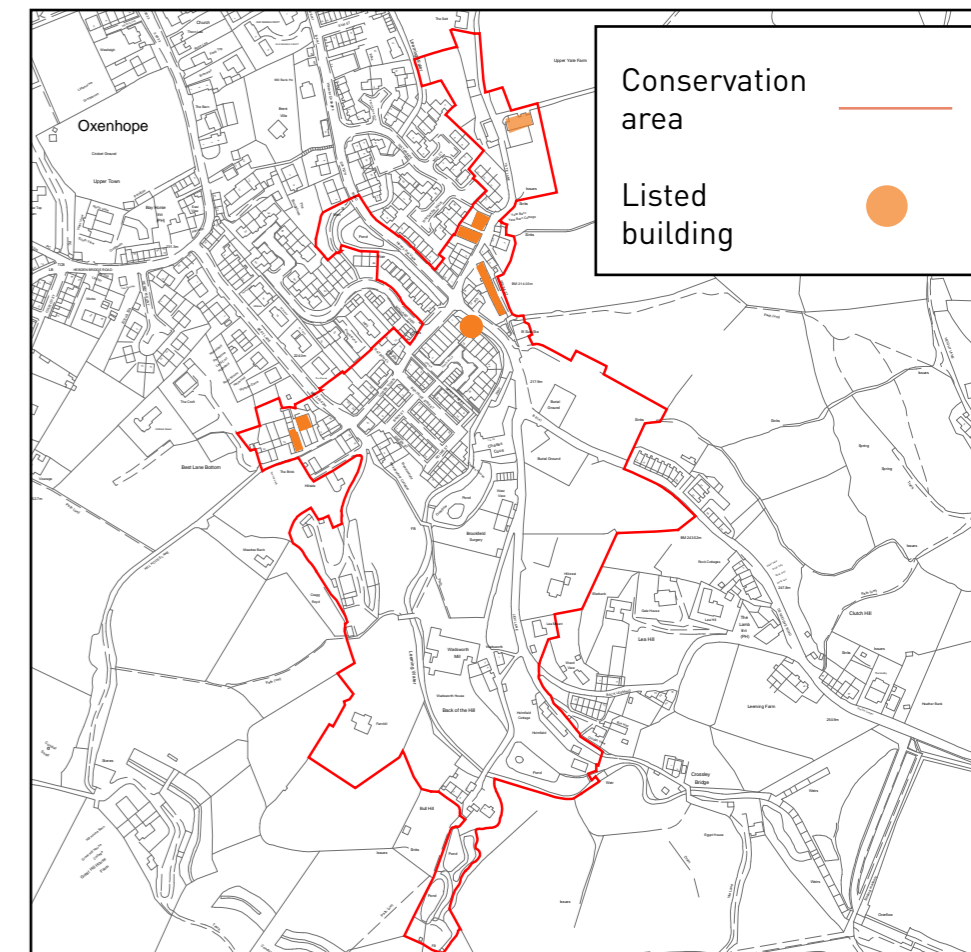


Leeming reservoir - George McVay

## 1.4 HERITAGE

1.4.14 **LOWER TOWN**  
19 Grade II Listed buildings of special architectural and historic interest are in Lower Town which date across four centuries. Different building types and styles of architecture were produced at different stages in the evolution of Lower Town contributing to a distinct sense of place.

1.4.15 There is a diverse mix of building types and architectural styles in Lower Town. This is in part due to natural architectural progression but also due to the social hierarchy of the mill village. Buildings range from high density, small size, repetitive worker houses to large attractive villas for mill masters and owners.



Grade II Listed Mill Chimney



Yate House and Cottage



2-14 Farra Street



## 1.4 HERITAGE

### 1.4.16 UPPER TOWN

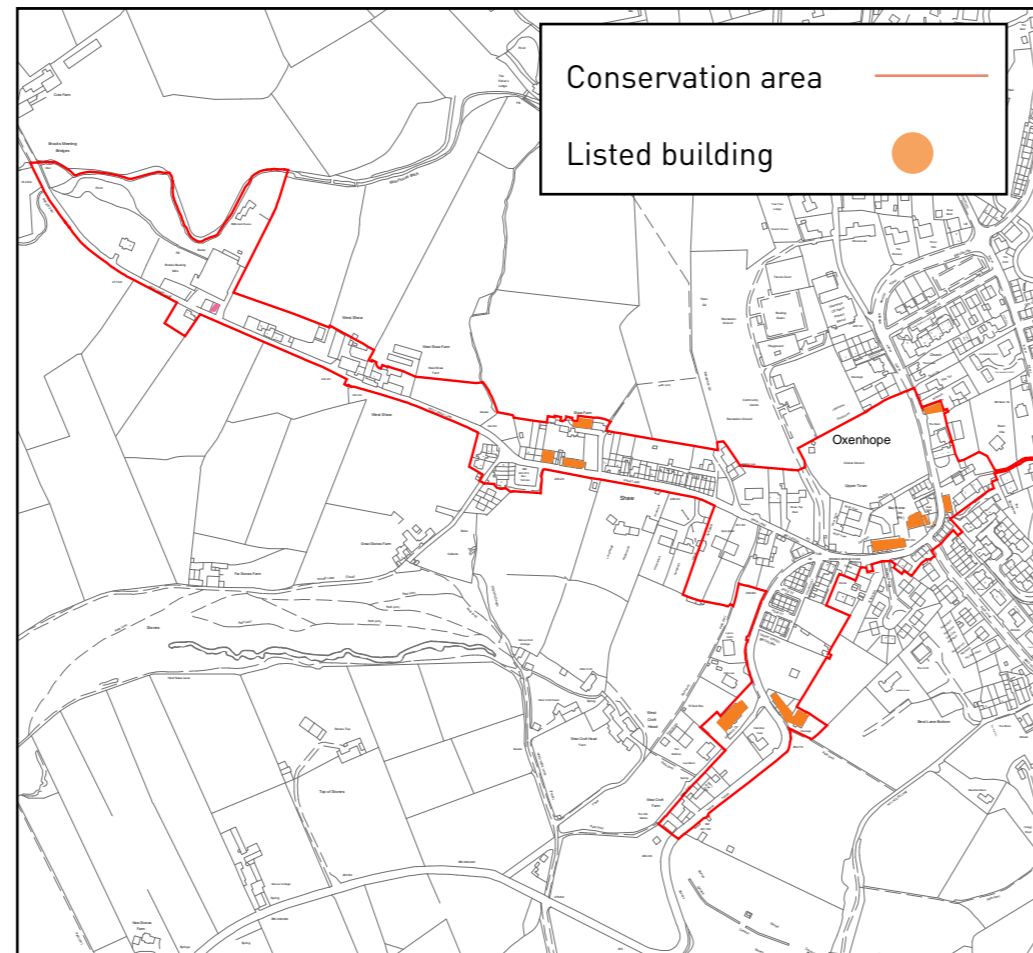
28 Grade II Listed buildings are in this area including some of the earliest agricultural buildings in Oxenhope. It can be characterised by early mill worker homes and farm buildings with a handful of buildings from later dates expressing different architectural styles. This mixture of building types and styles helps to build the identity of Upper Town.



St Mary the Virgin Church of England



13 & 17 Hebden Bridge Road



The Old Vicarage

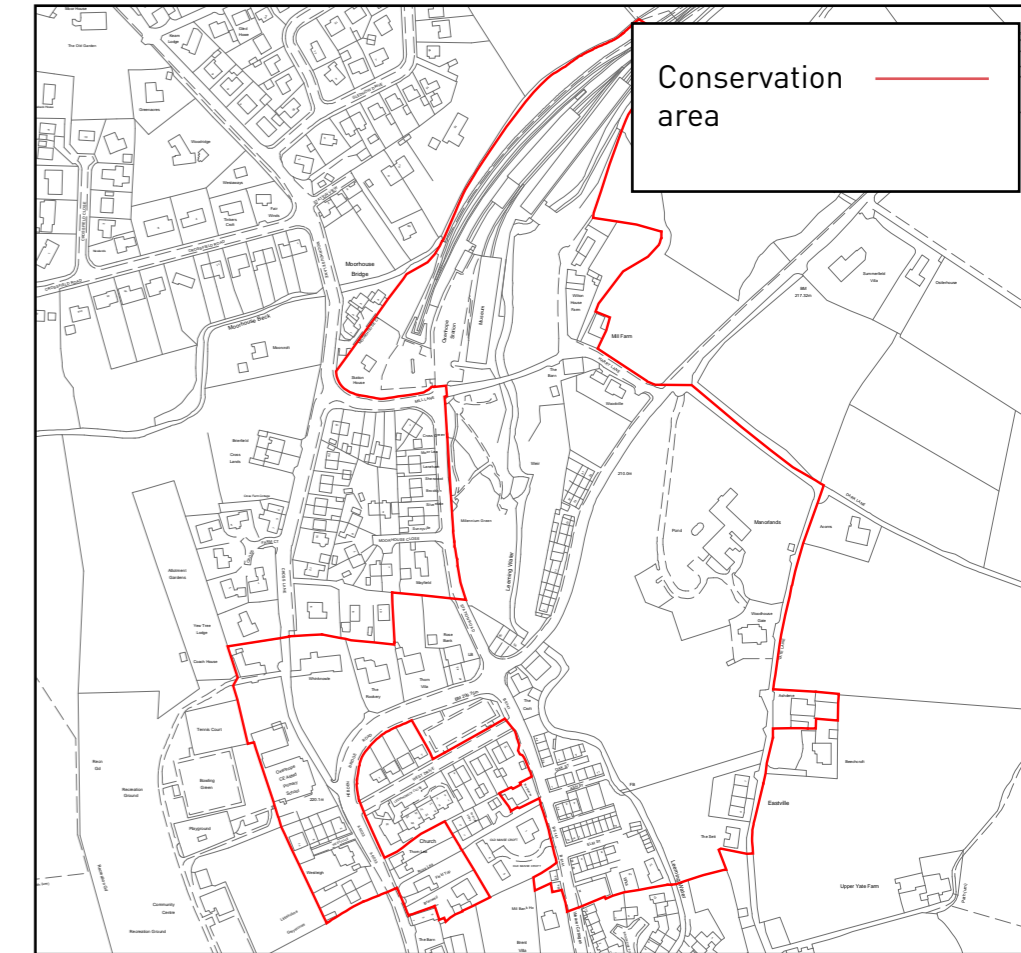
## 1.4 HERITAGE

### 1.4.17 STATION ROAD

Despite containing no listed buildings, in the Conservation Area there are a number of buildings which make an important contribution to the townscape. Oxenhope Station was the catalyst for development in the area in the late 19th and early 20th centuries. Many of the buildings constructed around this time have retained original features reflecting the architectural style of the time.



Keighley & Worth Valley Railway



Whin Knoll



## 1.5 ENVIRONMENT

**1.5.1** Oxenhope is an attractive rural community situated in the South Pennine Moors which lies between the Peak District National Park and the Yorkshire Dales National Park. It can be characterised as a sweeping landscape of upland moor and pasture. The moorland plateau gives extensive views over the lower-lying towns and settlements.

**1.5.2** The landscape and topography has and continues to play an important role in shaping and influencing development in Oxenhope and its surrounding communities.

**1.5.3** The majority of the plan area is green fields and moorlands, much of which is used for agricultural grazing.

**1.5.4** The area contains a variety of designations due to the presence of important species of both plants and animals. This includes Sites of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA).

**1.5.5** The mosaic of habitats supports a moorland breeding bird assemblage which, because of the range of species and number of birds is of regional, national and international importance. The large numbers of breeding birds including Merlin, Golden Plover, Curlew, Lapwing and Twite are of international importance.

**1.5.6** Within the South Pennine Moors are important flora such as upland healthland (dry and wet), blanket bog (including uncommon cloudberry), old sessile oak woods and transition mires and quaking bogs.



Golden Plover - Image by Silver Leapers

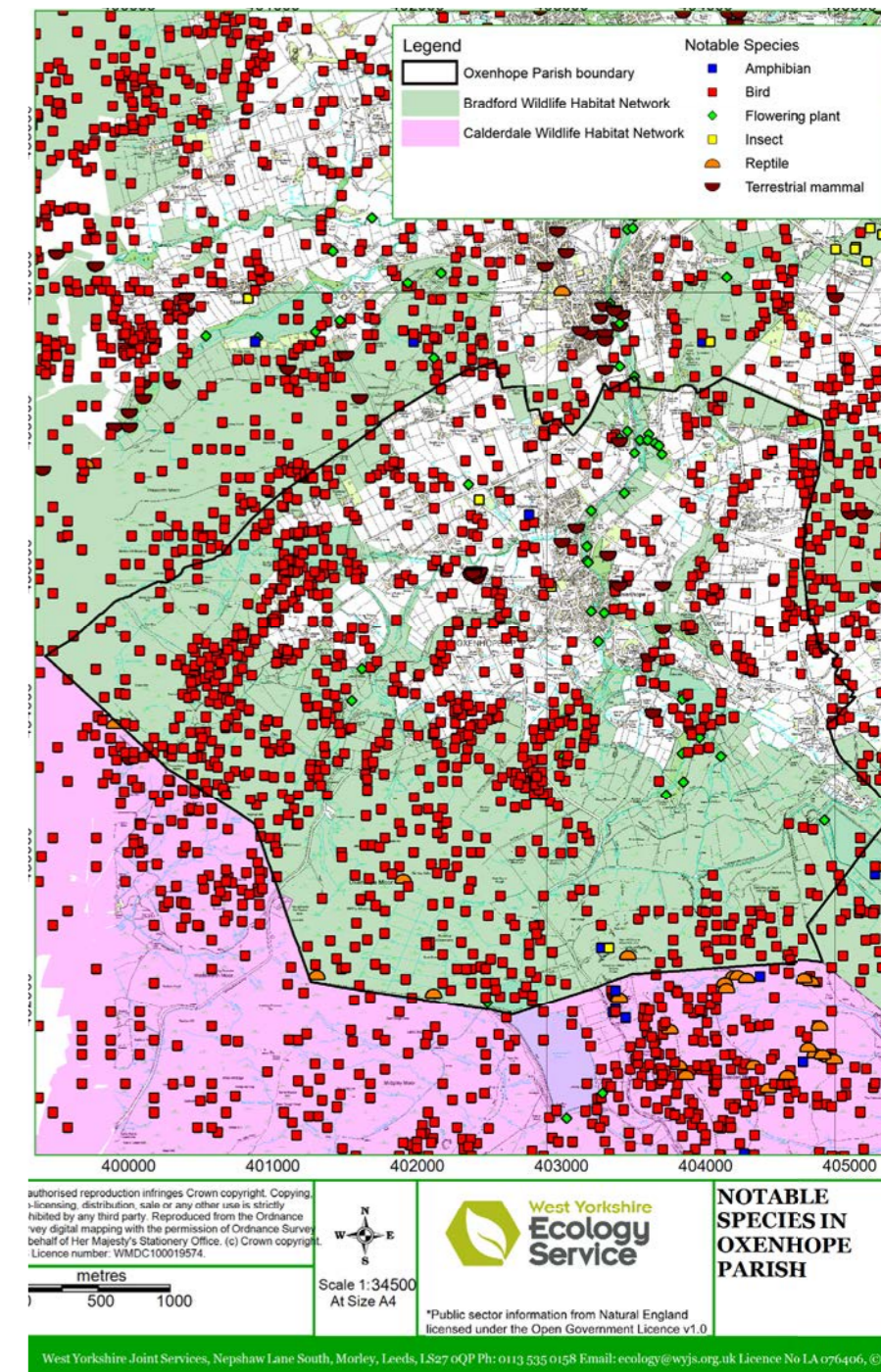


Curlew - Image by Nick Goodrum

## 1.5 ENVIRONMENT

**1.5.7** This map illustrates the location of notable species in Oxenhope.

**1.5.8** There are around 80 different important species of amphibians, fish, insects, birds, mammals, reptiles, and plants in Oxenhope.

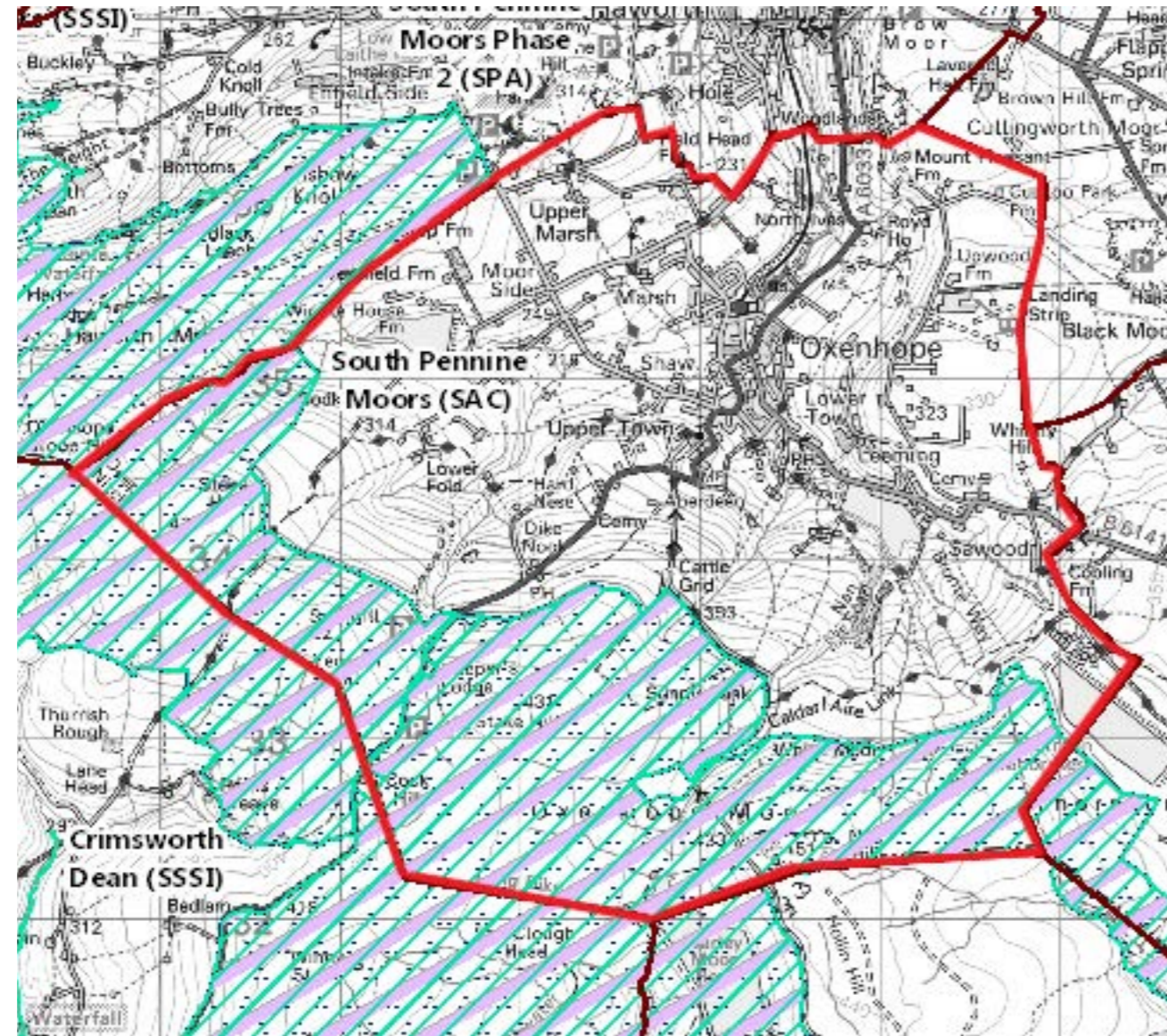
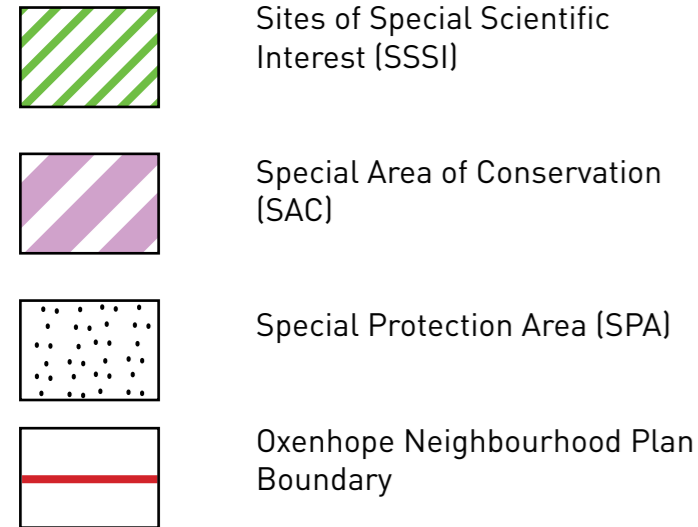




## 1.5 ENVIRONMENT

**1.5.9** This map illustrates some of the environmental designations within the Neighbourhood Plan Area.

These are primarily located on the moors to the south and west of the village.



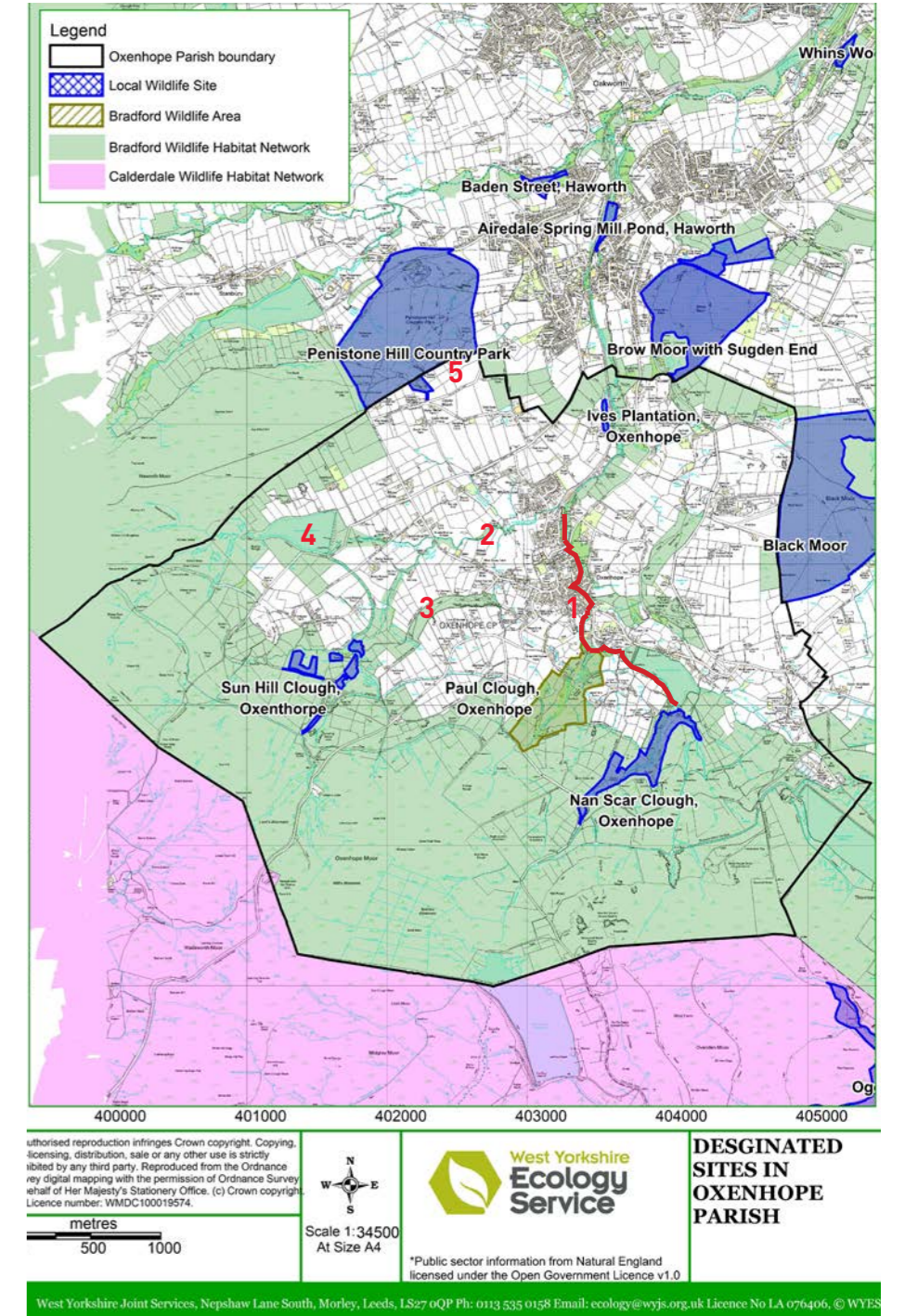
## 1.5 ENVIRONMENT

**1.5.10** The map opposite identifies the following wildlife and biodiversity designations:

- Bradford Wildlife Habitat Network
- Bradford Wildlife Area
- Local Wildlife Sites

**1.5.11** Sites not included as Local Wildlife Sites but remain an important part of the Bradford Habitat Network include:

1. Leeming Water
2. Fishers Lodge
3. Stones
4. Leeshaw Reservoir; and
5. Marsh Quarry

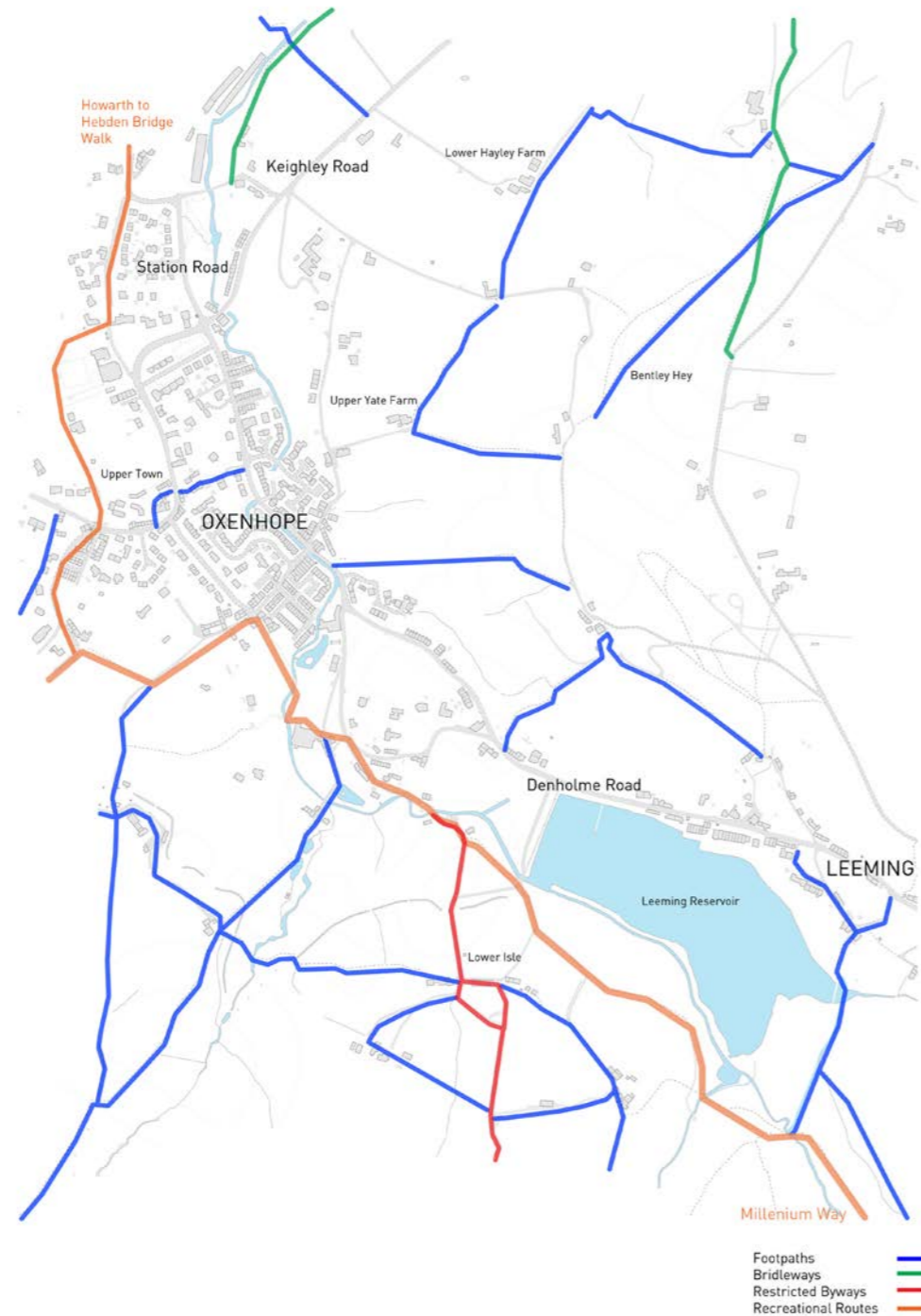




## 1.6 PUBLIC RIGHTS OF WAY

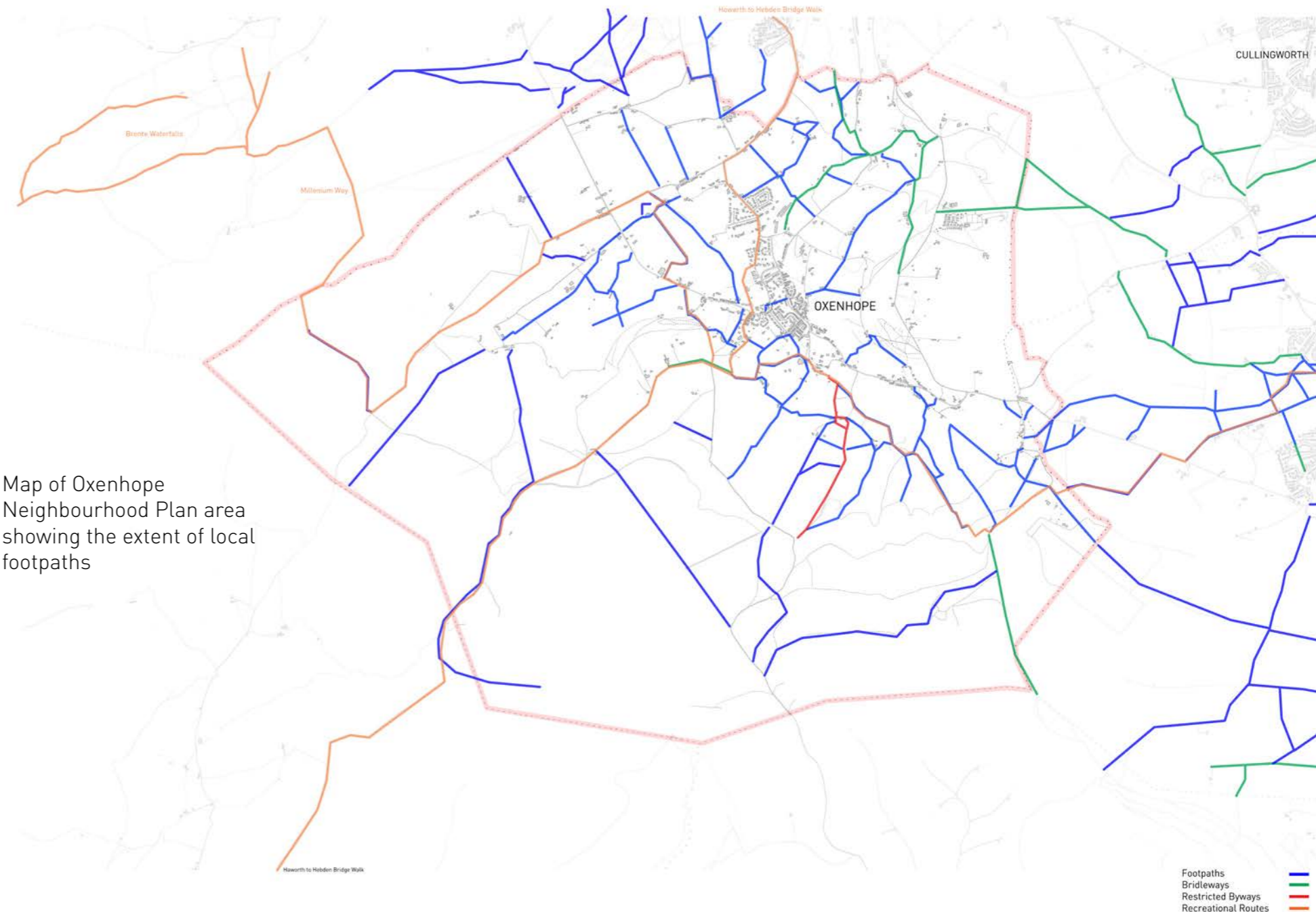
- 1.6.1 Footpaths, public rights of way and bridleways make a significant contribution to village life in and around Oxenhope. There are many footpaths in both urban and rural locations that are well used by residents and visitors alike.
- 1.6.2 These footpaths provide connections to the different settlements within Oxenhope and to the wider locality. They are important in enabling access to and movement through the surrounding countryside and support leisure, recreation and tourism locally.
- 1.6.3 A key objective of the plan is to protect, maintain and where possible, enhance these footpaths and other routes to make sure they continue to support life in and around Oxenhope for years to come.

Map of central Oxenhope showing local footpaths throughout the village



## 1.6 PUBLIC RIGHTS OF WAY

Map of Oxenhope Neighbourhood Plan area showing the extent of local footpaths





# 2.0 NEIGHBOURHOOD PROFILE

## 2.1 Neighbourhood Profile

- Population
- Age Profiles
- Economic Activity
- Households
- Qualifications

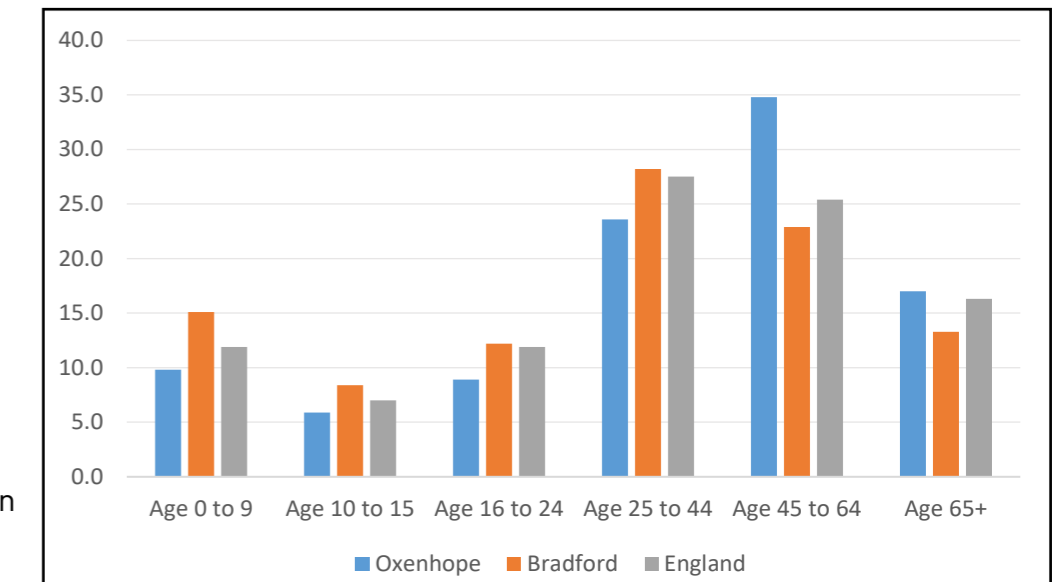


Photo credit: Joy Holdsworth

## 2.1 NEIGHBOURHOOD PROFILE

- 2.1.1** The population of Oxenhope increased by 161 people from 2,465 in 2001 to 2,626 in 2011. (2001& 2011 censuses)
- 2.1.2** 96.2% of people in Oxenhope identify as White British compared with 63.9% in Bradford and 79.7% in England. (2011 census)
- 2.1.3** When compared with national and district levels, Oxenhope has less young people (aged under 24), less young adults (aged under 44), more middle aged people (aged between 45-64) and more older people (aged 65+). The average age of people in Oxenhope is 43, compared to Bradford, 36 and England, 39. (2011 census)
- 2.1.4** Oxenhope has a higher rate of economic activity (73.7%) when compared with Bradford (66.6%) and England (69.9%). (2011 census)
- 2.1.5** Oxenhope also has a lower rate of unemployment (2%) when compared with Bradford (5.8%) and England (4.4%). (2011 census)
- 2.1.6** Oxenhope has a higher rate of people who are retired (16.9%) than the district (12%) and national levels (13.7%). (2011 census)
- 2.1.7** The sectors which employ the most residents are wholesale and retail trade, education, health and social work, manufacturing, and construction. Collectively these sectors employ over 62% of the working resident population. (2011 census)

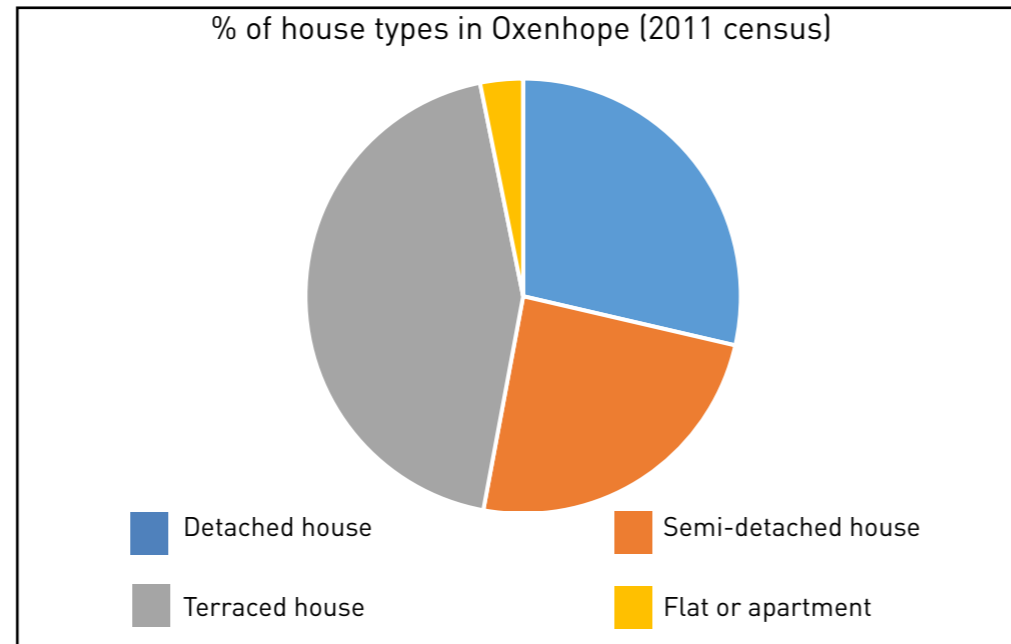
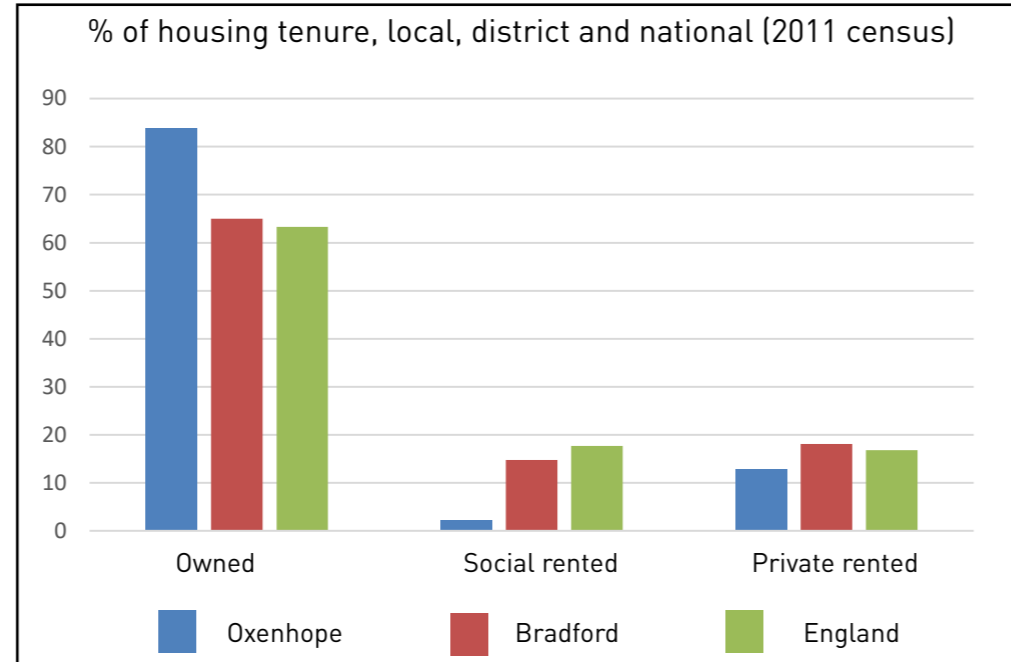
% of population in each age group, local, district and national (2011)





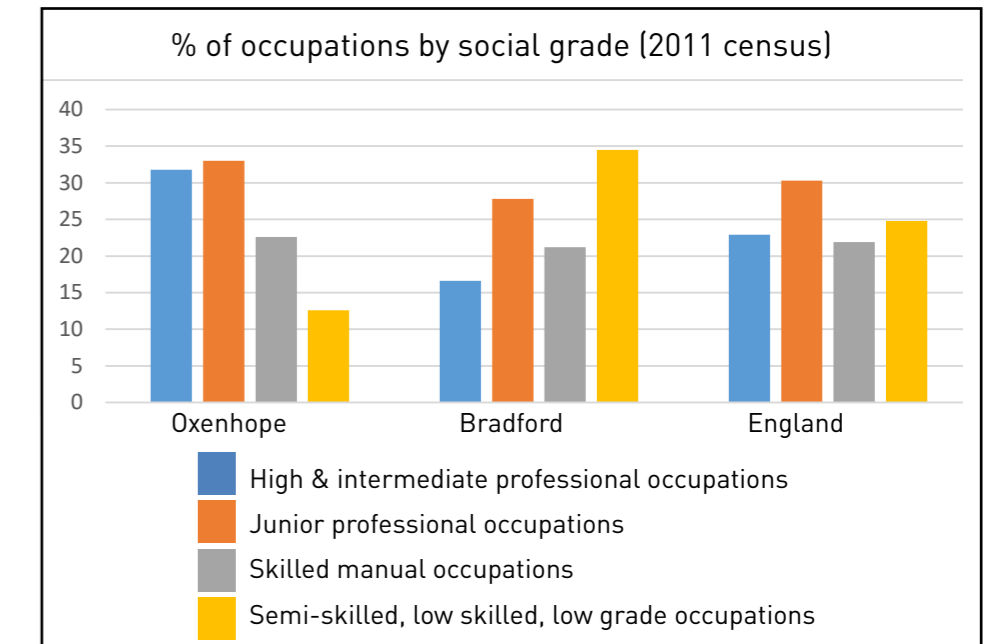
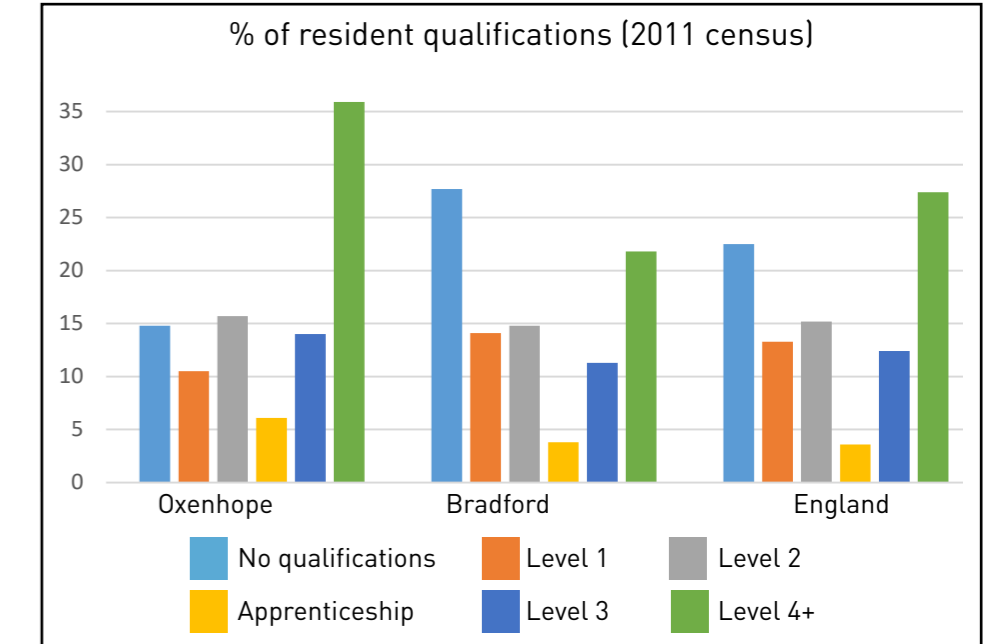
## 2.1 NEIGHBOURHOOD PROFILE

- 2.1.8** The proportion of homeowners is much higher in Oxenhope (83.9%), when compared to Bradford (64.9%) and England (64.8%). (2011 census)
- 2.1.9** The percentage of people who rent through both private (13.3%) and social (1.9%) landlords in Oxenhope is lower than both Bradford (16.5% & 12.3%) and England (16.9% & 16.5%). (2011 census)
- 2.1.10** Terraced houses are the most common house type in Oxenhope, making up 42.8% of the stock. Detached houses account for 27.9% of houses whilst 23.7% of houses are semi-detached. Only 3.1% of the houses in Oxenhope are flats or apartments. The remaining 2.5% were classed as living in mobile or temporary accommodation. (2011 census)
- 2.1.11** Levels of car or van ownership in Oxenhope are higher in comparison to district and national levels. The proportion of people without access to a car is just (11.2%) lower than Bradford (30.5%) and England (25.8%).
- 2.1.12** The proportion of people with access to one vehicle is similar to both district and national levels, however beyond this, Oxenhope has higher levels of people with access to 2 (35.8%), 3 (8.3%) and 4 vehicles (3.1%) when compared to Bradford (21.3%, 4%, 1.2%) and England (24.7%, 5.5%, 1.9%) (2011 census)



## 2.1 NEIGHBOURHOOD PROFILE

- 2.1.13** Oxenhope has a lower proportion of people with no qualifications, (14.8%) when compared to Bradford, (27.7%) and England, (22.5%). (2011 census)
- 2.1.14** Oxenhope also has a higher percentage of people with a level 4 qualification or higher (35.9%), when compared to Bradford, (21.8%) and England, (27.4%). (2011 census)
- 2.1.15** Almost twice as many people in Oxenhope have undertaken apprenticeships, (6.1%), than in Bradford, (3.8%) and England (3.6%). (2011 census).
- 2.1.16** Oxenhope has a higher percentage of people employed in jobs that are graded intermediate and high level professional occupations (31.8%), when compared to Bradford (16.6%) and England (22.9%). (2011 census).
- 2.1.17** Oxenhope has similar levels of people employed in junior professional occupations and skilled manual work when compared to district and national levels. (2011 census).
- 2.1.17** Semi-skilled, low skilled and low grade occupations account for only 12.6% of people in Oxenhope. This is drastically lower than in both Bradford (34.5%) and England (24.8%). (2011 census).





# 3.0 VISION

- 3.1 VISION
- 3.2 ENGAGEMENT
- 3.3 HOUSING SURVEY
- 3.4 TRANSPORT SURVEY
- 3.3 AIMS & OBJECTIVES

## 3.1 VISION

“Oxenhope will continue to develop and thrive as a community of settlements, each retaining their own rich heritage and identity. These settlements will continue to be separated by open green spaces and wildlife corridors which protect its distinctive rural character and the relationship between settlement edges and the countryside.

New housing developments will remain consistent in character, scale and density with the traditional and existing housing stock and local built environment. The village continues to encourage small-scale commercial enterprise without compromising its unique character or the wellbeing, quality of life and interests of its many residents.

Oxenhope will provide new opportunities for living, working and recreation for its many residents and visitors and aims to be a sustainable community for future generations.”



Photo credit: Tom Marshall



## 3.2 ENGAGEMENT

### INITIAL ENGAGEMENT

The scope and content of the Neighbourhood Plan has been informed by community engagement and consultation.

On Saturday 1st October 2016 a 2 hour public inception meeting was held at Oxenhope Methodist Church. This was attended by around 150 residents who were keen to share their thoughts on how Oxenhope should develop and what issues the Neighbourhood Plan should address. Those who wished to be involved in the production of the plan left their contact details to be kept informed and invited to any future events or meetings. A summary note of the meeting was produced which is included in the Statement of Community Consultation.

In summary the main points raised were:

- Conserving and enhancing heritage assets in Oxenhope
- Ensuring new housing is designed so that it is in keeping with the existing housing stock
- Managing problem parking
- Promoting walking, cycling and public transport
- Supporting the rural economy
- Protecting green spaces, wildlife and biodiversity

# OXENHOPE NEIGHBOURHOOD PLAN



HELP SHAPE THE FUTURE OF OXENHOPE

INTRODUCTORY MEETING - OPEN TO ALL

SATURDAY 1ST OCTOBER  
2PM-4PM

OXENHOPE  
METHODIST CHURCH




oxenhopeparishcouncil.gov.uk

## 3.2 ENGAGEMENT

### INITIAL ISSUES MEETING

A workshop was held on Tuesday 15th November 2016 where interested residents and stakeholders were invited to help inform the scope and content of the Neighbourhood Plan.

There were around 15 attendees at the workshop which allowed for an intimate discussion around the key themes and issues in Oxenhope and what could be included in the plan.

A summary note of the workshop is included in the Statement of Community Consultation but the key points were:

- How can the plan protect heritage buildings that are not listed?
- How can the NDP add to the existing village documents such as the Village Design Statement and Conservation Area Appraisals?
- Can the NDP encourage local business and entrepreneurship?
- What can be done to promote tourism in Oxenhope?
- Can the NDP address flood concerns, especially around Station Road?





### 3.3 HOUSING SURVEY RESPONSES

#### HOUSING SURVEY

##### 3.3.1

To better understand the key issues and concerns facing local people a series of surveys were circulated throughout the village. The surveys were jointly produced by the Neighbourhood Plan Project Group and consultants Integreat Plus.

##### 3.3.2

A housing survey was undertaken to gather views on a variety of housing related topics. This includes understanding local perceptions of housing need, priorities for new housing development and issues with the existing housing stock.

##### 3.3.3

The housing survey received 119 responses from members of the community. A housing summary report was drafted which provides an overview of the responses and details how these responses have helped to inform the content of this Plan.

**3.3.4** In summary the key findings were that the most in demand house types are **affordable housing** for local people, **smaller retirement homes**, houses built to **high environmental and sustainability** standards, and **3-4 bed family houses**.

**3.3.5** The most desirable size of housing development is **individual homes, infill housing** and small schemes of up to **5 dwellings**.

**3.3.6** The biggest issues with the current stock of housing is **parking and traffic** related issues, low levels of **energy efficiency**, a lack of **mid-sized houses**, lack of **affordable houses** and strained local **infrastructure**.

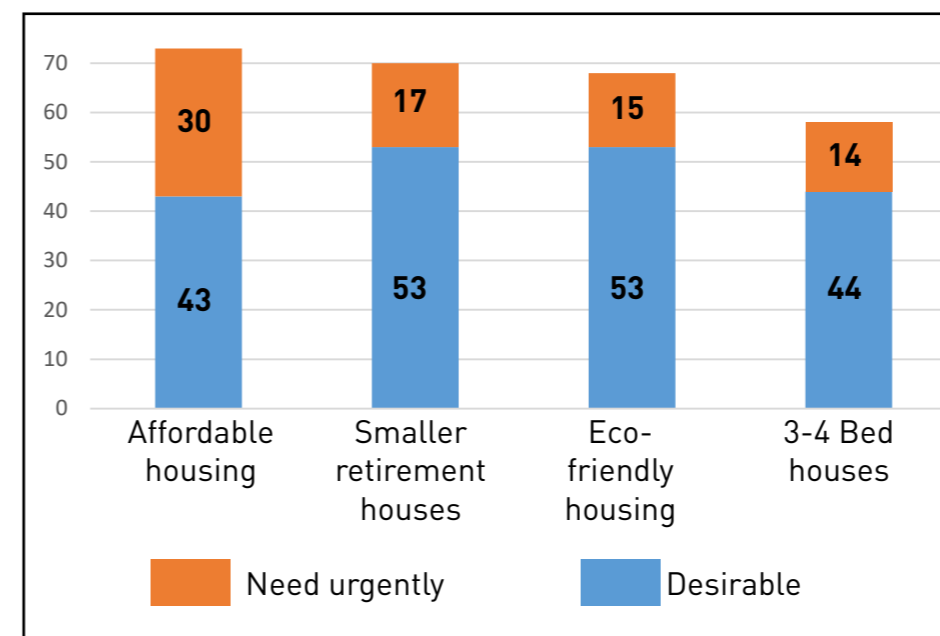
**3.3.7** The most important factor in new development is that the design is **in-keeping with the local vernacular**. The second most important is **suitable parking provision**. Third is the **location of new development** and its **impact on the local area**.

**3.3.8** The biggest concerns people had about new housing development was the **impact on traffic and parking, loss of green spaces** and its **negative impact on the landscape**.

### 3.3 HOUSING SURVEY RESPONSES

#### WHAT TYPE OF NEW HOUSING DOES OXENHOPE NEED?

119 Respondents were presented with 10 different house types and were asked to give their opinion of how much demand there was for each type of housing in Oxenhope.

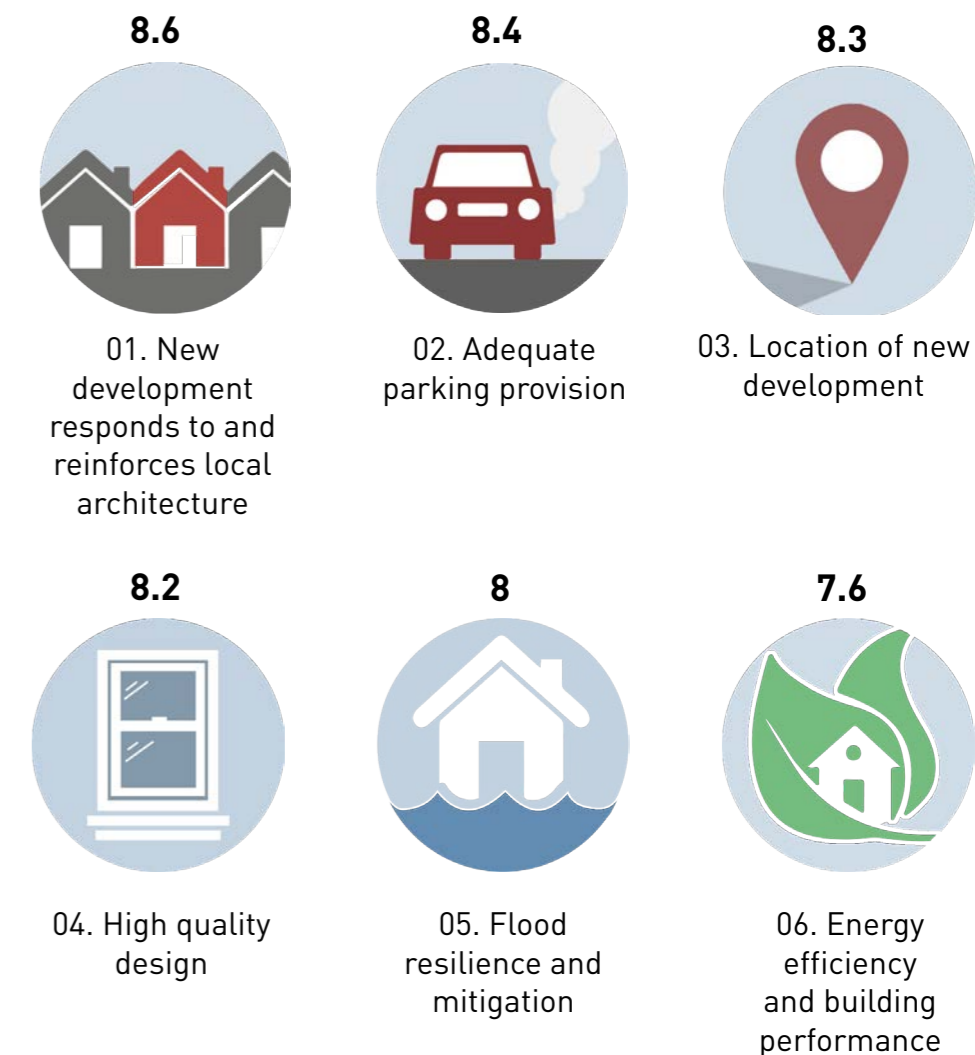


The house types shown above were voted the most in demand by respondents of the housing survey.

**61%** felt there is demand for affordable housing  
**59%** felt there is demand for smaller retirement homes  
**57%** felt there is demand for eco-friendly houses  
**49%** felt there is demand for 3-4 bed houses

#### WHAT DO YOU CONSIDER TO BE THE MOST IMPORTANT FACTORS IN NEW DEVELOPMENT?

Respondents were asked to rank certain criteria by giving each one a score between 0 - 10.

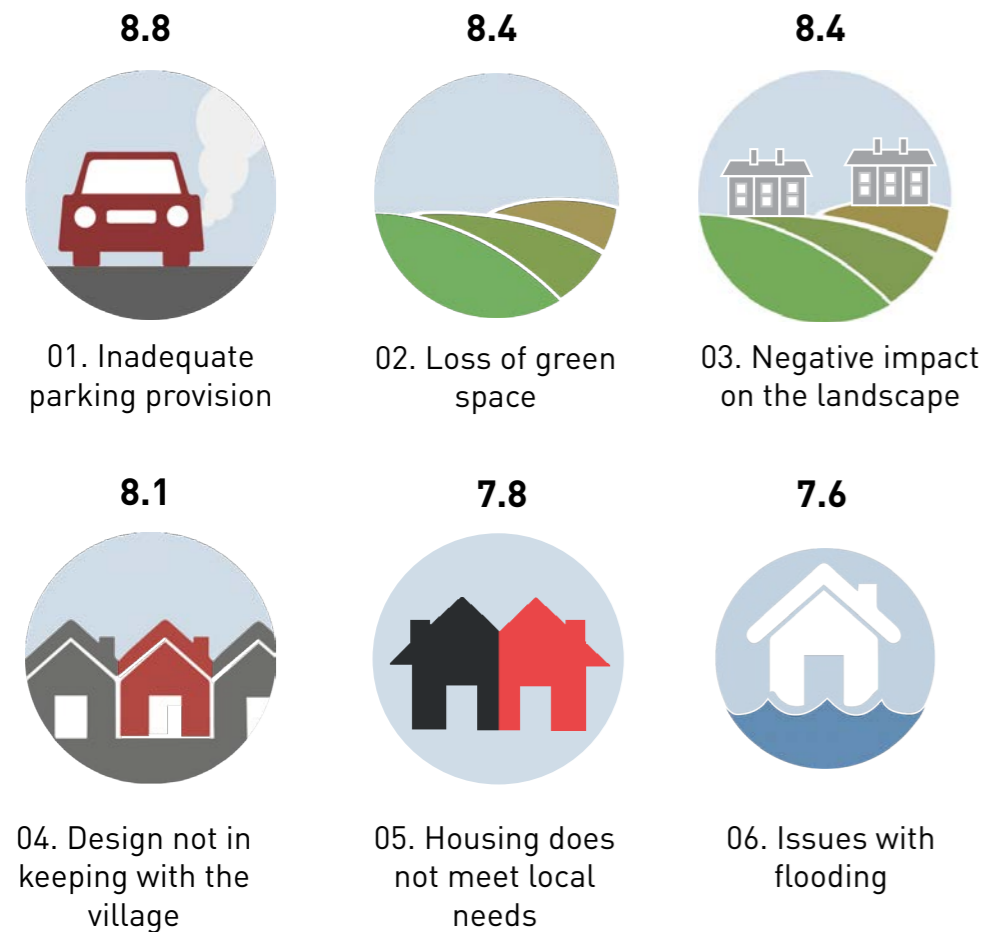




### 3.3 HOUSING SURVEY RESPONSES

#### WHAT CONCERNS YOU ABOUT NEW HOUSING DEVELOPMENT?

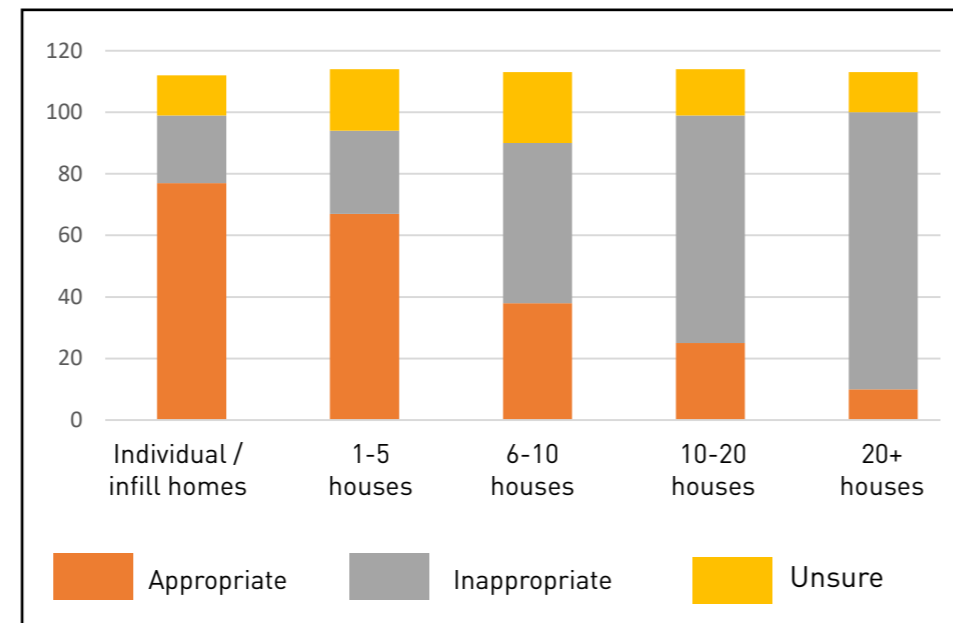
Respondents were asked to rank certain criteria by giving each one a score between 0 - 10. This question aims to gain a better understanding of what concerns the local community have around new housing development.



#### WHAT SIZE OF HOUSING DEVELOPMENT DO YOU THINK IS MOST APPROPRIATE FOR OXENHOPE?

Respondents were asked to give their views on the size of developments that they think is most appropriate for Oxenhope.

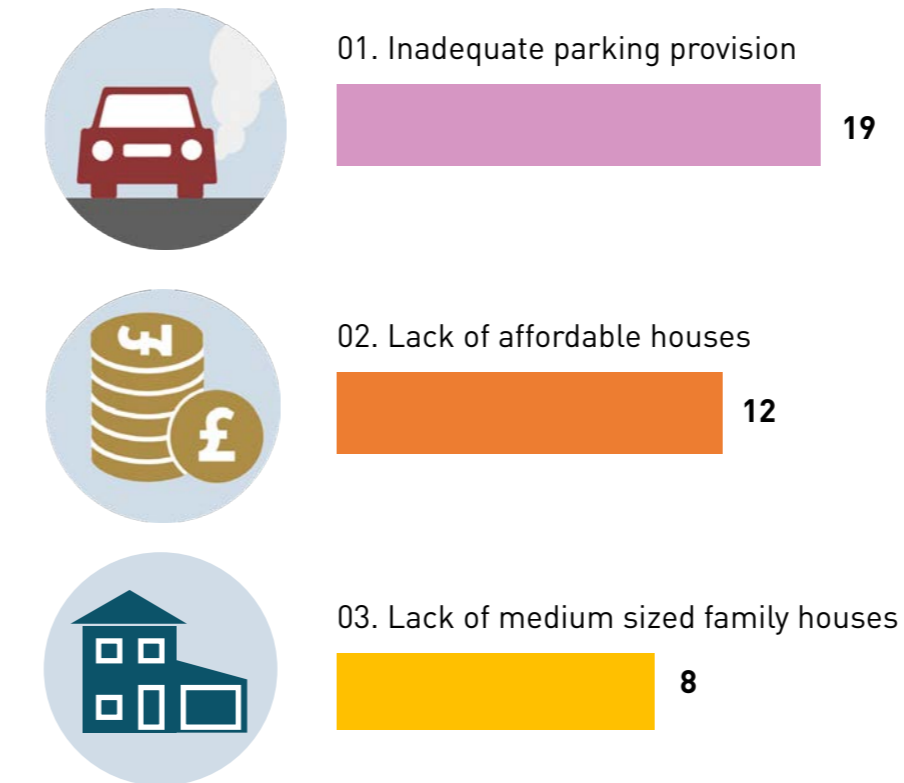
As shown below most people think that individual homes and infill development is the most appropriate, followed by sites of between 1-5 homes. Schemes with 6-10, 10-20 and 20+ houses are considered inappropriate by most of the respondents.



### 3.3 HOUSING SURVEY RESPONSES

#### ARE THERE ANY ISSUES WITH THE EXISTING HOUSING STOCK?

Respondents were asked to share any issues they were aware of with the existing housing stock in Oxenhope.



Other issues include **lack of housing for older people** and **people with mobility issues, poor levels of energy efficiency, and new homes that are not in-keeping with local vernacular.** These received 3, 3 and 5 responses respectively.





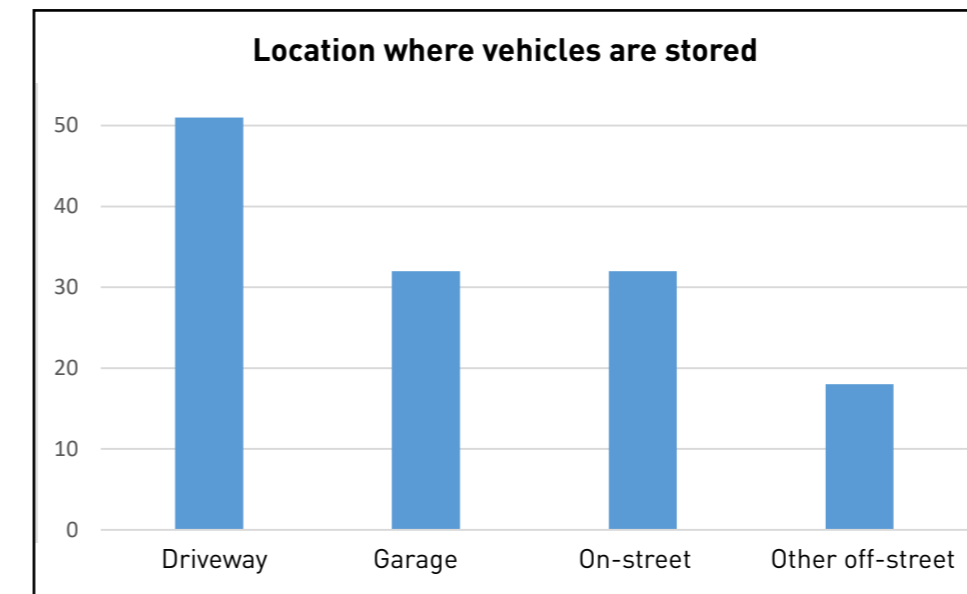
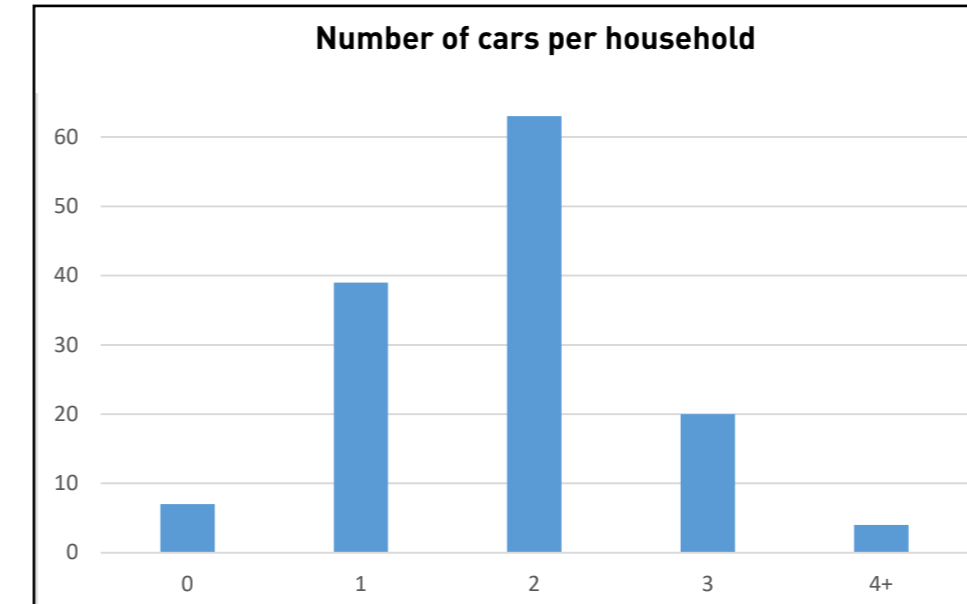
### 3.4 TRAVEL SURVEY RESPONSES

#### TRAVEL SURVEY

- 3.4.1 To gain a better understanding of vehicle usage, movement trends and other transport related data, a travel survey was produced and circulated throughout the village.
- 3.4.2 133 people responded to the survey. A summary report which details the outcomes of the survey has been produced as a supporting document to this Plan.
- 3.4.3 The responses to the survey helped to inform the scope and content of this Plan and has ensured that the Plan is a genuine response to local needs and aspirations.
- 3.4.4 In summary, the survey suggests that traffic related issues such as parking and congestion are common problems throughout the village. Residents are concerned that additional housing development will exasperate the problem.
- 3.4.5 The most common number of cars owned in Oxenhope is **2 per household**. Although the sample size is much smaller than the 2011 census, the data indicates that in the last 7 years the percentage of people with 2 cars has risen from 35.8% to **47%**. **This means that almost half of households in the village have access to 2 vehicles.**

- 3.4.6 Meanwhile the percentage of households with access to 0 cars has dropped from 11.2% in the 2011 census to **5%** according to the survey.
- 3.4.7 The most common location for car storage is on a driveway with 38% of responses. Joint second is on-street parking and garages both with 24%. **This means that almost a quarter of all surveyed households park their cars on-street.**
- 3.4.8 **Cars** are the most popular mode of transport by the people surveyed with **78%** using them more than other modes of transport. Of those surveyed, **87** people use their cars to commute to work, whilst only **12** people use bus or rail to commute to work and only **6** walk or cycle to work. Most people surveyed work within **10 miles of Oxenhope (57%)** whilst only 4% work more than 20 miles from Oxenhope.
- 3.4.9 The main traffic-based issues facing respondents to the survey are **cars parked on-streets causing poor visibility and obstructions, a lack of suitable pavements for pedestrians and speeding vehicles.**
- 3.4.10 Respondents to the survey feel that new development should have adequate **parking provision**, including **garages, driveways** and **visitor parking**. **Traffic calming measures** and **improved pedestrian and cycles infrastructure** is also highly requested. Many respondents would like to see **better public transport** including bus and rail serving the village.

### 3.4 TRAVEL SURVEY RESPONSES



#### ARE THERE ANY ROADS OR ROUTES THAT CAUSE CONCERN (TRAFFIC, PARKING ISSUES, ACCIDENTS, VISIBILITY)?

Respondents were asked to articulate any issues there were with certain roads such as accident black spots, areas with poor visibility, roads prone to speeding motorists and parking issues.

The most popular responses were:

1. Denholme Road / Long Causeway **(60)**  
(Speeding, parked cars, no pavements, dangerous for HGVs)
2. Station Road **(40)**  
(Parked cars, speeding)
3. Best Lane **(19)**  
(Parked cars, difficult for the bus)
4. Shaw Lane / West Shaw **(15)**  
(Speeding, parked cars, no pavements, poor visibility)
5. Cross Lane / Hedben Bridge Road **(11)**  
(Parked cars outside school, poor visibility)



### 3.5 AIMS AND OBJECTIVES

#### AIM AND OBJECTIVE

- 01** Conserve and enhance the natural environment including access and management
- 02** Conserve and enhance historic, cultural and heritage assets
- 03** Conserve and enhance local green spaces
- 04** Protect and enhance community services and facilities
- 05** Reduce traffic, congestion and parking issues
- 06** Ensure new housing development is in keeping with local vernacular, scale and density and contributes to retaining distinct village settlements

#### POLICIES

- GP2 GP5 H4 MT2 GS1
- GP2 GP8 H4
- GS1
- GP3
- ED3 ED6 MT1 MT2 MT3
- GP1 GP8

### 3.5 AIMS AND OBJECTIVES

#### AIM AND OBJECTIVE

- 07** Encourage small scale commercial development, support new and existing businesses
- 08** Encourage and support recreational and leisure activities and opportunities
- 09** Deliver the right house types in the right places to meet local needs
- 10** Improve movement and wayfinding around the village including pedestrian and cycle movement
- 11** Encourage and support key economic sectors such as tourism and agriculture
- 12** Positively contribute to the wellbeing and quality of life for local people and visitors

#### POLICIES

- GP6 H3 ED1 ED2 ED3 ED4 ED5 ED6
- GP3 ED3 GS1
- H1 H2 H3 H4 GP1 GP7
- MT2
- ED3 ED4 ED5 ED6
- GS1 H1 GP3



# 4.0

## POLICIES

This section of the neighbourhood plan contains land-use policies to help shape and influence future development in Oxenhope.

The policies are a response to the outcomes of community engagement and seek to achieve the aims and objectives of the neighbourhood plan.

**4.1 GENERAL POLICIES** **Page 42**

**4.2 HOUSING** **Page 52**

**4.3 LOCAL ECONOMIC DEVELOPMENT** **Page 56**

**4.4 LOCAL GREEN SPACES** **Page 62**

**4.5 MOVEMENT AND TRANSPORT** **Page 68**



Photo credit: George McVay



# 4.1 GENERAL POLICIES

## GENERAL POLICIES

### GP1 HIGH QUALITY DESIGN

**New development, including housing, should respond to and be respectful of the distinctive character of Oxenhope and the settlements within it.**

**Height, scale and massing, materials, boundary treatments, density, orientation, layout, architectural detailing, and window and door details should reflect and reinforce the defining characteristics of the immediate area.**

**Any application should demonstrate how the proposal responds to its context. Guidance to assist with this can be found in the Oxenhope Design Guide.**

119 people completed a survey around housing and development in Oxenhope. They ranked certain criteria from 0 to 10 (not important to very important). 'Design in keeping with local character' was the most important response with an average score of 8.6 out of 10. When asked what concerns people have around new development the 4th most important response was 'design not in keeping with local character' which scored 8.1 out of 10.

The term scale refers to the size of properties rather than the number of properties.

**This policy references CBMDC Core Strategy Policies: SC4, DS1, DS2, DS3, DS4, DS5, H09**

## GENERAL POLICIES

### GP2 IMPACT ON HERITAGE

**The particular significance of any Non-Designated Heritage Asset (including its setting), as listed below and identified on The Policies Map, will be taken into account when considering the impact of any development proposal on such an asset. Any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised. The restoration of these assets is encouraged and any extension or alteration to these assets is encouraged to be undertaken sensitively.**

Oxenhope contains many important buildings, structures and monuments that are unlisted but still make a great contribution to the distinctive character of the area.

Throughout engagement and steering group meetings the contribution heritage assets makes to the village was cited as a priority for the plan to help address. In early 2018 a workshop was held looking at local heritage. The steering group nominated several key buildings for their historical and cultural significance. A deeper investigation was undertaken to identify any further unlisted heritage assets in the area, which were then subject to a local heritage assessment.

The assessment criteria and reasons for selecting these assets are included in the appendix at the rear of the Plan.

**This policy references CBMDC Core Strategy Policies: PN1.E, EN3**

## NON-DESIGNATED HERITAGE ASSETS

### Leeming Conservation Area

1. Pair of spired gothic style tombs in Horkinstone burial ground
2. Horkinstone Barn & Horkinstone farm

### Lower Town

3. Fernhill Villa
4. Cottages, barn & workshop at Bull Hill
5. Wadsworth Mill
6. Lea Mount
7. Hillcrest
8. Brookfield & West View
9. Cragg Royd & terrace
10. 16-20 Hill House Lane – workers cottages

### Station Road

11. Ashdene
12. Oxenhope Railway Station
13. Wilton House
14. The Croft – Keighley Road
15. Rose Bank (Station Road & Hebden Bridge Road)
16. Thorn Villa – hebden bridge road
17. Whinknowle

### Upper Town

18. Springfield Villas
19. Brooks Meeting Mill
20. Brook House



# GENERAL POLICIES

## NON-DESIGNATED HERITAGE ASSETS



Top left: The Croft  
Top right: Oxenhope Station



Bottom left: Hillcrest  
Bottom right: Whin Knoll

# GENERAL POLICIES

## NON-DESIGNATED HERITAGE ASSETS



Top left: Lea Mount  
Top right: Rose Bank



Bottom left: Horkinstone Farm  
Bottom right: Bull Hill



# GENERAL POLICIES

## GP3 PROTECTING EXISTING COMMUNITY FACILITIES

The following community facilities will be protected, where appropriate, for continued community use:

- |                                |                                |   |
|--------------------------------|--------------------------------|---|
| a) Oxenhope Cricket Ground     | b) Oxenhope Allotments         | c) Oxenhope Recreation Ground, including playing fields, Bowling green, tennis court, playground and changing rooms |
| d) Oxenhope Community Centre   | e) Marsh Methodist Church      | f) St Mary's Church of England  |
| g) West Drive Methodist Church | h) The Bay Horse Community Pub |   |

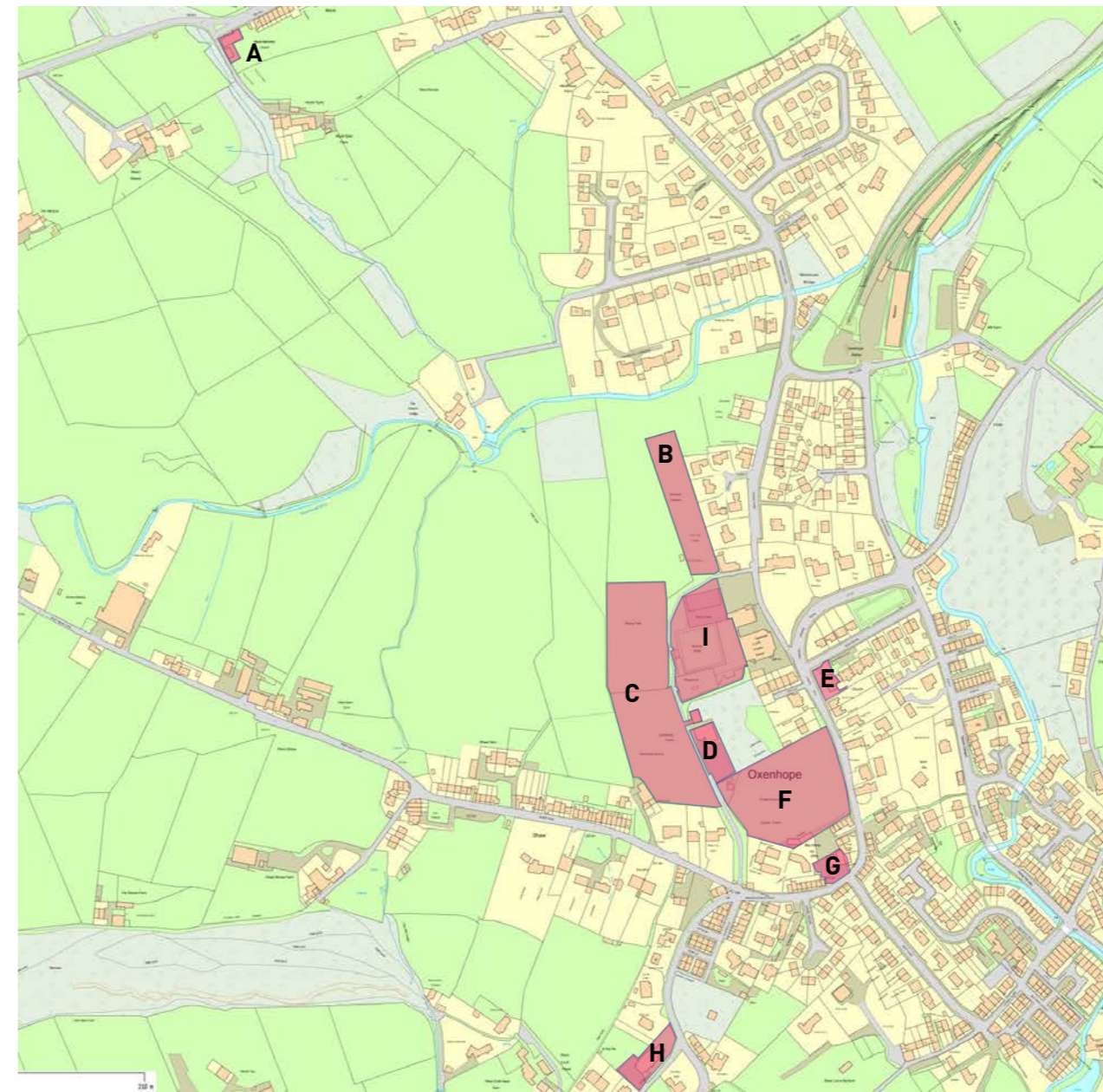
Local preference is that the above buildings remain in community use. The change of use of these existing facilities to other uses will not be permitted unless the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or superior facilities. Such sites should be easily accessed by public transport, walking and cycling routes and have sufficient car parking; or
- b) Applications for a change of use that does not provide community facilities will only be permitted if it can be demonstrated that there is little or no prospect of the premises or land being reoccupied for this preferred use. This should be proven through an independent sustained marketing campaign lasting for a continuous period of at least 6 months.

The facilities above play an important role in the life of the community by providing spaces for a variety of groups, societies and activities for residents and visitors. Their loss would be detrimental to the Village and their retention is therefore considered important. This policy aims to protect existing community facilities which provide a range of activities locally including sport and recreation, other interests and hobbies and help contribute to fostering community cohesion and promotes healthy and active lifestyles.

This policy references CBMDC Core Strategy Policies: PN1.B, SC4

# GENERAL POLICIES



MAP OF COMMUNITY FACILITIES FOR POLICY GP3

- A) Marsh Methodist Church
- B) Oxenhope Allotments
- C) Oxenhope Sports pitches & changing rooms
- D) Oxenhope Community Centre
- E) West Drive Methodist Church
- F) Oxenhope Cricket Ground
- G) The Bay Horse Community Pub
- H) St Mary's Church of England
- I) Tennis courts, play area & bowling green



# GENERAL POLICIES



Oxenhope Cricket Ground



Oxenhope Allotments



Oxenhope Community Centre



Oxenhope Recreation Ground



Oxenhope Recreation Ground



Oxenhope Recreation Ground

# GENERAL POLICIES

## GP4 SUSTAINABLE DRAINAGE

Where appropriate, developments should include Sustainable Drainage Systems and rainwater harvesting to help mitigate flooding and alleviate surface water. Best practice and examples are provided in the Oxenhope Design Guide which should be referenced in applications.

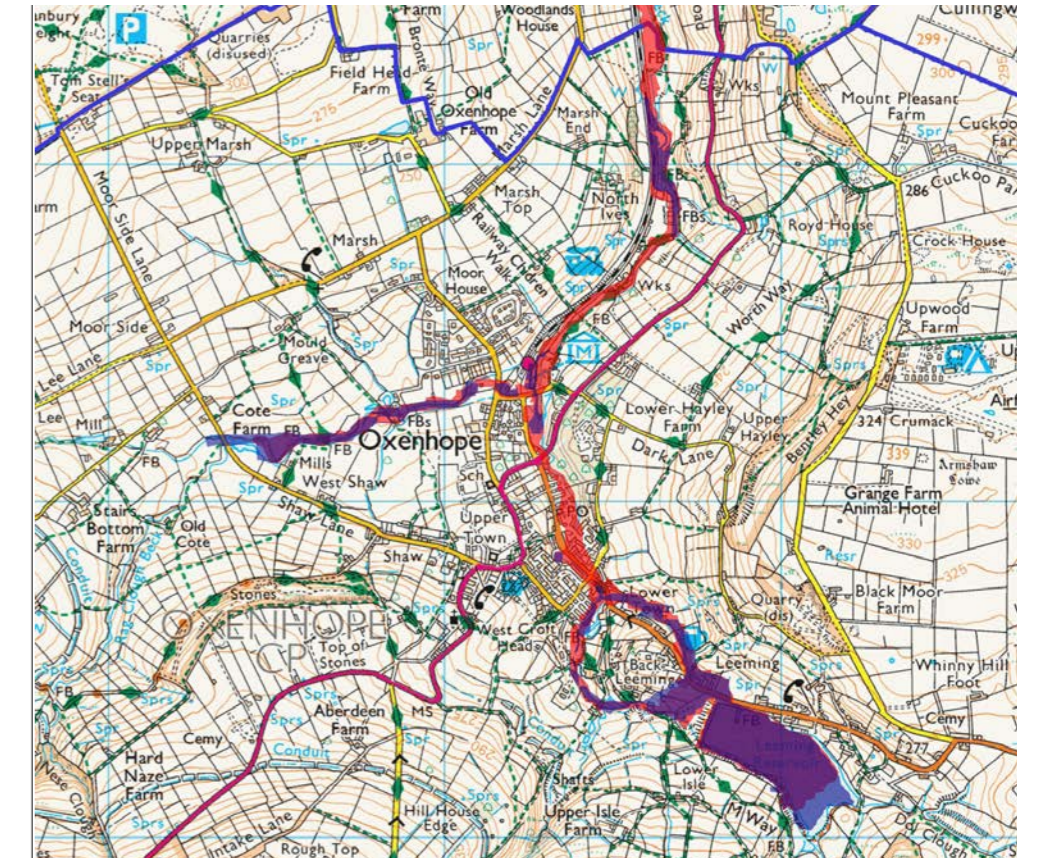
Flood mitigation and SuDS were the 4th most important response when asked what principles should inform new development. 119 people responded to this question and the response scored 8 out of 10 in terms of importance.

When asked what concerns people have about new housing, flooding was the 6th most important concern scoring 7.6 out of 10, from 119 responses.

Leeming Water and Leeming Reservoir has flooded in recent years and Oxenhope contains built up areas within Flood Zones 2 and 3.

Opposite is a map courtesy of DEFRA which shows areas of medium risk, high risk and flood alert areas within Oxenhope.

**This policy references CBMDC Core Strategy Policy EN7 & NPPF Para 165.**



High Risk Areas



Medium Risk Areas



Flood Alert Areas





## GENERAL POLICIES

### GP5 COMMUNITY INFRASTRUCTURE LEVY

**Community Infrastructure Levy (CIL) money will be used to support the biodiversity and sustainable viability of the area's natural landscape and habitats, including the maintenance of local footpaths. Unforeseen community projects may also be funded by CIL within the life of the plan.**

Footpaths are a distinctive feature in Oxenhope, connecting the different settlements throughout the Village and to the wider natural environment. They are highly valued and well-used by residents and visitors alike. Their maintenance and enhancement is important and the Village Council would like to use CIL money to better maintain this provision due to the restricted resources and competing priorities of CBMDC. Any proposed improvements will be considered in consultation with CBMDC Countryside and Rights of Way officers.

This was raised as an important issue by local school children and residents. The area's natural landscape was a key area of consideration raised at the initial public meeting and subsequent project team meetings.

**This policy references CBMDC Core Strategy Policies: SC8, PN1.D & E, TR1.E, TR4, EN2.E**

### GP6 BROADBAND

**All new development should be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved or additional connectivity for the village as a whole.**

In order to support local businesses, homeworkers and to provide a better service to residents, enhanced broadband services is in high demand for the village. The issue of enhanced broadband and communications infrastructure was raised at the initial issues and options meeting and again during the project group meeting on the local economy.

**This policy references CBMDC Core Strategy Policy: PN1.C, EC4.F, G & H**

## GENERAL POLICIES

### GP7 RENEWABLE ENERGY

**Support will be given to proposals for small-scale renewable energy technologies and infrastructure providing the proposals are accompanied by a visual impact assessment that demonstrates they would not cause visual harm and/or do not detract from the visual amenity of its location.**

We are in a climate emergency and the project group felt it was necessary to include a policy which signals the intention of the village to help address this by supporting renewable energy provisions where appropriate.

Eco-friendly houses were one of the most popular responses when people were asked what type of housing was needed in Oxenhope. 119 people responded to this question, and were offered 10 different house types/specifications. 44.5% of respondents said that eco-friendly houses were desirable.

Energy efficiency and environmental sustainability both scored highly when people were asked what principles should inform new development. They scored 7.6 and 7.3 out of 10 respectively.

This policy seeks to promote the use of small-scale and domestic renewable energy technologies whilst balancing the potential negative impact it might have on its setting or residential amenity. The CBMDC Core Strategy does not currently identify any areas which are suitable for renewable energy and the NPPF states that wind turbines should only be located in areas identified in the Development Plan. The adopted Landscape Character SPD (2008) – Volume 3 Pennine Uplands; Gritstone Moorland & Mixed Upland Pasture clearly states that the moorland character would be affected by wind farm development. It is therefore encouraged that any proposed renewable energy technologies is located sensitively and that community consultation and visual impact assessments are undertaken.

**This policy references CBMDC Core Strategy Policies: SC2, EN6, DS1, DS2**



# GENERAL POLICIES

## GP8 DESIGN & DEVELOPMENT IN CONSERVATION AREAS

**In order to conserve and enhance the character and appearance of the conservation areas in Oxenhope, new buildings, and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should reflect its distinctive local characteristics and achieve the following objectives:**

- Layout should reflect the traditional building pattern of the conservation area and buildings height, scale and massing should respond to and reinforce the character of the conservation area;
- Development must reflect existing architectural detailing in terms of roof forms, use of chimney stacks, coursing and pointing of stonework, the proportions of window openings, joinery profiles and opening pattern of new and replacement windows and doors;
- Use of quality materials that reflect the interest of the area and sit harmoniously with the existing building fabric and respect the uniformity in the colour and texture of the built form of the conservation area;
- Retention of existing boundary walls, gates, gateposts and railings and incorporation of new means of enclosure in a way which complements those already in existence using similar materials and details;
- Retention of other architecturally or historically interesting features that testify to the evolution of the structures and are of good quality in their own right;
- Where traditional features have been replaced by modern alternatives, the reinstatement of original traditional features should be the presumed aim of conservation;
- Retention of important or mature trees and vegetation, key open spaces and key views

Oxenhope contains 4 conservation areas; Lower Town, Upper Town, Station Road, and Leeming. These cover the majority of the built environment within the village core.

This policy seeks to encourage new development, extensions and alterations to be carried out sympathetically, to retain, and where possible enhance, the character of the village.

Homeowners and developers should always refer to the relevant Conservation Area Assessment and Appraisal to ensure its guidance and principles are followed and the key objectives are achieved.

The Oxenhope Design Guide should be referred to for guidance on design and development in the Conservation Area.

**This policy references CBMDC Core Strategy Policies:  
SC8, PN1.D & E, TR1.E, TR4, EN2.E**



Photo credit: Tim Green



# 4.2

## HOUSING POLICIES

### HOUSING

The CBMDC Core Strategy Partial Review is in progress and is yet to be adopted. In the emerging Core Strategy Partial Review Oxenhope has been provisionally allocated 25 dwellings. This may be subject to change and the NDP will be updated to reflect any changes until the Core Strategy Partial Review has been adopted.

The policies contained in this section of the plan aim to ensure that new housing meets the needs of the local community and contributes to and reinforces the distinctive built environment.

The scope and content of the policies respond to the results of a local housing survey that was undertaken in 2017 and was completed by 119 residents. Whilst the survey highlighted some local opposition to housing, in general it was useful in identifying priorities for housing in the village and issues with the existing stock of housing.

#### AIMS / OBJECTIVES

- Secure the right types of homes to meet local needs
- Support for the provision of space to support home-working
- Be designed in a way that responds to the character of its area
- Homes built to high standards of environmental performance
- Promote housing built to Lifetime Homes and Building for Life standards to ensure properties are high quality and are suitable for occupants throughout their life
- New housing schemes to include green infrastructure, achieve biodiversity net gain, and preserve and connect with existing green infrastructure networks

### HOUSING POLICIES

#### H1 LIFETIME HOMES AND BUILDING FOR A HEALTHY LIFE

**New housing developments are encouraged to meet Lifetime Homes standards to ensure properties meet the changing needs of occupants throughout their life.**

**Applications for new developments are encouraged to provide an assessment demonstrating how the proposal meets the principles set out in Building for a Healthy Life (or updated versions). Proposals that meet the commendation threshold of 9 greens out of 12, with no reds, will be supported.**

This policy seeks to ensure that new housing developments are designed to the highest standards and are built to meet the changing needs of occupants. Given the demography of Oxenhope and lack of housing specifically for older people or people challenged by mobility - it is important properties are designed in a way to support these needs. There is usually a small additional cost to build to these standards or to undertake an assessment. Several studies have concluded that the cost to build to Lifetime Homes standards is usually between £500 to £1,500 per dwelling. In some cases when designs incorporate these features at the initial design stage there is no additional cost. When retrofitting houses to these standards costs can cost tens of thousands of pounds.

**This policy references CBMDC Core Strategy Policies: DS1, DS3, DS4**

#### H2 BUILDING PERFORMANCE

**New development should aim to be energy efficient through the use of the latest best practice and technologies in zero carbon building design, including thermal insulation, structural design, the deployment of energy generating elements, the use of green roofs, the re-cycling of rainwater and the use of sustainable building materials. External features should not cause visual harm.**

This policy seeks to ensure that new housing developments are designed and built to the highest standard of performance which can contribute to reducing energy consumption, improving the health and wellbeing of occupants and impact on the environment, including mitigating flooding.

**This policy references CBMDC Core Strategy Policies: SC1, SC2, H09**



## HOUSING POLICIES

### H3 HOMEWORKING

**New housing developments should demonstrate how the proposal can support and facilitate homeworking.**

Oxenhope, like many rural communities, is experiencing a rise in the number of people working from home. The Neighbourhood Plan is keen to support and encourage various types of economic activity including homeworking. When discussing the local economy the project group contains several members who regularly work from home, and know many more locally that increasingly work remotely from home. The impact of Covid-19 has meant more people are working from home, often in makeshift or substandard spaces. The RIBA Case for Space study has highlighted that home offices do not need to be in a dedicated spare room, but can be accommodated in habitable rooms with an additional 4sqm of space for a desk, storage, and chair.

**This policy references CBMDC Core Strategy Policies: PN1.C, EC4.F, G & H**

### H4 GREEN INFRASTRUCTURE

**New housing developments will be encouraged to include green infrastructure provisions such as wildlife corridors or green buffers and should seek to achieve Biodiversity net gain, where possible. New developments should improve connections to existing green networks and extend them within new developments to ensure access to all residents. Proposals should not sever existing green infrastructure corridors and should preserve the Bradford Wildlife Habitat Network. Guidance on green infrastructure provision is included in the Oxenhope Design Guide which is an appendix to the Plan.**

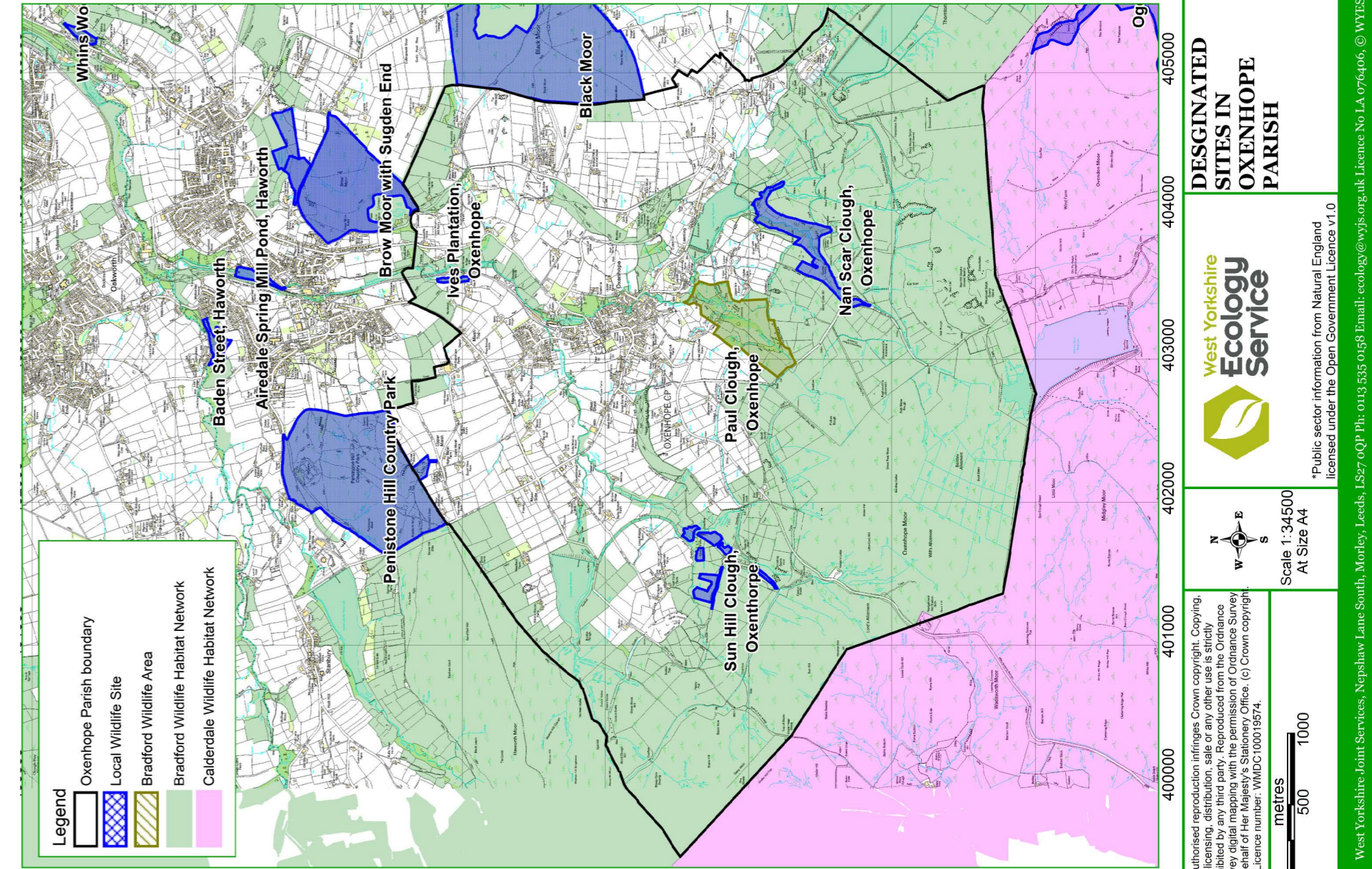
**The design and management should respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types. Planting that is beneficial for pollinators is encouraged. Boxes for bats and birds are encouraged, as are hedgehog gaps between gardens to provide permeability.**

**Proposals should be developed in line with guidance contained in the National Pollination Strategy and Biodiversity Net Gain Good Practice Principles for Development.**

The loss of green space was 2nd highest responses when people were asked what concerns they have about future development in Oxenhope. 119 people responded to this question and gave it a score of 8.4 out of 10. This policy seeks to ensure new development provides suitable green infrastructure provision to encourage the movement of wildlife, maintain the Bradford Habitat Network, and provide a net gain for Biodiversity. It is expected that CMBDC policies such as EN1 will determine the circumstances where loss of green space may be acceptable rather than this policy.

**This policy references CBMDC Core Strategy Policies: SC2, SC6, SC8, PN1.D, EN1, EN2, EN4, EN5, EN8**

## HOUSING POLICIES





# 4.3 LOCAL ECONOMIC DEVELOPMENT POLICIES

## LOCAL ECONOMIC DEVELOPMENT

The economy of Oxenhope still relies on agriculture, as it has done for many centuries. Sheep and cattle farming are the main drivers of this sector as soil conditions are too poor to produce crops. There is a significant amount of uncertainty over the future of agriculture in Oxenhope, as there is many other parts of the country.

Tourism plays an important role locally with the Keighley and Worth Valley Railway and Brontë County the main attractions in the area. Following the success of the Yorkshire leg of the Tour De France in 2014 Oxenhope has become a popular cycling destination. The Tour De Yorkshire comes through Oxenhope and each year there is the Cote De Oxenhope hill climb.

There is an increase in people working from home in line with national trends, particularly in rural areas.

There are relatively few local opportunities for employment, many residents commute to nearby towns or cities for work.

The plan seeks to protect the existing employment generating sites and encourages the development of appropriate new uses that do not negatively impact either the residential amenity of the natural environment and wildlife.

### AIMS & OBJECTIVES

- Retain existing employment sites
- Support key sectors such as agriculture & tourism
- Encourage new facilities to support self-employed / homeworkers
- Support new spaces of economic activity for appropriate uses

## LOCAL ECONOMIC DEVELOPMENT

### ED1 RETENTION OF BUILDING FOR ECONOMIC USE

**Support will be given to proposals that retain Pawson's mill for non-residential uses. The Neighbourhood Plan encourages its continued use as a place for economic activity.**

There is no immediate suggestion that this site will become available. However, it is felt, as this is one of the biggest employment sites in the Village, it should be included in the Plan.

There are a limited number of spaces and buildings for economic activity in Oxenhope and the Neighbourhood Plan seeks to retain these buildings for this purpose to contribute to support local employment and the local economy. The majority of the working population commute to nearby towns and cities for employment.

**This policy references CBMDC Core Strategy Policies: PN1.C, EC4**





## LOCAL ECONOMIC DEVELOPMENT

### ED2 RETENTION OF BUILDING FOR RETAIL USE

Proposals that would change the use of the existing Co-operative store will be resisted unless:

- a) It can be demonstrated that its use as a retail outlet is not viable; or
- b) Alternative retail provision of similar or superior standard is provided in a suitable location with suitable off-street parking facilities.

There are a limited number of spaces and buildings for economic activity in Oxenhope and the Neighbourhood Plan seeks to retain these buildings for this purpose. Additionally this is the only convenience store in the village and it also hosts the post office which are both highly valued by residents.

**This policy references CBMDC Core Strategy Policies: PN1.C, EC4, EC5**



## LOCAL ECONOMIC DEVELOPMENT

### ED3 SUSTAINABLE TOURISM

Support will be given to the development or expansion of recreational, leisure and tourism related enterprises providing:

- a) It is sensitively sited and does not have any undue adverse effects on the ecology, biodiversity or visual amenity of the rural landscape and, where necessary, steps have been taken to mitigate any visual harm; and
- b) Adequate parking provision is included that would demonstrably result in no additional on-street parking as a result of the proposal.

This policy is to be applied in sensitive areas such as those in, or within close proximity to the Pennine Uplands rather than the built up areas within the settlement boundary. The Neighbourhood Plan is keen to strike a balance between supporting and encouraging new and existing economic sectors whilst conserving and enhancing the local natural and built environment.

At the initial engagement event and the subsequent issues and options event it was explicitly stated that more should be done to support and encourage the local tourism economy. Parking was repeatedly raised in both the housing survey and the transport survey as being a key issues locally. Parking provision, traffic and congestion were the main issue when respondents were asked what issues there are with the existing housing stock with 19 responses. Parking provision was the 2nd most important response when asked what principles should inform new development, scoring 8.4 out of 10 in importance from 119 responses.

**This policy references CBMDC Core Strategy Policies: PN1.C, EC4, SC8**

### ED4 KEIGHLEY & WORTH VALLEY RAILWAY

Support will be given to applications which seek to improve and enhance the Keighley and Worth Valley Railway station and its facilities for community and tourism related activities subject to the proposal satisfying Policy SC8 of the Core Strategy, and being done sensitively recognising the heritage importance of the facility and its immediate context.

One of the biggest tourist attractions in Oxenhope is the heritage railway line. In recent years the railway line has sold over 100,000 tickets. This was raised at the initial public meeting and again at the subsequent issues and options meeting. It is felt the KWVR is a key asset to the village and should be supported to ensure its operation can continue and more people can enjoy the facility.

**This policy references CBMDC Core Strategy Policies: PN1.C, EC4, SC8**



## LOCAL ECONOMIC DEVELOPMENT

### ED5 BUSINESS SPACE

Support will be given to the development of new small-scale business space to support start-up and small businesses, creative and digital industries, or artisanal and workshop based businesses, providing the proposals satisfy Core Strategy Policy SC8 and;

- a) Be located close to public transport connections. Provide adequate parking provision resulting in no additional on-street parking and would not have any undue adverse effects on the road network through the increased use of HGVs; and
- b) Are designed in a way which is sensitive to the defining characteristics of the local area, including local wildlife, biodiversity and visual amenity.

Outside of the settlement boundary, support will be given to the conversion of redundant agricultural buildings for the economic uses set out above, providing they satisfy the above conditions and Green Belt criteria set out in both the NPPF and the CBMDC Local Plan.

This policy aims to strike a balance between encouraging local economic development, especially in unused buildings, and protecting the distinctive character of the area, the visual amenity of the village and its wildlife and biodiversity. The idea for the policy arose in project group meetings when discussing the local economy and what could be done to support and encourage new economic sectors.

**This policy references CBMDC Core Strategy Policies:  
PN1.C, EC4, SC8**

## LOCAL ECONOMIC DEVELOPMENT

### ED6 AGRICULTURAL EXPANSION OR DIVERSIFICATION

Support will be given to proposals for the expansion or diversification of existing agricultural businesses providing a statement accompanies the planning application which demonstrates:

- a) That it contributes to achieving sustainable economic development and there is a clear and viable economic case for the proposal;
- b) There will be no undue adverse effects on the existing road network through the increased use of HGVs;
- c) That its siting and design does not negatively impact the visual amenity of the village and the wider landscape and that if necessary, steps have been taken to mitigate any negative visual harm.

This policy strikes a balance between supporting the rural economy and protecting and enhancing the natural environment, the road network and the village's visual quality as a whole. Core Strategy policy SC8 will be applied where proposals may impact the foraging habitats of SPA birds. Given concerns about the future of agriculture the project group felt a policy in this area would give support to this important local sector. This issue was raised at the initial public meeting and at subsequent project group meetings.

**This policy references CBMDC Core Strategy Policies:  
PN1.C, EC4, SC7, SC8, & NPPF Para 145.**



Photo credit: Nicola Chippendale



# 4.4 LOCAL GREEN SPACE POLICY

## LOCAL GREEN SPACE POLICY

### GS1 LOCAL GREEN SPACES

The sites identified on the Local Green Space map are designated as local green spaces and should be protected from development unless in very special circumstances. This is due to their importance locally as they contribute to the landscape significance, recreational value and richness of wildlife.

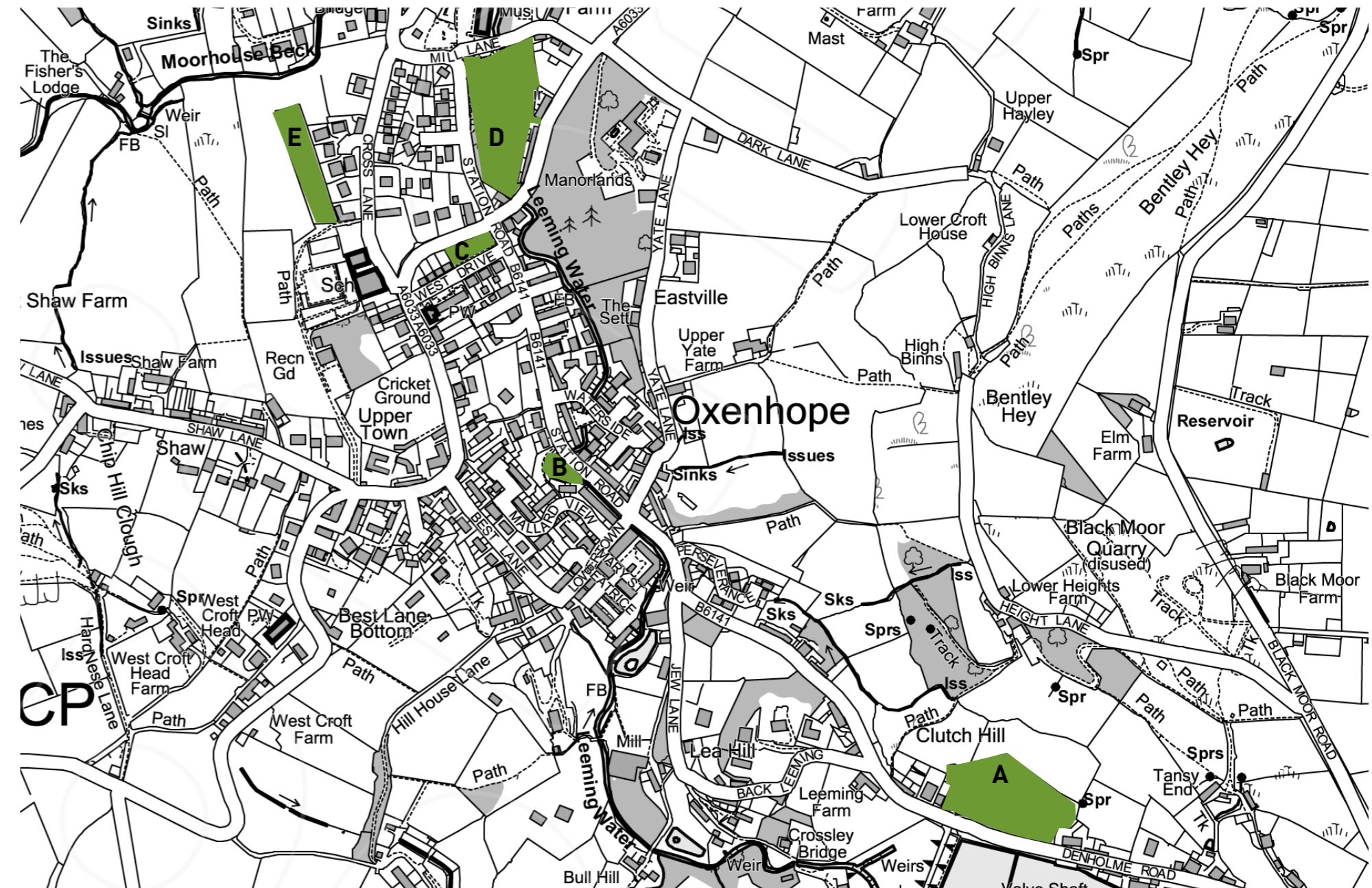
- A - Leeming Field
- B - Horseshoe Dam
- C - Rose Garden
- D - Millenium Green
- E - Allotments

The loss of green space was the 2nd most important response when asked what concerns do you have about development in Oxenhope, scoring 8.4 out of 10. Steering group members discussed what could be done to ensure key green spaces continue to serve the community, and a list was drawn up. These proposed sites were filtered through NPPF para 100 criteria. Green spaces were raised as a key issue at all stages of engagement and consultation.

These sites were suggested by members of the community and steering group and have been assessed using the criteria set out in NPPF. The assessment of these spaces is included in the Appendix to the Plan.

**This policy references CBMDC Core Strategy Policy EN1.D & NPPF Paragraph 100**

## LOCAL GREEN SPACE POLICY





# 4.5 MOVEMENT & TRANSPORT POLICIES

## MOVEMENT & TRANSPORT

There are many challenges around movement and transport in Oxenhope. Being a rural community public transport opportunities are somewhat limited and many rely on private vehicles to get around.

Much of Oxenhope was designed and built before the invention of the car meaning there are many difficulties arising from vehicular movement around the village. Narrow roads and pavements can make it difficult for larger vehicles to negotiate and a lack of off-street parking in many homes can lead to unsafe and dangerous parking practices throughout the village.

Footpaths are an integral part of life in Oxenhope and help connect the different settlements and provide connections to surrounding villages and countryside.

Movement and transport were key issues raised during the engagement process. Many residents cited issues such as parking, narrow roads, lack of suitable pavement and poor maintenance of footpaths. Other issues include speeding vehicles, issues caused by HGVs using narrow lanes and the volume of traffic.

### AIMS & OBJECTIVES

- Promote sustainable transport methods
- Encourage walking and cycling
- Improve pedestrian and cycle network, including footpaths
- Promote best practice in terms of residential parking
- Reduce traffic and parking issues where possible

## MOVEMENT & TRANSPORT POLICIES

### MT1 RESIDENTIAL PARKING

**New housing development should provide adequate parking provision for residents in line with CBMDC Core Strategy TR2 and Parking standards set out in Appendix 4 of the Core Strategy.**

**In addition to this, schemes of 10 or more units should have visitor parking spaces incorporated into the scheme in designated on-street visitor parking bays. Driveways and garages should be to the side or rear of properties to avoid dominating the street scene and residential frontages. Driveways must be at least 3.3m in width. Garages should be built with minimum internal dimensions of 3.5m width x 6m length and be designed in the same architectural style as the house they serve. Proposals that do not meet this criteria will be resisted.**

A key theme arising from engagement is that there is currently a high amount of on-street parking in Oxenhope and residents are keen to ensure new development does not add to this issue. Some modern garages built in Oxenhope are not large enough to store vehicles which can lead to increased on-street parking. The 3.3m width of driveways is informed by Lifetime Homes standards which allows sufficient space for drivers/pedestrians to enter/exit vehicles, including wheelchair users. Internal dimensions of garages are informed by Manual for Streets and should give sufficient space for a vehicle to be stored, drivers to open the car door to enter/exit the vehicle and some storage space.

**This policy references CBMDC Core Strategy Policy: TR2**





## MOVEMENT & TRANSPORT POLICIES

### MT2 PEDESTRIAN AND CYCLE NETWORKS

New developments should demonstrate how they will link with existing walking and cycling routes and where the existing provision is poor, enhance and contribute to the network including public footpaths and bridleways.

Elsewhere proposals that expand and enhance walking and cycling routes both in urban and rural locations will be supported.

Oxenhope enjoys great access to existing walking networks throughout the Village, however there are many parts of the village which have a poor level of pedestrian and cycle infrastructure. The Plan seeks to address this issue and aims to secure improved footpaths and cycle ways.

**This policy references CBMDC Core Strategy Policies: CS6, DS4, TR1, SC8**

### MT3 NON-RESIDENTIAL PARKING

Non-residential development should be located close to existing public transport connections. It should also provide suitable parking provision for staff and/or customers in line with Core Strategy TR2 and appendix 4 of the Core Strategy, and provide a statement demonstrating how the parking strategy will not contribute to additional on-street parking and cause no undue adverse effects on the highway network.

A key theme arising from engagement is that there is currently an excessive amount of on-street parking in Oxenhope and residents are keen to ensure new development does not further add to this issue.

**This policy references CBMDC Core Strategy Policies: TR2**



Photo credit: Beth Nixon



# 5.0

## MONITORING & REVIEWING

### MONITORING & REVIEWING

Oxenhope Village Council intends to monitor the progress and appropriateness of the Neighbourhood Plan and its content on an annual basis to the end of the plan period, once formally adopted. In addition to any statutory monitoring that will be undertaken by CBMDC, the Village Council wishes to track whether the plan has a positive impact on planning decisions and whether its objectives are being realised.

A Monitoring group will be formed, comprising members of the Village Council to undertake this study and it is anticipated they will liaise closely with CBMDC where required to access data.

The purpose of the Monitoring Group is:

- to ensure that the Aims and Proposals contained within the Neighbourhood Plan are being delivered by the Village Council, working alongside a variety of partners if necessary, in a coordinated, cohesive manner and in a timely fashion; and
- to review the application of the policies by the Planning Authority in their determination of planning applications. The Parish Council's Planning and Development Committee will however remain responsible for the detailed review of individual planning applications and their compliance with the Plan's policies.



# 6.0 APPENDIX

## CONTENTS

1. Non-Designated Heritage Assets Assessment
2. Local Green Space Assessment

## APPENDIX 1 NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

The criteria used to assess potential non-designated heritage asset is informed by the criteria provided by Historic England

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

The criteria is summarised below.

Criterion	Description
Age	The age of an asset may be important criterion, and the age range can be adjusted to take into account distinctive local characteristics of building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic value of an asset relating to local styles materials or any other distinctive local characteristics
Group Value	Groupings of assets with clear visual design or historic relationship
Archeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archeological - that is in the form of buried remains - but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archeological interests are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.
Designated Landscape Interest	The interest attached to locally important designated landscapes, parks and garden which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source as local identity, distinctiveness, social interaction and coherence sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of place.

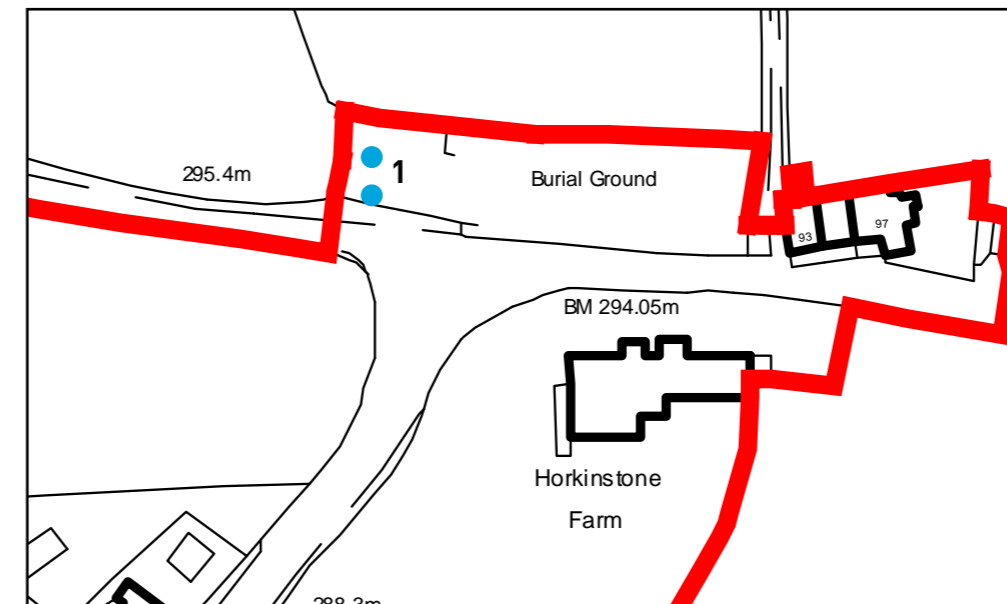


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

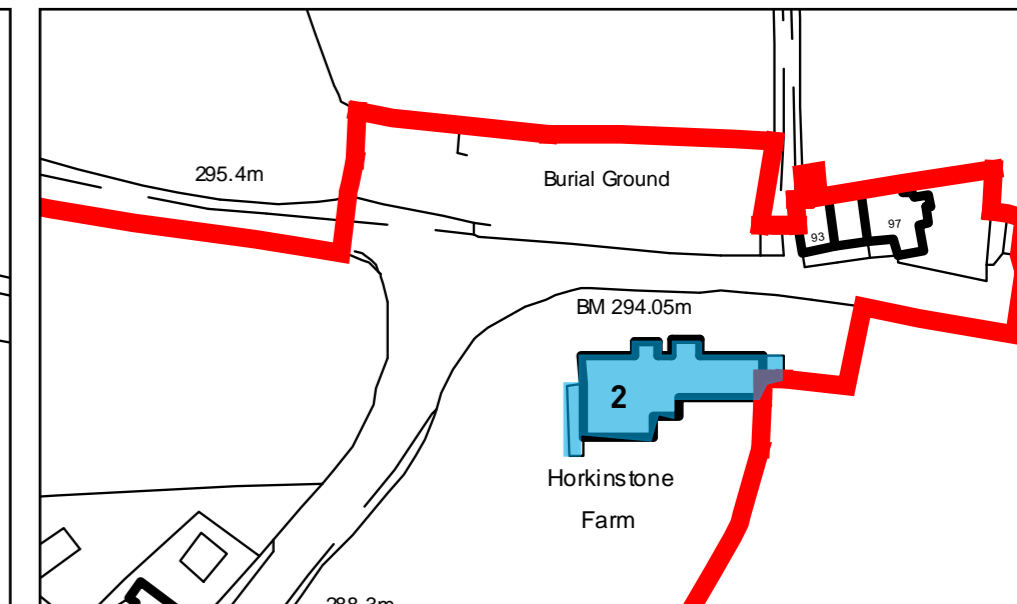
Feature name [ Map ref no.]	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Horkinstone gothic tombs [1]	Horkinstone burial ground, Leeming Conservation Area.	Pair of gothic style tombs	<p>Built in 1882</p> <p>A pair of spired gothic style tombs with cross finials which stand at the western end of the cemetery dominate views of it. Both feature decorative carving, polished granite in the form of colonnettes and plaques and are encircled by highly ornate wrought iron railings. Both are key unlisted buildings.</p> <p>The two large monuments at the west end of the ground were not erected until 1882. The first burial in the large monument farthest away from the road (Grave 23/24) was that of William Crabtree of Leeming who was buried in 1885. The Crabtrees were stonemasons and building contractors who built reservoirs, schools and houses, which probably accounts for these two flamboyant grave memorials. The plot of the other large monument (Grave 27) alongside the main road, was owned by John Crabtree of Sykes in 1853, but not built until 1882 when his wife Mary died, he died 1894. Also buried in this vault are four Kershaws who were related to the Crabtrees. The Kershaws built the nearby worsted spinning Sykes Mill in 1847. Ebenezer Kershaw buried in 1933 was a councillor on the Oxenhope Urban District Council, the Overseer of the Parish of Oxenhope, and served as chairman of the Oxenhope Food Control Committee during the First World War. He lived at Woodville. His brother George Kershaw, of Mayfield, Station Road died in 1953 and was the last burial in that grave.</p> <p><b>BASIS OF DESIGNATION: Rarity, Aesthetic Value, Historical association, Social and Communal Value</b></p>
Horkinstone barn & Horkinstone farm [2]	Denholme Road, opposite Horkinstone burial ground	A late 18th century grain store.	<p>Built in the late 18th century. Key unlisted building.</p> <p>Converted into a residential dwelling in 2008 but sympathetically retains much of its agricultural character. The segmented archway still dominates the roadside facade and renovation has been done sensitively with appropriate materials.</p> <p><b>BASIS OF DESIGNATION: Age, Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 1 - Horkinstone gothic tombs



Map ref. 2 - Horkinstone barn & farm



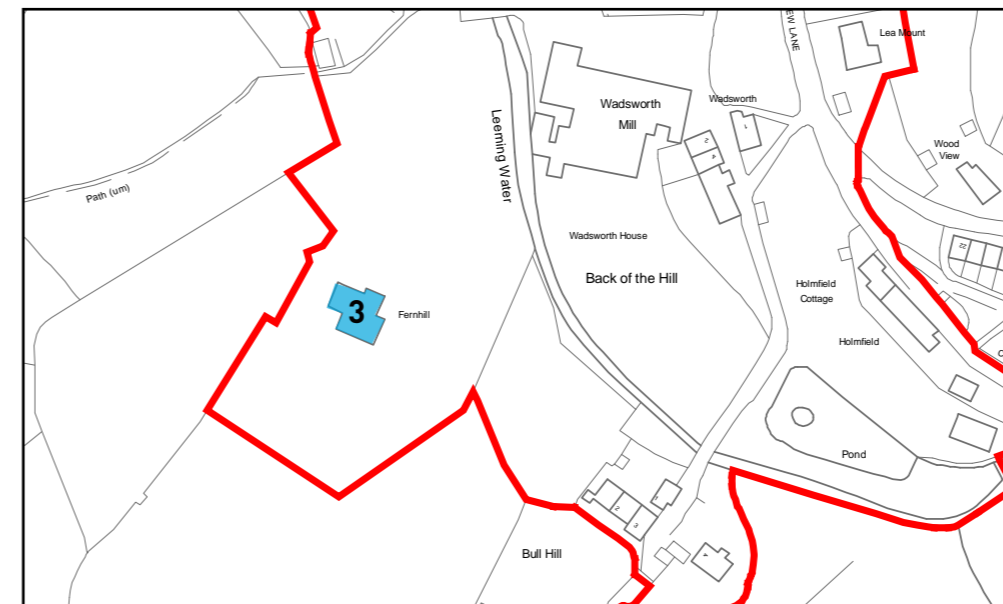


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Fernhill villa (3)	Opposite Bull Hill	Gothic Style picturesque villa	<p>The house was built in 1873 for the Pawson family, owners of Wadsworth Mill and the Olde Mill in Oxenhope. The Pawson family are important to Oxenhope, with several businesses throughout the village that employed local people. Many of these buildings still exist today including Pawsons Mill (George Emmott Ltd).</p> <p>The A-shape white timber bargeboards on each of the different sized gables/dormers which break up the steeply pitched overhanging slate roof are the most prominent features. The three bay front elevation is asymmetrical and the architraved pointed arch doorway with fanlight is off-centre. To the left is an ashlar canted bay window (a similar one can be found on the northern gable) and a pair of mullioned windows to the right.</p> <p><b>BASIS OF DESIGNATION: Historical Association, Social and Communal Value</b></p>
Bull Hill (4)	Bull Hill	Cottages, barn & workshop	<p>This group of buildings dates from the late 18th and early 19th century, being of two builds. All are key unlisted buildings. There was originally a mill (Bull Hill Mill) on this site that was established around 1810. It was occupied by local business owners Emmott/Pawsons spindle and flyer makers. The mill was still in use by 1870 when it burnt down. No trace of the mill remains but it was attached to the northern end of no.4 Bull Hill. The eastern barn element of Bull Hill retains original details such as kneelers and tabling, a segmental headed cart entrance with timber board doors and a wide taking-in door above. The barn adjoins a quoined cottage with an ashlar corniced chimney and rows of four mullioned lights in plain stone surrounds. At the end is a slightly later and larger cottage with a corniced ashlar chimney, moulded timber gutters and some of its original single pane sash windows. In front of this house is an unusual freestanding stone workshop (1 Bull Hill) which retains its four-paned fixed timber windows and recessed timber board doors, all in plain stone surrounds. This building was used as the meeting room of the Co-operative Society Women's Guild until the 1960s (Hindley, 2004).</p> <p><b>BASIS OF DESIGNATION: Age, Historical Association, Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 3 - Fernhill Villa



Map ref. 4 - Bull Hill

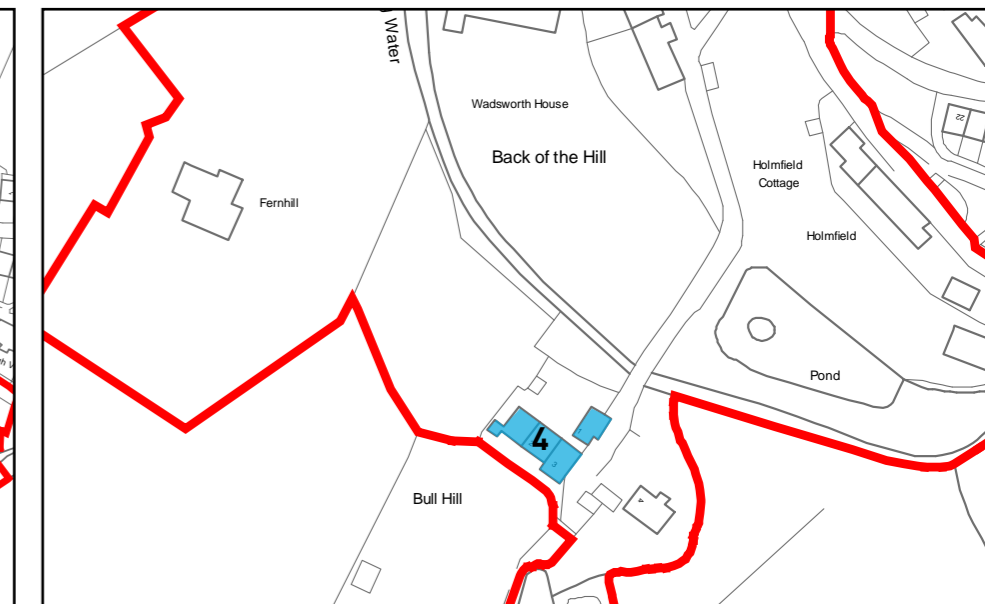


Image from Oxenhope Conservation Area Assessment

Fernhill (unlisted) is a large villa in the picturesque style.



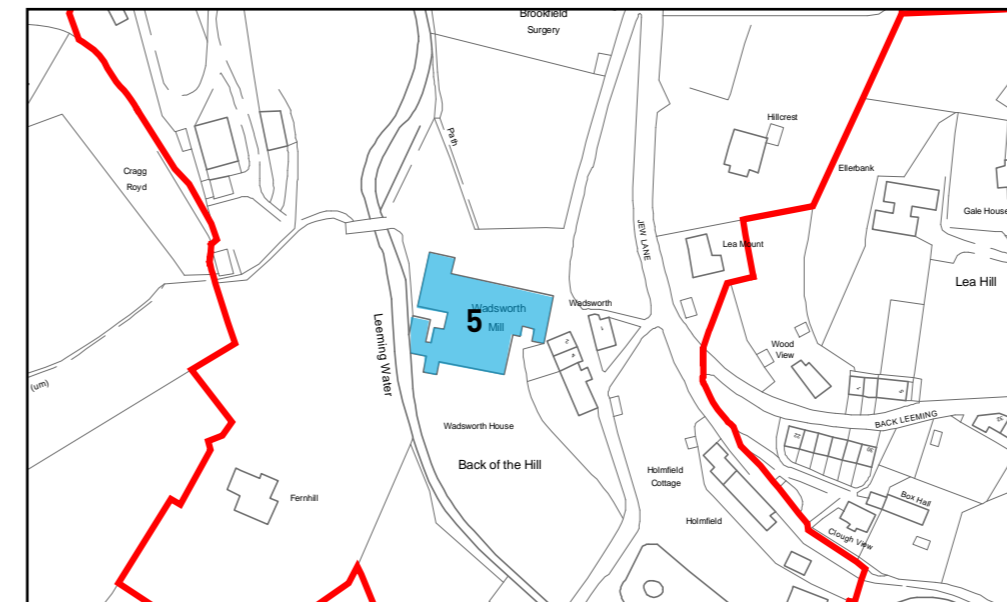


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Wadsworth Mill (5)	Wadsworth, Lower Town	Former mill, first recorded in 1808.	<p>Wadsworth Mill (better known as George Emmott (Pawsons)) faces 1 Wadsworth gable-on. The oldest element of the mill is the three storey stone roofed central element which is probably the mill premises first recorded on this site in 1808. The blocked taking-in doors are visible on the upper floors which have an irregular fenestration of two and three-light mullioned windows in plain stone surrounds. The central windows in the groups of three are two-pane timber sashes and are flanked by what were probably originally fixed windows. Attached to the eastern gable is a mid-19th century five bay extension with a row of lights set in its slate roof. At the apex of its gable is a loading door with hoist and a well-recessed doorway accessed by an industrial iron staircase. A late 19th century eightbay extension completes the roadside elevation of Wadsworth Mill, which started out as a textile mill but has been used from the 1850s onward for the manufacture of springs by the same company, George Emmott (Pawsons) Spring Works for over 150 years.</p> <p><b>BASIS OF DESIGNATION: Age, Historical Association, Social and Communal Value</b></p>
Lea Mount (6)	Jew Lane, Lower Town	Late Victorian Villa	<p>An attractive late Victorian villa built after 1892. The house has a modest symmetrical three bay arrangement with a central doorway with fanlight leading into a stone porch which is flanked by three mullioned single pane timber sash windows. A drip mould, which surmounts the lintels of the windows, also wraps around the porch. At first floor, mullioned pairs of timber sashes flank the central window. The coping and the corniced chimneys at the apex of either gable complete the symmetry. Other decoration includes an eaves band surmounted by paired gutter blocks. It retains many of its original features including front door and windows ensuring the building retains its historic appearance.</p> <p><b>BASIS OF DESIGNATION: Aesthetic Interest</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 5 - Wadsworth Mill (Pawsons)



Map ref. 6 - Lea Mount

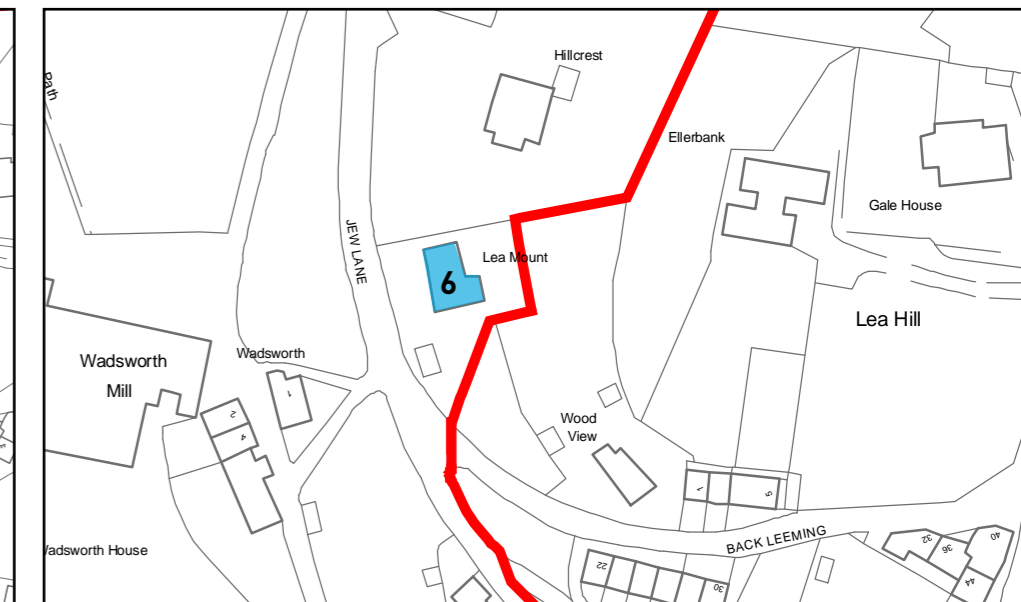


Image from Oxenhope Conservation Area Assessment



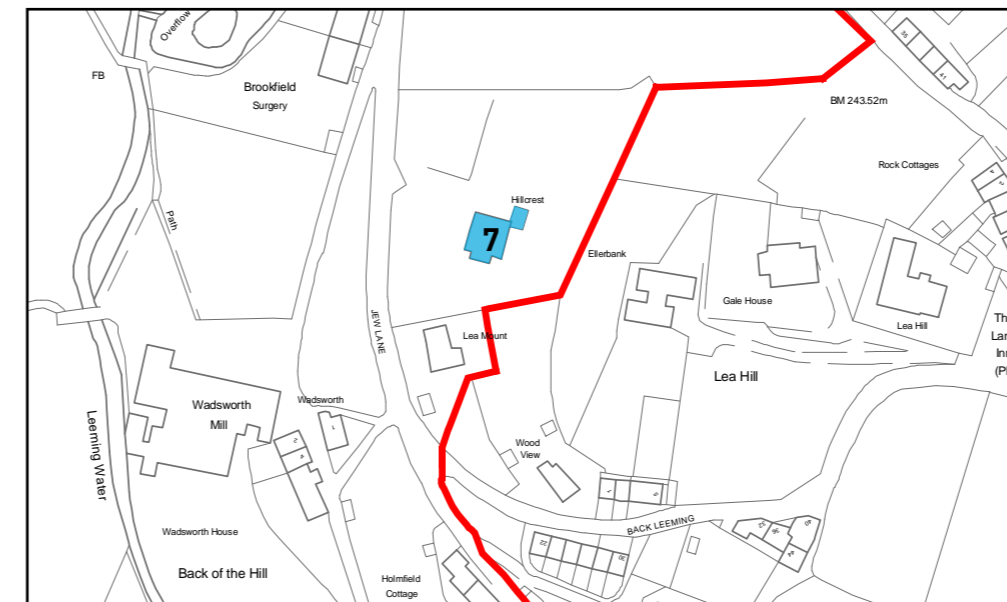


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Hillcrest (7)	Jew Lane, Lower Town	Edwardian Arts & Crafts style house	<p>Marked with a pair of cylindrical stone gateposts with an entablature capped with ball capitals frame the entrance to Hillcrest, an Arts and Crafts style Edwardian house, built for a member of the Bancroft family, who owned Charles Mill. The overhanging rosemary red clay tile pavilion roof is carried on timber sprockets, although the bays of first floor windows break through and have small flat roofs. The walls are pebbledashed and the windows, including a bay window and many of mullioned groups, are set in slightly projecting plain stone surrounds while stonework on the angles gives Hillcrest a quoined appearance. The timber casement windows incorporate the lovely leaded stained glass panels of the original sashes.</p> <p><b>BASIS OF DESIGNATION: Aesthetic Interest, Social and Communal Value</b></p>
Brookfield & Westview (8)	Off Jew Lane, Lower Town		<p>Brookfield and West View; a pair of houses built in the 1870s. The original building is the higher central element with a slate pavilion roof with a shared central corniced chimneystack. Below the gutter blocks, are single and paired single and two pane sash windows with slightly projecting cills and plain stone doorways beneath bracketed hoods. In the late 19th century the outer bays were added. Each of these has a gabled front with parapet and canted bays windows which extend up to the first floor. These houses were built for members of the Bancroft family, who from 1849 onwards were the owners of Charles Mill.</p> <p><b>BASIS OF DESIGNATION: Historical Interest, Social and Communal Value</b></p>

1. DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 7 - Hillcrest



Map ref. 8 - Brookfield & Westview

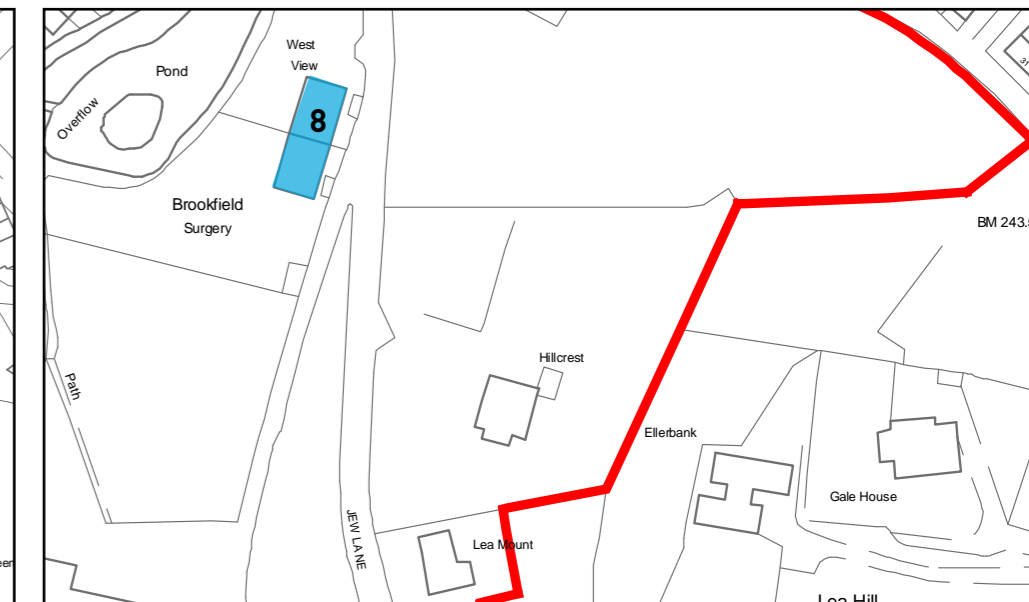


Image from Oxenhope Conservation Area Assessment

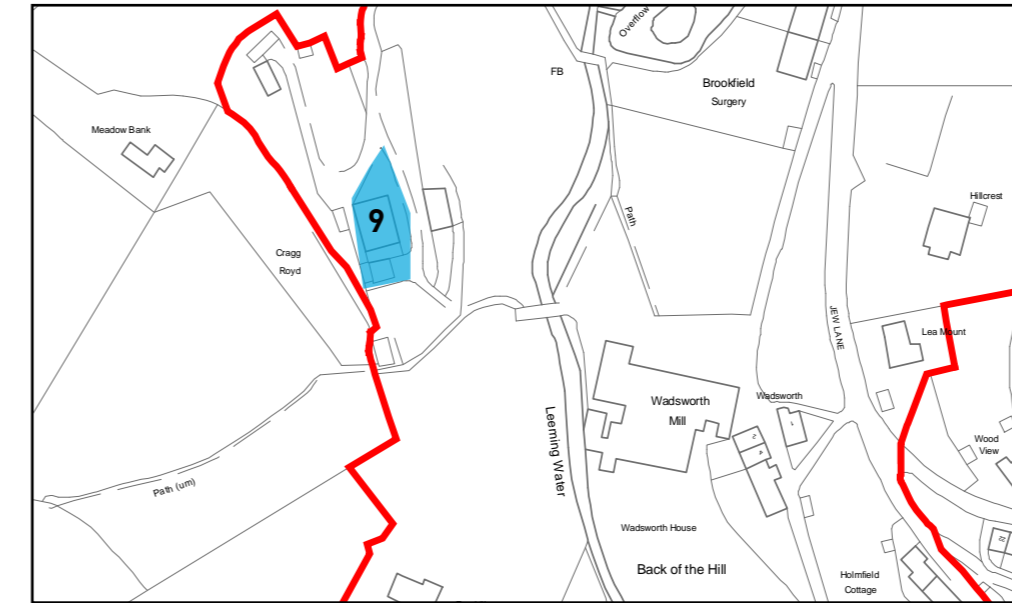


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Cragg Royd & terrace (9)	Off Meadowfield, Lower Town	Substantial detached house	<p>Cragg Royd, a substantial detached house which was built in 1904 for a Mr Ogden, who had been a partner at Charles Mill since 1884 (Hindley, 2004). Its rendered walls contrast with the golden sandstone surrounds to openings and ashlar quoins. The off-centre panelled timber door is surmounted by a hood on brackets with a moulded profile which continues across the wall as a dripmould and extends across the two canted bay windows which flank the doorway. The rosemary red clay tile roof has crested ridge tiles and in its centre there is a dormer with three timber sash lights surmounted by bargeboards and a drop finial. The timber sash windows of the dormer are different in that they have multi-pane upper sashes while the rest of the windows have single pane upper sashes. Both of the corniced chimneys are made of stone. There is a stone terrace in front of Cragg Royd with a room underneath. The terrace has a golden sandstone balustrade and a central doorway and four bays of round-headed voussoired windows front the room below.</p> <p><b>BASIS OF DESIGNATION: Aesthetic Interest, Social and Communal Value</b></p>
16-20 Hill House Lane (10)	Hill House Lane, Lower Town	Workers cottages	<p>These houses were built before the mill (Olde Mill, attached to no.20) and date from c.1810. Only number 18 retains the original fenestration of six flat-faced mullioned lights with plain stone surrounds over five on the ground floor, a typical arrangement for weavers' cottages. The doors are also set in plain stone surrounds although the recessing of the lintel within the doorway is an unusual feature. The corniced chimneys with chamfered ledges, panelled timber doors and the unpainted stonework help to unite this short row of houses. The eastern bay of number 16 was added in the late 19th century and presumably features the tabling and kneeler of the original gable end.</p> <p><b>BASIS OF DESIGNATION: GROUP VALUE</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 9 - Cragg Royd & terrace



Map ref. 10 - 16-20 Hill House Lane

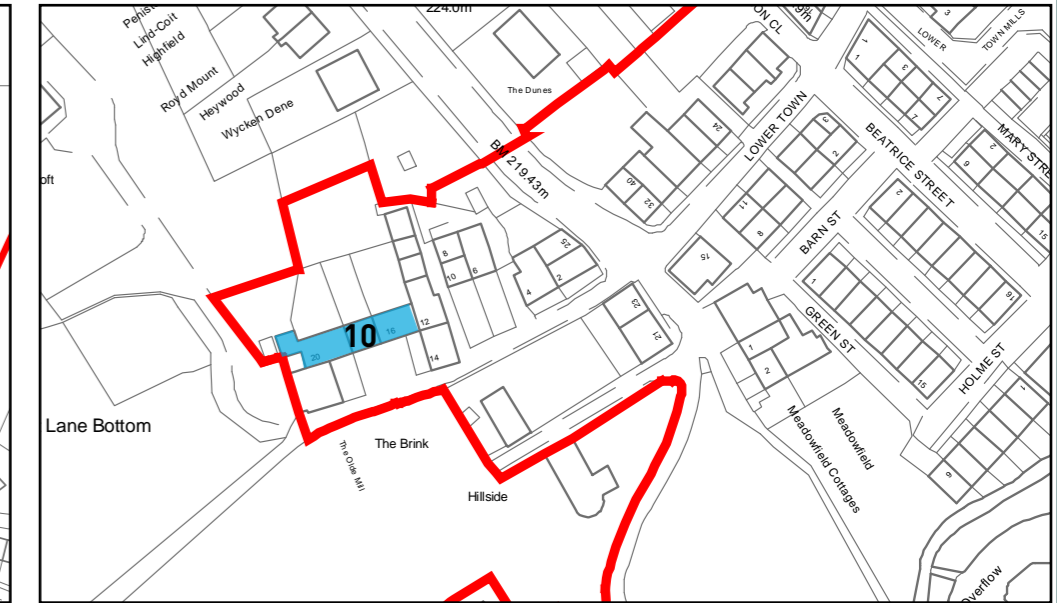


Image from Oxenhope Conservation Area Assessment



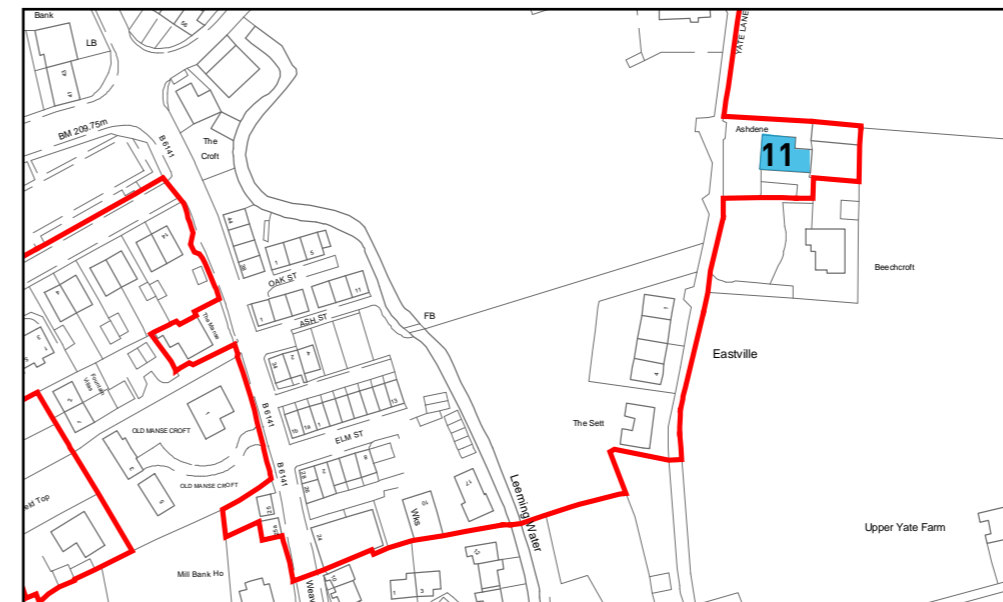


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

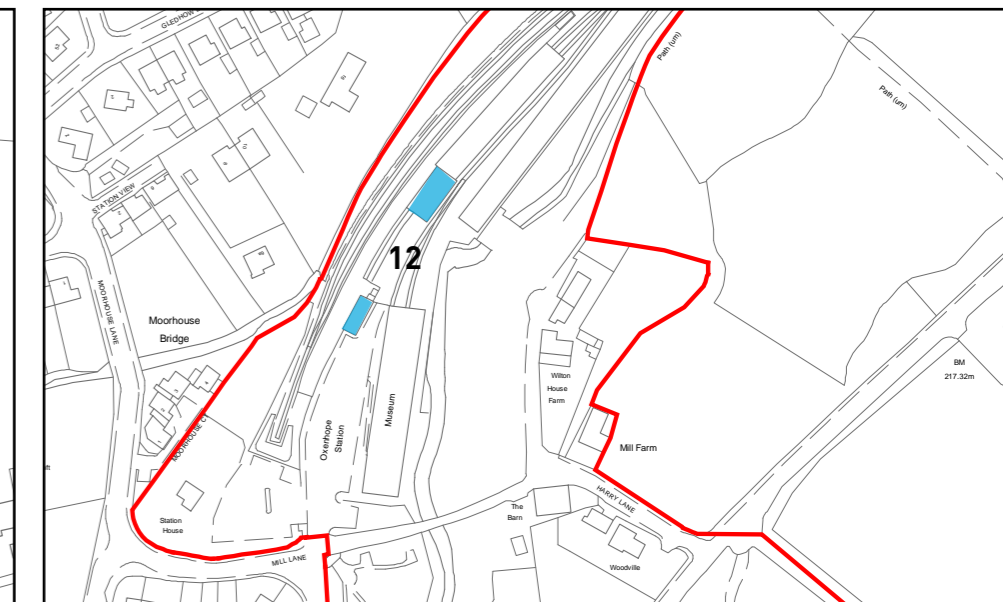
Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Ashdene (11)	Yate Lane, Station Road Conservation Area	Large detached Arts & Crafts style house	<p>Ashdene, an Arts and Crafts style villa dated 1908, stands behind an ashlar gateway with an iron gate and a high garden wall with flat-topped moulded coping. Although pebble dashed and lacking its original windows, the use of stone mullioned windows with moulded lintels and a stone base with ashlar quoins means Ashdene contributes to the overall unity of Station Road. The timber bargeboards and a roof which overhangs these eaves are typical of the style.</p> <p><b>BASIS OF DESIGNATION: Aesthetic Interest, Rarity</b></p>
Oxenhope Railway Station (12)	Mill Lane, Station Road Conservation Area	Historic Railway	<p>The station building is H-plan and appears to have been built in two stages as the northern wing and the central block sit on an ashlar plinth and is Italianate in style, while the northern wing has a different fenestration and overhanging eaves with bargeboards. The former wing with entrance hall was probably added when Midland Railway took over the branch railway in 1881. The line opened in 1867, funded predominantly by local wealthy mill owners. Within a very short time, the railway became part of the Midland Railway until in 1923 at the Grouping, it was absorbed into the new London Midland and Scottish Railway. Upon Nationalisation in 1948, the line became part of British Railways, and with its fortunes declining with the rise of competition from the roads, the branch closed in 1962. The line is currently run by a dedicated group of volunteers and is one of countries premier heritage railways.</p> <p><b>BASIS OF DESIGNATION: Archival Interest, Historical Association, Landmark Status, Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 11 - Ashdene



Map ref. 12 - Oxenhope Station



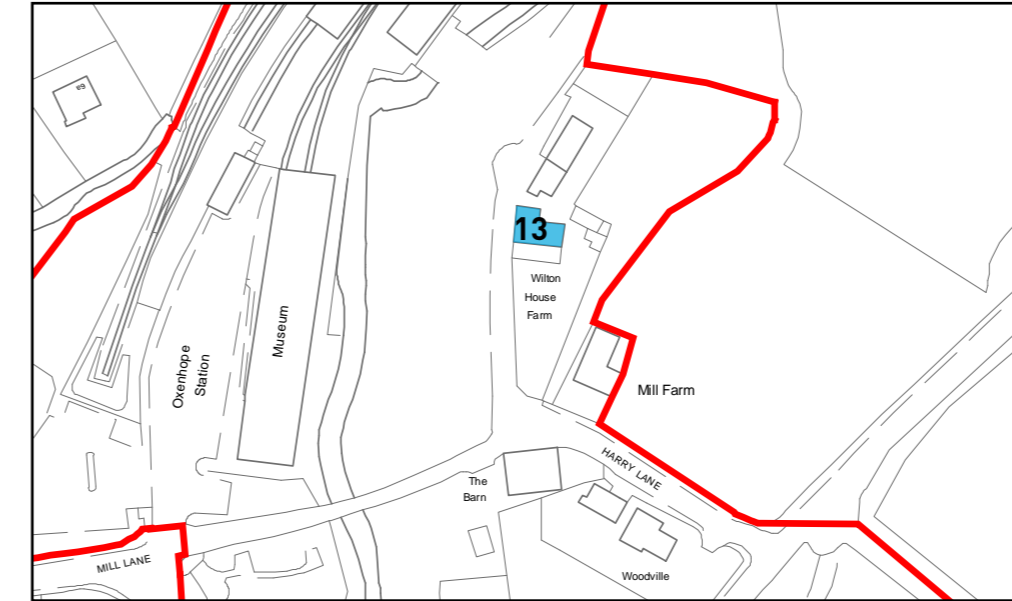


NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Wilton House (13)	Off Harry Lane & Mill Lane	Detached former hunting lodge	<p>A small classically influenced house known as Wilton House, dated 1823 and bearing the same inscription 'The Rt. &amp; Hon. The Earl of Wilton', the lord of Far Oxenhope, who was also lord of Denholme Manor, but resided in Wiltshire, apparently used this modest house as a hunting lodge. In later years Wilton House was used as the offices to the adjacent and since-demolished Oxenhope Mill. The symmetrical three bay front features a six panelled central door with Regency style astragal mouldings which is flanked by a bay of two pane timber sash windows set in plain stone surrounds. A first floor cill band, corniced chimney and kneelers are the only other elements of decoration on this austere looking lodge.</p> <p><b>BASIS OF DESIGNATION: Age, Social and Communal Value</b></p>
The Croft (14)	Station Road	Detached early 20th century house	<p>The Croft, a stylish early 20th century house, built by James William Greenwood who moved from Rose Bank to this house c.1910. It has flat faced mullioned windows with leaded glazing and Art-Deco stained glass tops and the original central stone porch to the left of which is a five-light bay window. The slate roof is coped and overhangs the front elevation on timber sprockets. The Croft is adjacent to the Rose Garden and contributes to the setting of the green space.</p> <p><b>BASIS OF DESIGNATION: Designated Landscape Interest, Aesthetic Interest</b></p>

NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 13 - Wilton House



Map ref. 14 - The Croft

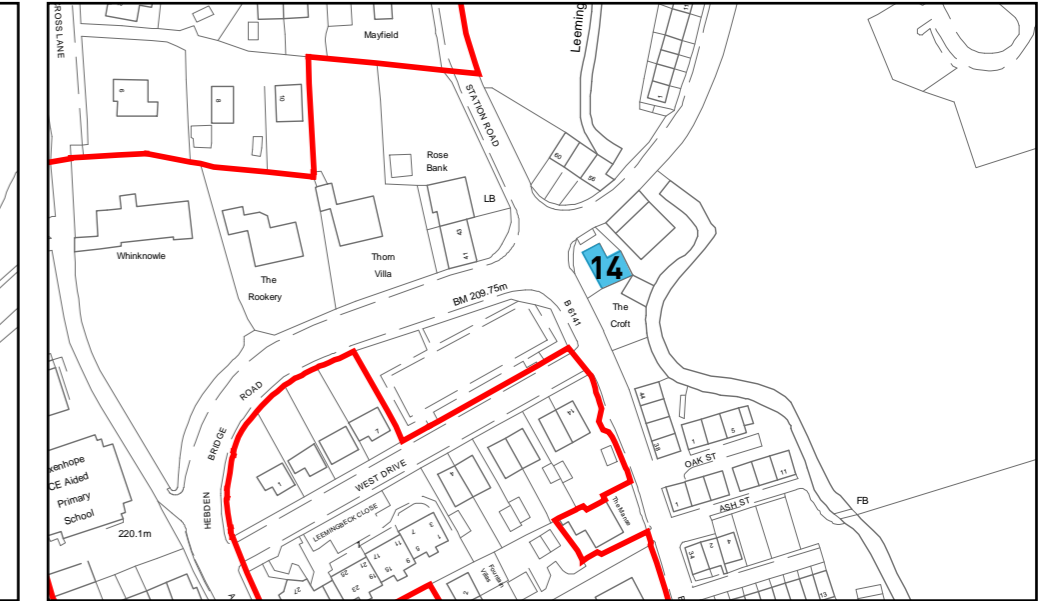


Image from Oxenhope Conservation Area Assessment

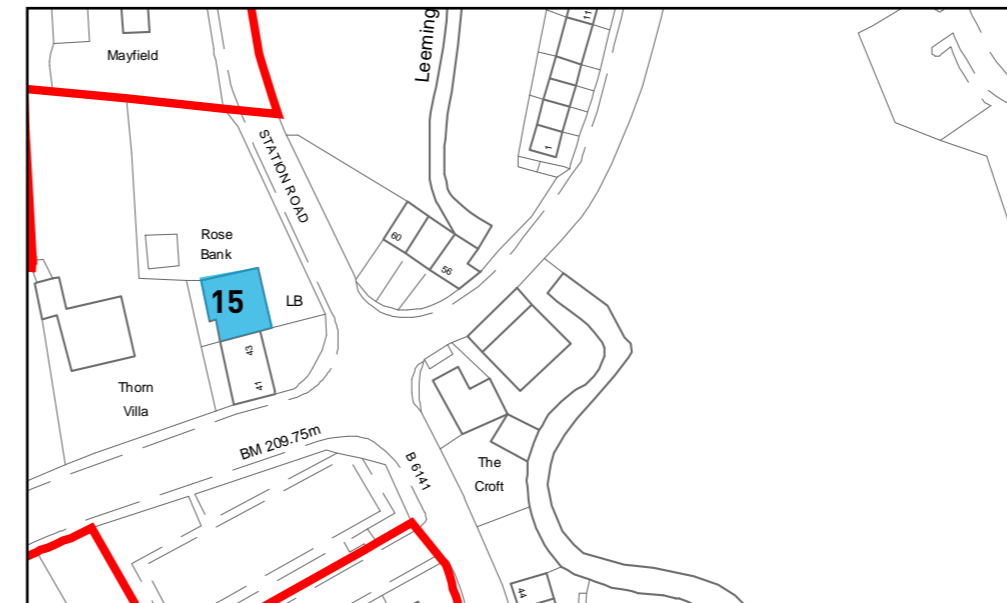


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

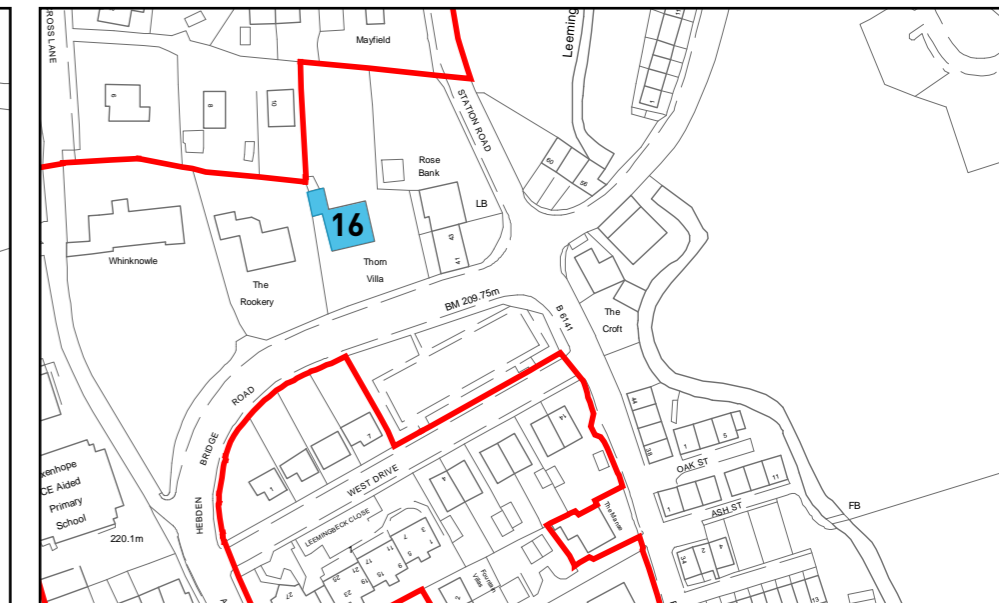
Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Rose Bank (15)	Station Road	Substantial house and former warehouse	<p>Rose Bank a substantial house with attached warehouse built c.1873 for Mr Greenwood, a local corn merchant who built all of the other properties overlooking 'Muffin Corner' allegedly so named after the muffins made by his firm. The house has a symmetrical façade with an Italianate arched doorway with fanlight set within a pilastered doorcase with hood flanked by full height canted bay windows which are topped by their own pyramidal roofs. The slate pavilion roof of the house has open crested ridge decoration. Two moulded stone bands separate the floors and an entablature wraps around the entire house, a motif which is repeated on the chimneys.</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value</b></p>
Thorn Villa (16)	Hebden Bridge Road	Large home to former Oxenhope businessman	<p>Thorn Villa, the home of another wealthy Oxenhope businessman, Thomas Feather, a textile manufacturer at Holme Mill and Lower Town Mill, built c.1872. Built in a Classical style, this almost cubic house has a central doorcase framed by pilasters with the window above and flanking bay containing single pane timber sash windows set in eared architraved surrounds. A first floor cill band, eaves band and modillion brackets wrap around the entire house and supports cast iron guttering. The chimneys, set behind the slate pavilion roof, feature a similar entablature. To the rear of the house is an unaltered coach house with elements of the stabling and is thus quite a rare survival. Its small front gable contains pigeonholes. The gateway to Thorn Villa consists of two monolithic gatepiers with pyramidal capitals.</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 15 - Rose Bank



Map ref. 16 - Thorn Villa



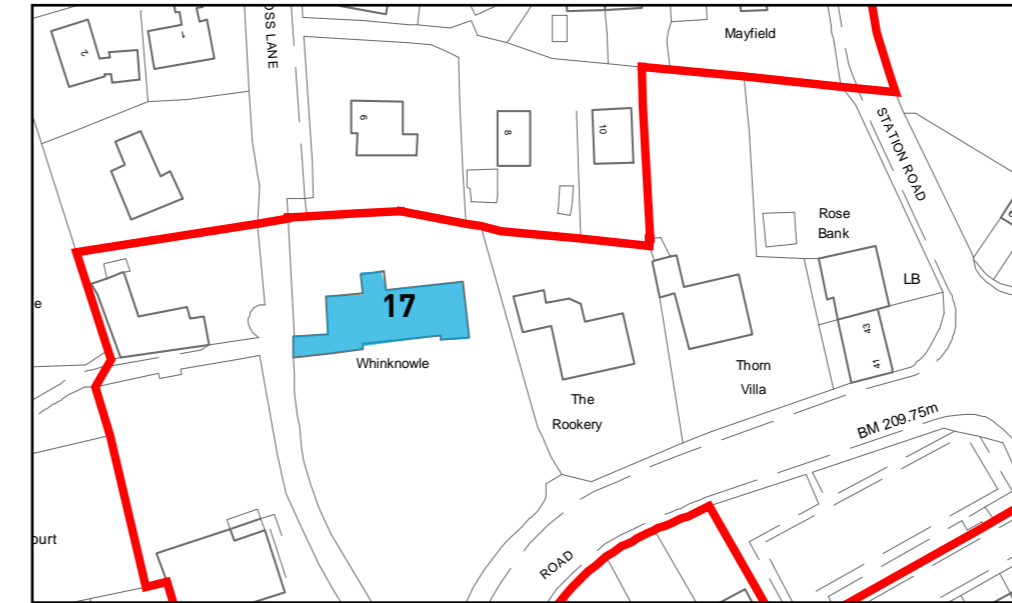


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Whinknowle (17)	Hedben Bridge Road	Two semi-detached villas	<p>Whinknowle has a gateway with impressive monolithic gatepiers with arched panels and corniced caps. This was formerly the entrance to one of the two semi-detached villas of Whinknowle, built in the early 1870s for local textile manufacturers Thomas Parker and Son, worsted spinners of Holme Mill. With a separate entrance for father and son, the interesting six-bay symmetrical vaguely Italianate façade has a first floor cill band and paired semi-circular-arched windows with impost and keystone at first floor level on the main block. The projecting two-and-half storey outer bays are gable fronted with canted bay windows at ground floor, two-light camber-headed windows above and a single arched light set at the apex of the gable above. Only the western bay retains its overhanging roof and timber bargeboards with drop finials. In the second and fifth bays are open porches with tapering Doric pilasters supporting the porch roof and a stone balustrade above. Very few of the single pane sash windows have been replaced (none at all on the front elevation) and the rear stairlights with coloured margin panes are still in place. To the rear of the western house is a three-storey high embattlemented turret, which was once a highly prominent feature of the skyline of the village when viewed from Oxenhope Station. Whinknowle remained the residence of the owners of Thomas Parker and Son Ltd into the mid-1960s, by which time the firm was based in Keighley.</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value, Aesthetic Interest</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 17 - Whinknowle



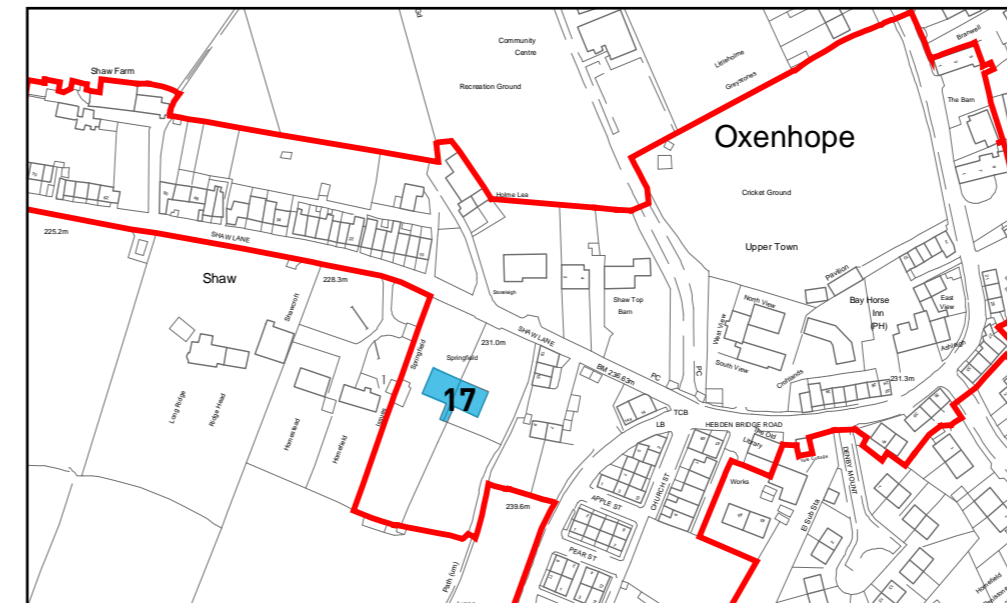


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Springfield Villas (18)	Shaw Lane	Impressive twin villas	<p>Across Shaw Lane from Holme Lea, but equally set back are the impressive twin villas of Springfield which date from 1874 and are arranged in a symmetrical fashion, similar to Whinknowle. They were built for the Speak family, who presumably owned or were partners in Brooks Meeting Mill at the time. In later years, the houses were occupied by the Denby family, partners in mills in Lower Town who in 1931-2 provided the site for Oxenhope Park. The long slate roof is coped with a corniced chimney at the apex of either gable with a third chimney indicating the position of the party wall of the villas. Directly below the roof is a stone gutter supported by modillion gutter brackets set in an eaves band. The second and fifth bays contain the doorway to each respective villa which consist of a bold monolithic doorcase below a bracketed hood with parapet. The same parapet is found on the canted ashlar bay windows in the first and sixth bays. The rest of the windows are set in eared projecting plain stone surrounds as singles or in mullioned pairs. All of the windows are the original single pane painted timber sashes. To the rear are more original details, most notably the large round-headed stairlight with etched glass and stained margin lights.</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value, Aesthetic Interest</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 18 - Springfield Villas



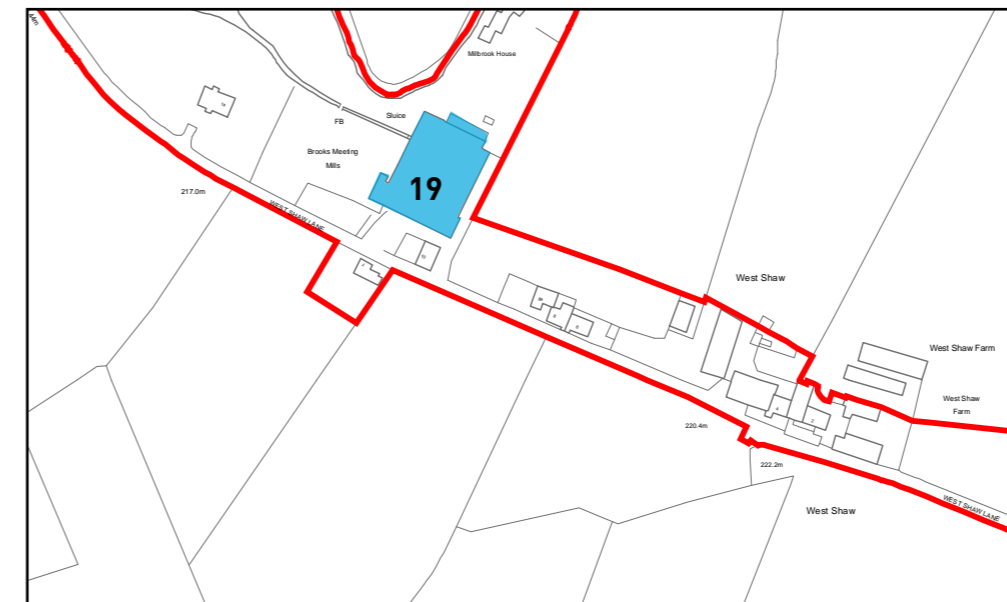


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Brooks Meeting Mill (19)	West Shaw Lane	Dominant historic mill building	<p>Brooks Meeting Mill is a dominating building with a 15 bay, two-and-a-half storey mass . The mill was established at an unknown date prior to 1817 on the site of the present day Brook House and was still on this site in 1847-8. The mill was substantially extended in the 1880s and again in 1910. The three storey spinning mill element (presumably the older elements of the mill complex) burnt down in 1916 and was not replaced, leaving only the 1880s and 1910 elements. The 1910 shed runs parallel to the lane and is surprisingly still in commercial use and more or less unchanged externally. 14 bays contain tall segmental-headed industrial windows with flush voussoirs. Bay 10 is a similarly style loading bay with a tall timber board door at first floor level. The 15 bay contains the segmental-headed main doorway with architraved jambs and voussoirs with a moulded hoodmould above. Above the doorway is a date plaque. The long slate roof is coped at either end with a ball finial presiding at the apex. Halfway along the ridge is and iron flue. This building replaced an earlier shed which was built in the second half of the 19th century which burned down. It is attached to the shed is an older four bay weaving shed with a sawtooth profile and north lights. Behind this are an enginehouse and a boilerhouse which are contemporary with the 1910 shed.</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 19 - Brooks Meeting Mill



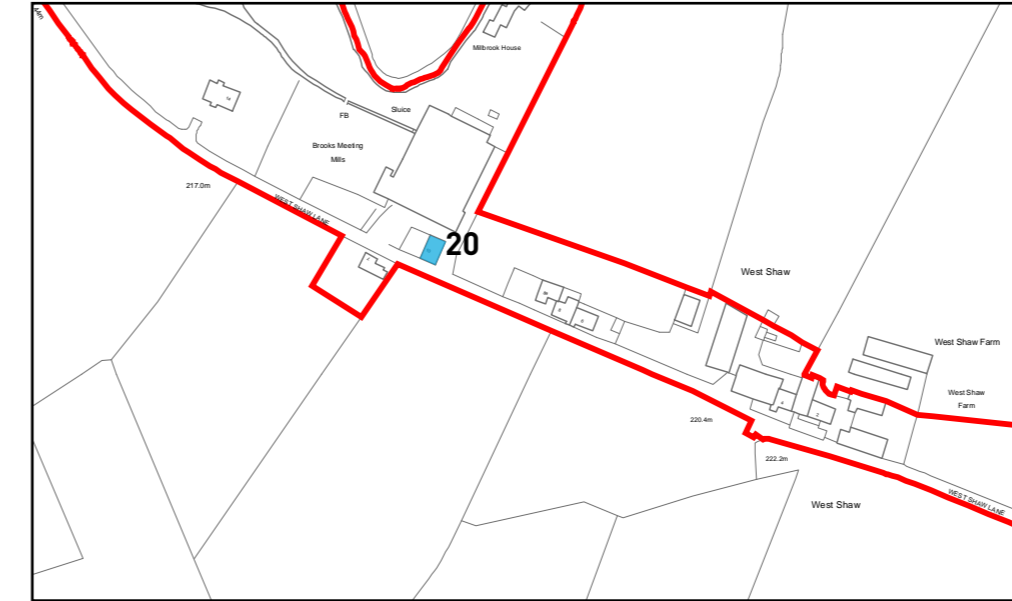


1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Feature name ( Map ref no.)	Location	Description	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
Brook House (20)	West Shaw Lane	Dwelling with former industrial links	<p>Brook House now occupies the initial/original site of Brooks Meeting Mill. This mysterious group of buildings does not appear to be on the ordinance Surveys of 1852 (unless it was part of the original Brooks Meeting Mill) or 1892. However, the blocked taking-in door at first floor level and the industrial looking chimney set within the angle of the buildings suggest that its was used in the manufacture of textiles. This industrial looking building is linked to what appears to be an old barn by two storeys of dark glazing beneath a pitched stone roof, an attractive integration of old and modern. The barn has a keyed segmental cart entrance flanked by two plain stone windows. At first floor level are three ventilators, while the gable is lit by a Venetian window near its apex. The stonework around the openings, their proportions and the appearance of the roofs suggest that Brook House has been extensively rebuilt, perhaps even newly built using reclaimed stone</p> <p><b>BASIS OF DESIGNATION: Social and Communal Value</b></p>

1. NON-DESIGNATED HERITAGE ASSETS ASSESSMENT

Map ref. 20 - Brook House





## APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT FOR POLICY GS1 - LOCAL GREEN SPACES

Local Green Spaces are designated sites that are protected from development due to the contribution they make to the local area. There is specific criteria for designating sites (NPPF Para 100) so not all green spaces are suitable for Local Green Space listing. The listing criteria is shown below:

**Paragraph 100 of the NPPF states that the designation should only be used.**

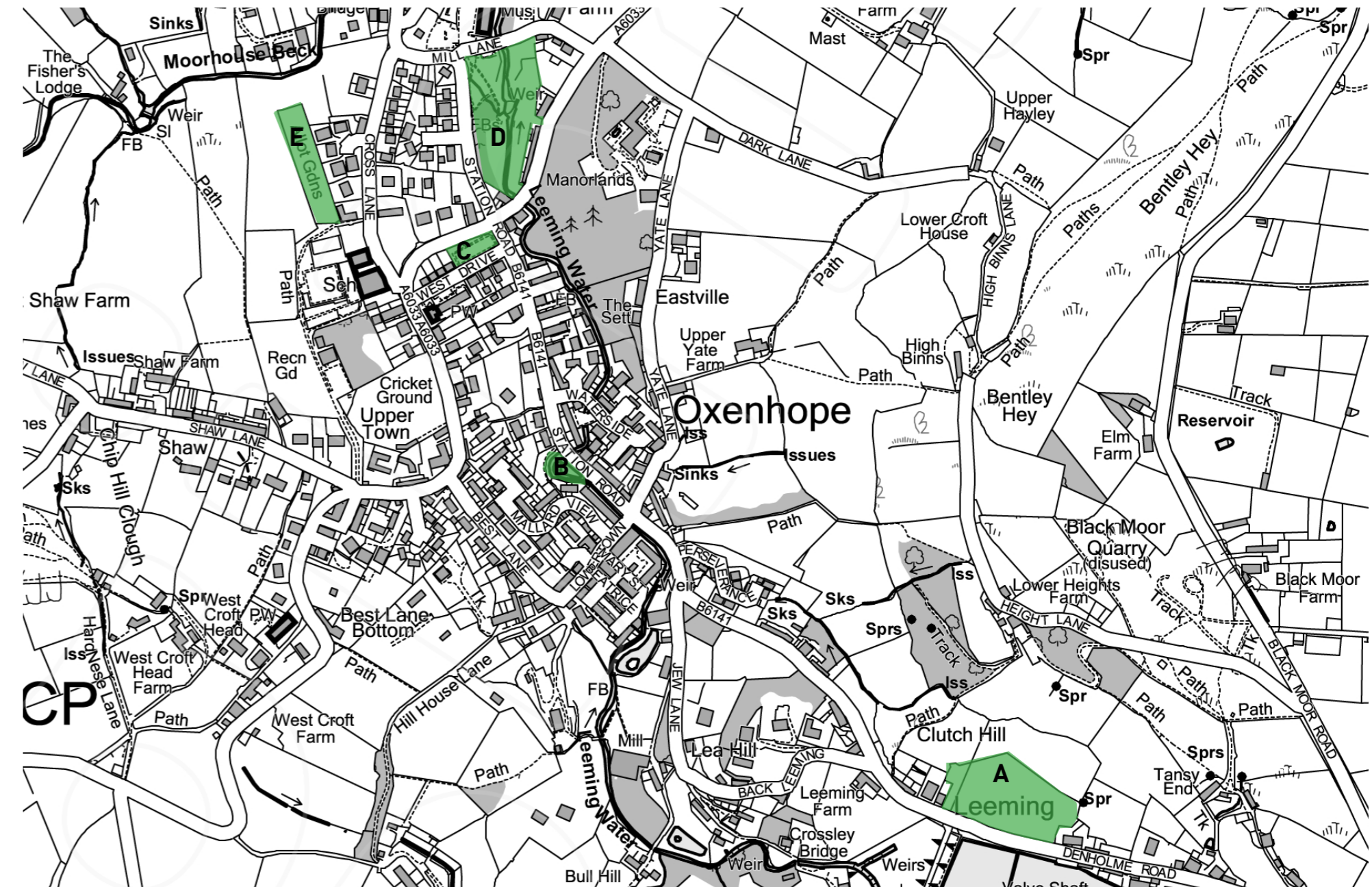
**The Local Green Space designation should only be used where the green space is:**

- (a) in reasonably close proximity to the community it serves;
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- (c) local in character and is not an extensive tract of land.

The above criteria has been used to filter suggested sites and to provide a recommendation as to whether or not they should be designated.

Also included in this appendix are suggested LGS sites that have been 'filtered' out because they did not sufficiently satisfy the relevant criteria.

## MAP OF PROPOSED LOCAL GREEN SPACES

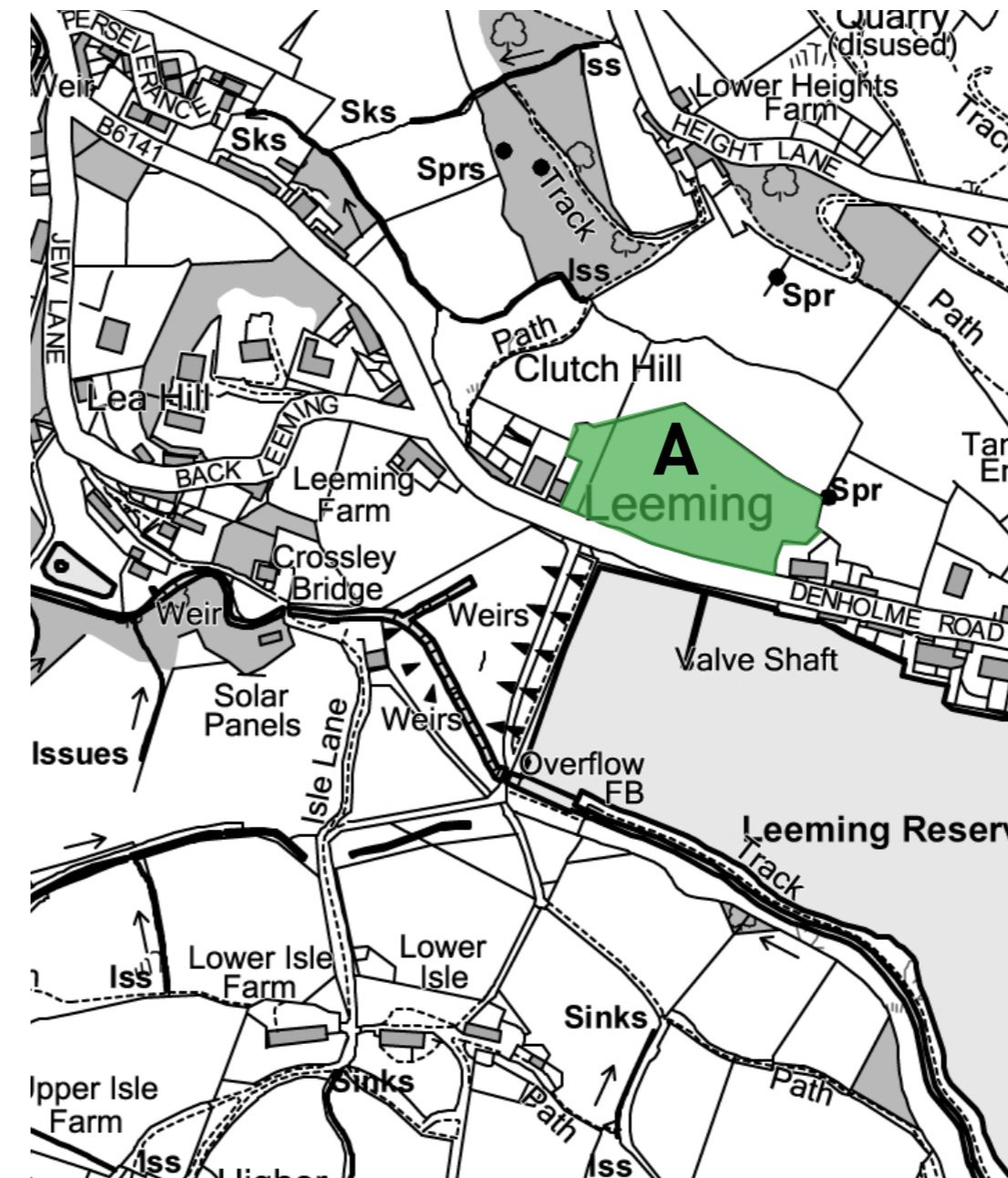




APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT

<b>Leeming Field (Policies map ref. A)</b>	
<b>Location</b>	Off Denholme Road, opposite Leeming Reservoir
<b>Size</b>	0.86ha
<b>Proximity to community served</b> (ref NPPF 100a)	Site is within the settlement limits and the area has dwellings built in a linear form to both the east and west of the site. It is within proximity to the community it serves.
<b>Local in character / not an extensive tract of land</b> (ref NPPF 100c)	Site is local in character. Oxenhope is defined as a series of settlements separated by open green space and this green space contributes to that, sitting between Leeming and Lower Town. The site is 0.86ha.
<b>Landscape significance (beauty, tranquility), Historic significance, Recreational value, Wildlife richness</b> (ref NPPF 100b)	Designated as village green space in the RUDP. The site is listed as a key open space in the Leeming Conservation Area Appraisal and as an 'area that provides a positive contribution to the character' of the conservation area. The site contributes to local wildlife and biodiversity and is within a few meters of sites designated as Bradford Wildlife Habitat Network. On the West Yorkshire ecology species map the site is marked as being a home to two species of birds (although does not say which ones) The site is opposite Leeming Reservoir which was constructed in 1872 and is directly behind the valve tower which is of local historical significance and contributes to the setting of the reservoir.
Summary Assessment	Given the sites designation as village green space in the RUDP, its listing as a key open space in the Leeming Conservation Area Appraisal, and as an area that makes a positive contribution to the character of the area it is considered that this space is of landscape significance due to its beauty and potentially its wildlife richness.
Recommendation	<b>Designate as Local Green Space</b>

LGS REF. A





APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT

<b>Horseshoe Dam (Policies map ref B)</b>	
<b>Location</b>	Station Road
<b>Size</b>	0.1ha
<b>Proximity to community served</b> (ref NPPF 100a)	Located in the heart of the village, surrounded by residential properties.
<b>Local in character / not an extensive tract of land</b> (ref NPPF 100c)	The space is local in character and is not an extensive tract of land.
<b>Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness</b> (ref NPPF 100b)	Designated as a key open space in the Lower Town Conservation Area Appraisal and as 'an area that makes a positive contribution to the character' of the area. Horseshoe Dam is a small site currently used for flood mitigation and contributing to wildlife and biodiversity in the centre of the village.  It is of landscape significance due to both its beauty and tranquillity and its wildlife richness.
Summary Assessment	Given its listing as a key open space in the Lower Town Conservation Area and as 'an area that makes a positive contribution to the character of the area' it is considered that Horseshoe Dam is of landscape significance due to its beauty and tranquillity. It also supports local wildlife and biodiversity and is locally referred to as the 'duck pond'. The site is managed and maintained regularly by local volunteers.
Recommendation	<b>Designate as Local Green Space</b>

LGS REF. B

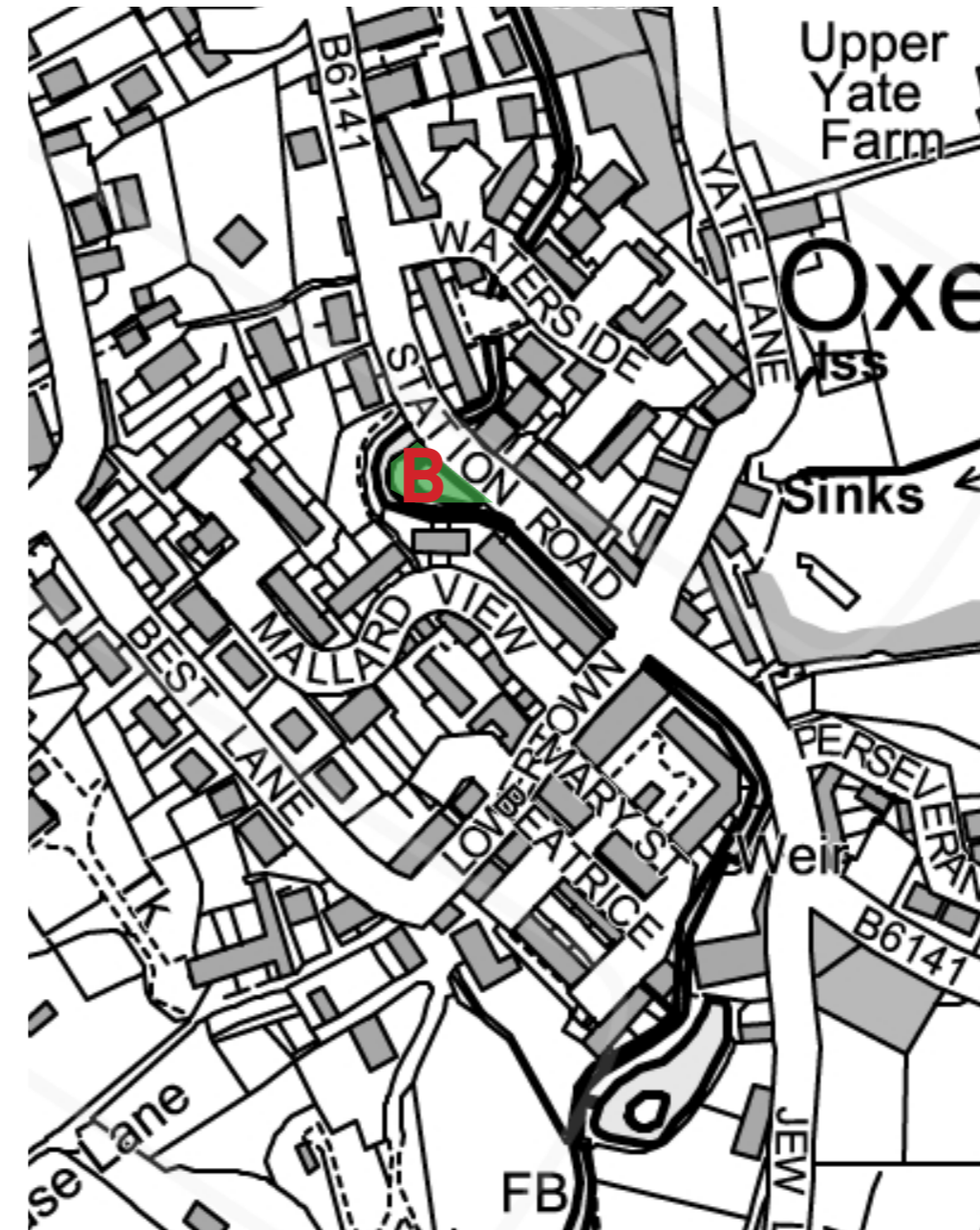


Image courtesy of Oxenheppe Online

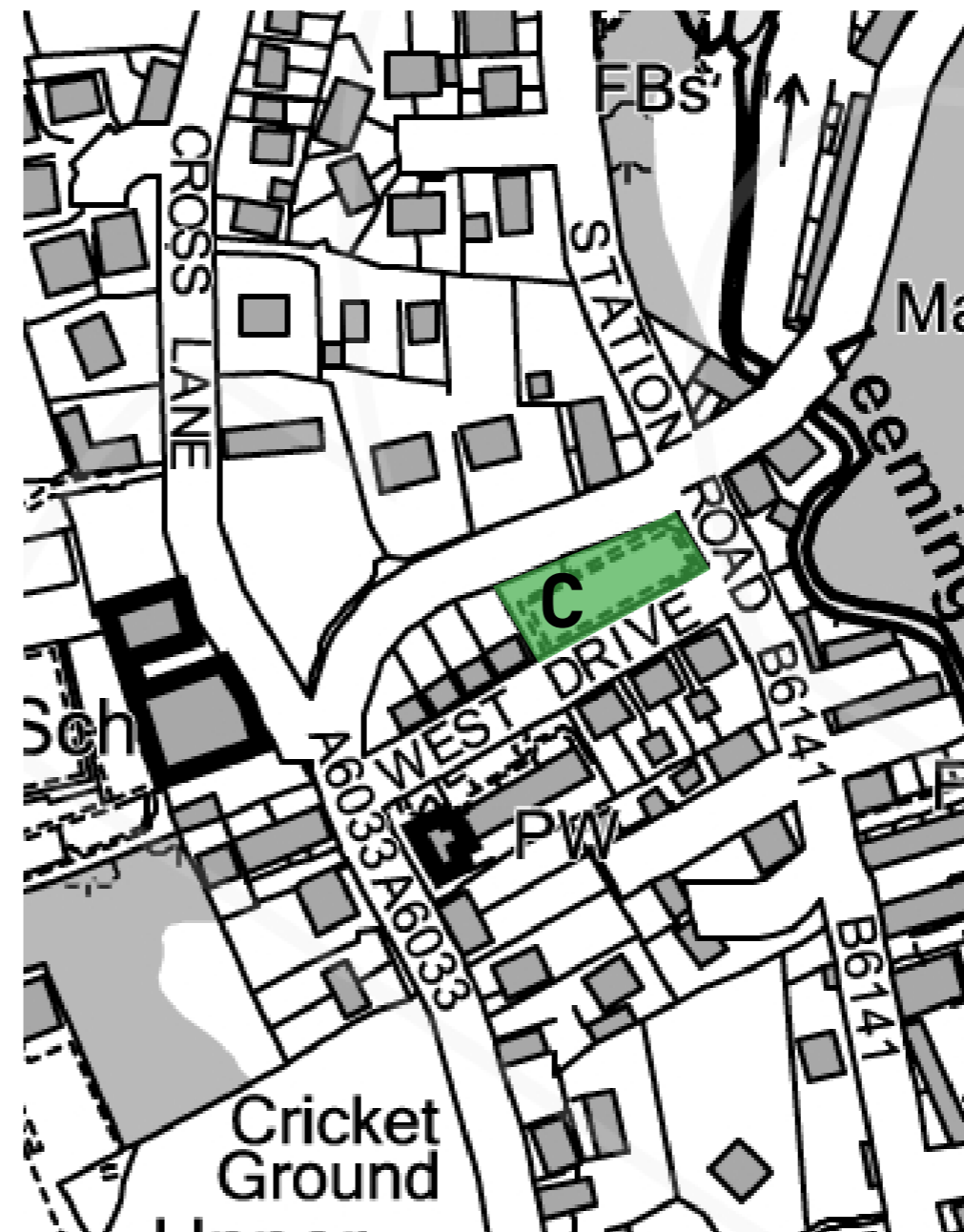




APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT

<b>Rose Garden (Policies map ref. C)</b>	
<b>Location</b>	Corner of Station Road & Hebden Bridge Road
<b>Size</b>	0.12ha
<b>Proximity to community served</b> (ref NPPF 100a)	Located in the heart of the village, surrounded by residential properties.
<b>Local in character / not an extensive tract of land</b> (ref NPPF 100c)	The space is local in character and is not an extensive tract of land.
<b>Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness</b> (ref NPPF 100b)	Designated as Key Open Space in Station Road Conservation Area Appraisal, and as 'an area that makes a positive contribution to the character of the area'. It includes a 'Key View' and 'Important Trees/Woodland'.  Rose Garden has recently been adopted by the Friends of Oxenhope Rose Garden who oversee the ongoing maintenance and management of the space. The space provides amenity and recreational space for members of the community and visitors. It therefore has landscape significance due to its beauty and tranquillity, and its recreational value.
Summary Assessment	Due to the listings in the Station Road Conservation Area Appraisal and the important role this space plays in the day to day lives of the community it must be considered this site has landscape significance and is important due to its recreational value.
Recommendation	<b>Designate as Local Green Space</b>

LGS REF. C

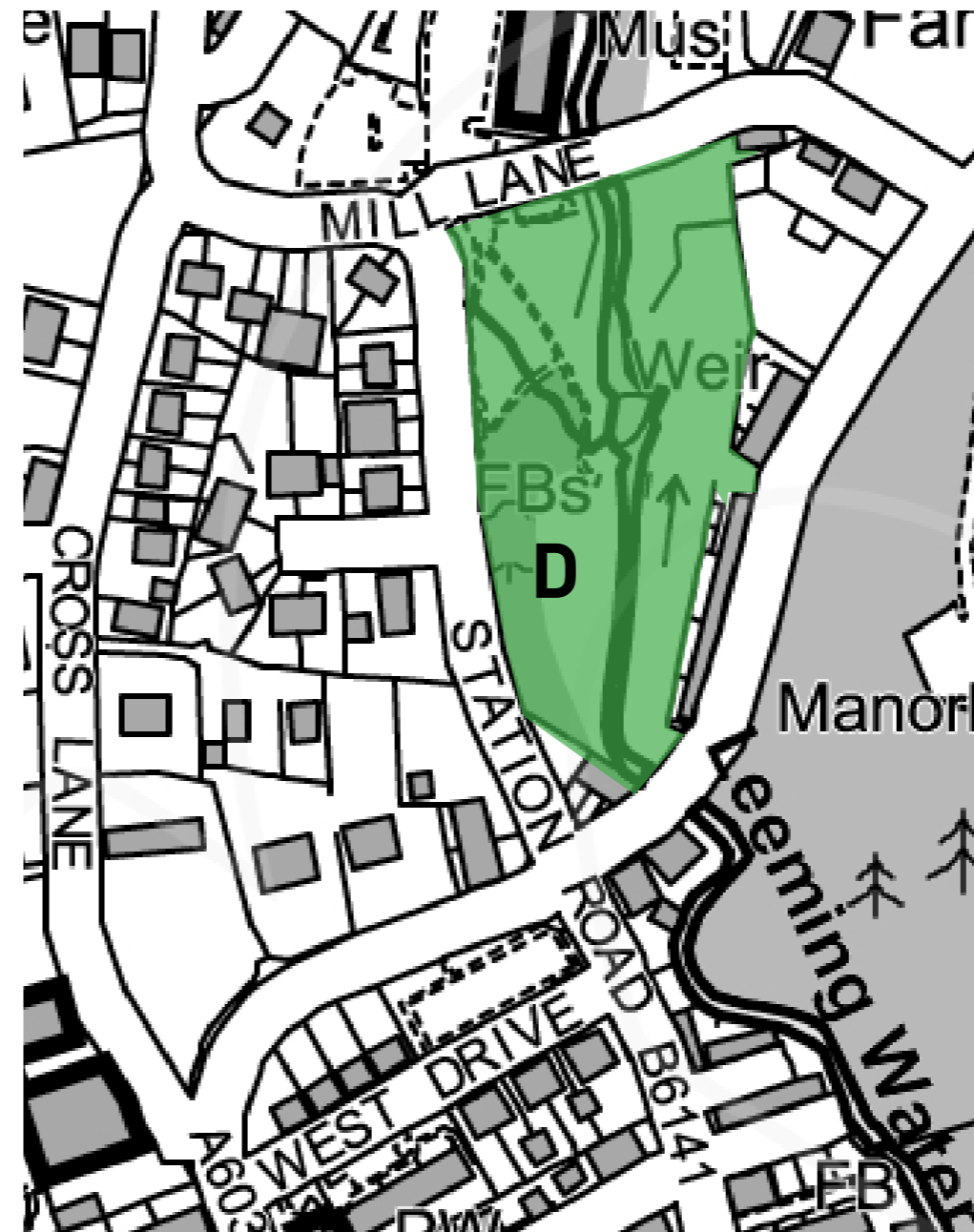




APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT

Millennium Green (Policies map ref. D)	
Location	Station Road
Size	0.46ha
Proximity to community served (ref NPPF 100a)	Located in the centre of the village, with many residential properties surrounding the site
Local in character / not an extensive tract of land (ref NPPF 100c)	Local in character and not an extensive tract of land
Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	<p>Village Green Space and Site Important for Nature Conservation in RUDP.</p> <p>Key Open Space in Station Road Conservation Area Appraisal, and listed as 'an area that makes positive contribution to character of area'. Also listed as 'Contains important trees/woodland' and contains two Key Views. It is also within the Bradford Wildlife Habitat Network.</p> <p>The Millennium Green is at the heart of the village. It was purchased by the residents of Oxenhope with funding from the Countryside Agency, the Millennium Commission (a project supported by the National Lottery) and other donors to celebrate the Millennium. It provides a local space for recreation and events including the annual village fete.</p>
Summary Assessment	Given the sites listings and designations in the RUDP, Bradford Wildlife Habitat Network and Station Road CAA it is considered the site plays a significant role in the village for its recreational value, landscape significance and wildlife richness.
Recommendation	<b>Designate as Local Green Space</b>

LGS REF. D

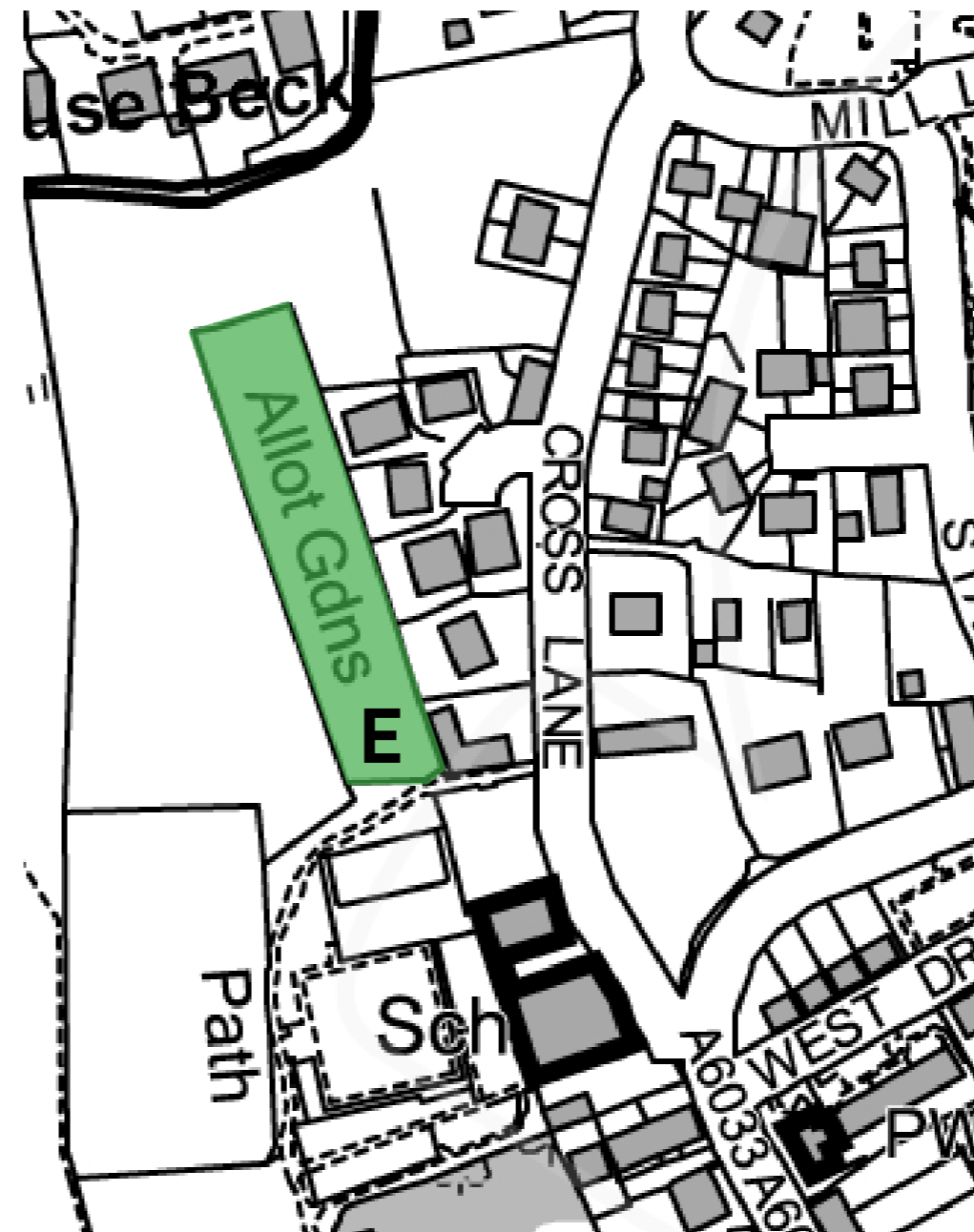




APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT

<b>Oxenhope Allotments (Policies map ref. E)</b>	
<b>Location</b>	West of Cross Lane
<b>Size</b>	0.32ha
<b>Proximity to community served</b> (ref NPPF 100a)	The site is next to a variety of community facilities such as playing fields, cricket pitch, community centre and children's play area. It is bordered by residential properties to the east. It is considered in close proximity to the community it serves.
<b>Local in character / not an extensive tract of land</b> (ref NPPF 100c)	The site is local in character and is not an extensive tract of land. The allotments are well used and maintained by allotment holders. It is not an extensive tract of land.
<b>Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness</b> (ref NPPF 100b)	The site is important locally for its recreational value. This is demonstrated by the high level of occupancy. The site may have some level of wildlife richness depending on what is being grown on the plots.
Summary Assessment	The site is local in character and is in close proximity to the community it serves. The site is demonstrably special to the local community due to its recreational value, this is reinforced by its popularity.
Recommendation	<b>Designate as Local Green Space</b>

LGS REF. E





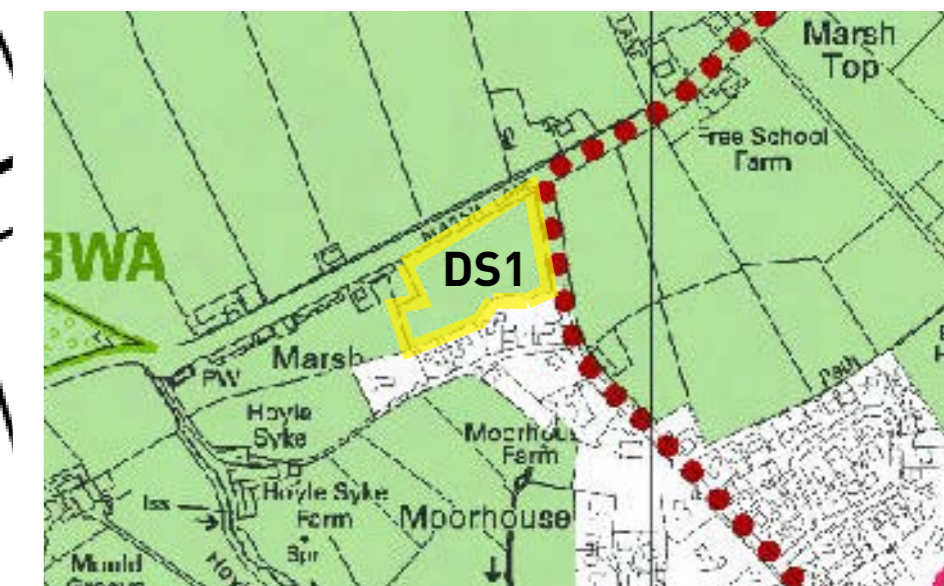
APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT - DISCOUNTED SITES

(Policies map ref. DS1)	
Location	Land to west of Moorhouse Lane & Marsh Lane junction
Size	0.76ha
Proximity to community served (ref NPPF 100a)	The site is immediately north of the village's development limits and the main settlement. There are both residential and agricultural buildings in close proximity to the south and west.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character, being a small agricultural field bounded by traditional stone walls and is not an extensive tract of land.
Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The site is within the green belt so is already afforded a level of protection. The site does not possess wildlife richness and is outside of the Bradford Wildlife Habitat Network. The site is not within a conservation area. Due to the topography of the site and surrounding area it does provide high quality views over the village of the wider valley.
Summary Assessment	Despite the site enabling views over the village and the wider valley the overall level of landscape significance and wildlife richness is low. This is because the site is outside of a conservation area, the Bradford Wildlife Habitat Network and is of low to average quality, used primarily for agricultural purposes.
Recommendation	<b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>

LGS REF. DS1



CBMDC RUDP PROPOSALS MAP





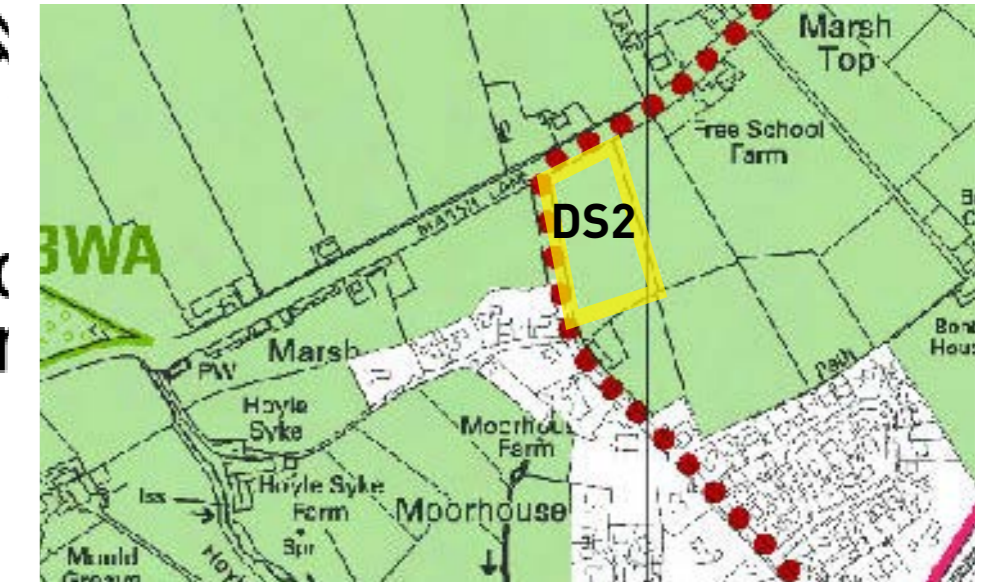
APPENDIX 2 - LOCAL GREEN SPACE ASSESSMENT - DISCOUNTED SITES

(Policies map ref. DS2)	
Location	Land to east of Moorhouse Lane & Marsh Lane junction
Size	0.39ha
Proximity to community served (ref NPPF 100a)	The site is immediately north of the village's development limits and the main settlement. There are both residential and agricultural buildings in close proximity to the south, west and north.
Local in character / not an extensive tract of land (ref NPPF 100c)	The site is local in character, being a small agricultural field bounded by traditional stone walls and is not an extensive tract of land.
Landscape significance (beauty, tranquillity), Historic significance, Recreational value, Wildlife richness (ref NPPF 100b)	The site is within the green belt so is already afforded a level of protection. The site does not possess wildlife richness and is outside of the Bradford Wildlife Habitat Network. The site is not within a conservation area. Due to the topography of the site and surrounding area it does provide high quality views over the village of the wider valley.
Summary Assessment	Despite the site enabling views over the village and the wider valley the overall level of landscape significance and wildlife richness is low. This is because the site is outside of a conservation area, the Bradford Wildlife Habitat Network and is of low to average quality, used primarily for agricultural purposes.
Recommendation	<b>DO NOT DESIGNATE AS LOCAL GREEN SPACE</b>

LGS REF. DS2



CBMDC RUDP PROPOSALS MAP





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