



DESIGN
Yorkshire

Menston Neighbourhood Plan

Consultation Version

Foreword by Chair

Menston is a small but growing village on the edge of Rombalds Moor. It developed from an agricultural settlement with the arrival of the railway in 1873 and is now a popular place to live and work due to its proximity to Bradford, Leeds, the Wharfe valley and Ilkley Moor.

As the village continues to expand, the Parish Council wants to ensure that the future of the village as a good place to live is enhanced. It welcomes new housing and businesses without damaging its particular characteristics as well as adapting to the challenges of a changing climate.

In view of this, the Parish Council decided in 2023 to revisit the plan that had been started in 2014, and undertook a series of consultations with the community to consider the future of the village and how to develop a vision for the future. A consultant was appointed to undertake the work in 2024. Many people throughout the community have added vital detail and insight and the Parish Council wishes to thank them for all their contributions to ensure the village continues to be a very special place now and in the future.

Marilyn Banister
Chair, Menston Neighbourhood Planning Group

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Chair, Menston Parish Council



Contents

0.0	List of Neighbourhood Plan Policies	-	p 5
1.0	Introduction	-	p 6
1.1	Planning context	-	p 6
1.2	History of Menston	-	p 8
1.3	Menston today	-	p 10
1.4	Process and timeline	-	p 12
1.5	Engagement activities	-	p 12
1.6	Identified Neighbourhood Plan themes	-	p 14
1.7	Vision, aims and objectives	-	p 14
2.0	Housing	-	p 16
3.0	Environment	-	p 20
4.0	Movement	-	p 30
5.0	Community Facilities	-	p 34
6.0	Heritage	-	p 38
7.0	Monitoring and delivery	-	p 42



Menston Neighbourhood Plan Policies

Housing

MNP1	High Quality Design
MNP2	Renewable Energy and Sustainability
MNP3	Housing Mix
MNP4	Biodiversity in New Housing Developments
MNP5	Flood Resilience

Community Facilities

MNP14	Community Facilities
MNP15	Local Centre Retail and Services
MNP16	Community Energy Schemes

Environment

MNP6	Local Green Spaces
MNP7	Green Infrastructure and Biodiversity
MNP8	Tree Planting
MNP9	Sport, Leisure, Open Space, and Allotments
MNP10	Key Views

Heritage

MNP17	Design and Development in the Conservation Area
MNP18	Non-Designated Heritage Assets

Movement

MNP11	Public Transport Connections
MNP12	Residential Parking
MNP13	Pedestrian and Cycle Connections

1

Introduction

1. Planning Context

1.1.1 The Menston Neighbourhood Plan covers the whole of the civil parish of Menston as indicated on the Boundary Map opposite.

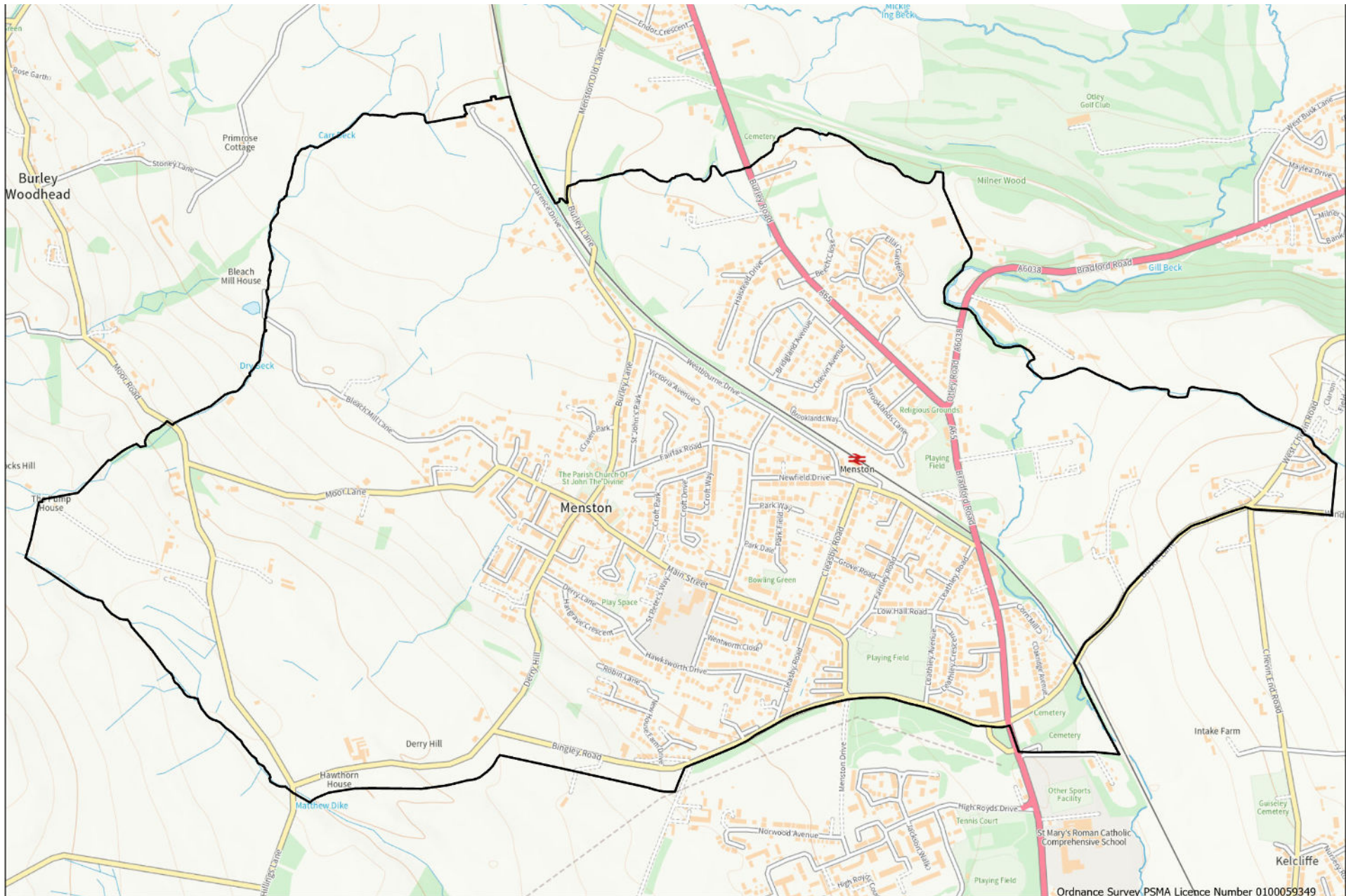
1.1.2 The Neighbourhood Plan Area was formally approved by Bradford Council (CBMDC) on the 2nd December 2014 in accordance with the Localism Act, 2011, and the Neighbourhood Planning (General) Regulations, 2012.

1.1.3 The Neighbourhood Plan has been produced on behalf of Menston Parish 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 Ministry for Housing, Communities, and Local Government (MHCLG)

1.1.4 The Menston Neighbourhood Development Plan seeks to deliver a local dimension to the strategic context and supplements the detail already included in the development plan for Bradford. The strategic planning policy background to the Neighbourhood Plan is provided by the adopted Core Strategy, Bradford City Centre Area Action Plan, Shipley and Canal Road Area Action Plan and Waste Management DPD as well as adopted Supplementary Planning Documents. It should be noted that Bradford Council is in the process of preparing of new single Local Plan its area that will set how it will grow and develop over the next 15 years. It is still in its early stages of preparation.

1.1.5 There is no statutory time period that a plan must cover but a proposed 15-year period (from 2026 – 2041) is a sensible timeframe for the Menston Neighbourhood Plan and similar to that adopted by many other successful plans.

Map 1 Menston NDP Plan Area



1.2 History of Menston

1.2.1 Various people have documented the history of Menston in recent years in many publications. From these we know that evidence of people living in Menston goes back to the Iron Age (from about 650 CE) when due to a changing climate it was possible to move down from the high ground to the less densely wooded valleys and start to farm. By Roman times, Yorkshire tribespeople, the Brigantes, resisted the Romans, who had to build a strong military base in York. There is evidence of a Roman road coming off the Chevin and crossing the Otley Road at Ellar Ghyll heading onto Ilkley with opportunities for trading as well as military use.

1.2.2 After the Romans left, this area, Elmet, was incorporated into the Kingdom of Northumbria with meetings to decide local matters being held at Menston Hall - the seat of the chief man of the village. By the 870's, Menston was under the control of the Vikings and Danelaw applied.

1.2.3 When William the Conqueror invaded in 1066, he rewarded his followers by granting them large areas of land taken from the Anglo-Saxon lords. The change in control was unpopular in the North and rebellions broke out which were ruthlessly suppressed. This became known as the Harrying of the North. Evidence of the destruction and its impact on Menston is recorded in the Domesday Book.

1.2.4 The Manor of Menston was controlled from The Low Hall on the site where Menston Hall and the park now stand. The dwellings of the families who worked the surrounding fields were gathered at either end of the village. The land between them was common land where the villagers could graze animals and some of these fields remained in existence until the 1970's.

1.2.5 Schooling was established in Menston in 1622 by the Church of England and with various premises and amalgamations continues to this day at the site on Main Street opened in 1894.

1.2.6 By the time of the English Civil War (1642-1649), the population of Menston was 193 and the local Fairfax family, based at Fairfax Hall, supported the Parliamentarians. In the mid 1800's, the village was expanding, making use of the water power available from the stream above Bleach Mill for a woollen mill. The Fawkes family (yes, of Guy Fawkes fame) had owned the Menston Estate from 1786 and now started to release land for the railway. The station opened in 1873 and in 1888, the West Riding Pauper Lunatic Asylum (High Royds Hospital), also part of the Menston Estate, was built on the edge of the village, expanding the population hugely and with its own rail link.

1.2.7 The railway was the catalyst for the expansion of house building in the village and many of the terraces and semi-detached homes were built in the late 1890s by incoming businessmen from Leeds and Bradford. However, there was no telegraph office, streets were unlit and there were a lot of muddy paths. Also, the Fawkes family did not allow any of its land to be used for industrial purposes.

1.2.8 Housing on Oakridge Avenue, Garth Grove as well as Leathley Crescent and Avenue was built in the 1930s but the main expansion came in the 1950's and 60's with a population increase from 5,331 in 1951 to 6,089 in 1971 which included High Royds Hospital, (now part of Leeds rather than Bradford local authority). Land on the fields along Main Street was used for housing as well as Fairfax Road, Park Road and at Brooklands on the north side of the railway. The war time allotments were lost in 1964 with the building of Kirklands Close. Some of the large Victorian homes on Main Street were replaced in the 1980's by flats or smaller properties but Fourness House, now Kirklands community centre, survived.

1.2.9 Shops have come and gone over time but by the 1990's local greengrocers, butchers and the bank had ceased to operate. Other businesses have taken their place; some run from home and providing a wide range of services.

1.2.10 A conservation area around the Lane Ends area was designated in 2004 to protect the special architectural and historic interest of that part of the village. Since then, various housing developments have taken place on the fields surrounding the village continuing its expansion.

1.2.11 The community centre and library site are leased to a Kirklands Trust by Bradford Council and is a popular venue for theatre, music, sport and arts for all ages as well as meetings. The Scout and Guide units continue to grow and other interest groups are thriving all of which foster a strong sense of community within Menston.

1.2.12 From this brief outline of Menston's history, it can be seen that there is a rich variety to its built environment meaning that its future development needs to be carefully planned and executed. Hence the Neighbourhood Plan.

Fairfax Hall



Menston Station

1.3 Menston Today

1.31 Today Menston is a thriving village that has grown to a population of around 4,322 residents (Census 2021). The village is predominantly residential, expanded from its historic village centre. It is split into three main areas divided by the railway line, the A65 and A6018 leading up to Otley Chevin. The settlement is served by a pharmacy, GPs surgery, primary school, local convenience shops and services, post office, public houses, churches, community centre and library.

1.3.2 The working age population of Menston is 54.5% which is lower than the West Yorkshire average of 62.8%. People aged over 65 make up 27.5% of the population, which is above West Yorkshire average of 16.7%. The ethnic composition of Menston is people who identify themselves as White British (96%). This is a higher proportion than the West Yorkshire average (78.4%) but similar to other rural areas of the District.

1.3.3 There are 1,979 dwellings within the settlement area, of which consist of 85% owner occupied, 1.1% of these are local authority rented, 4% housing association rented and 9.6% private / other rented tenure.

1.3.4 Of all adults aged between 16 and 74, 2,218 are economically active. This is higher than the West Yorkshire average. The average annual household income of £54,600 is significantly higher than regional West Yorkshire average of £38,499. Menston is identified as one of the least deprived areas in the Bradford District. The Wharfedale Ward is the least deprived ward in the District for the Index of Multiple Deprivation and is least deprived for both income and employment deprivation. In Menston 0.1% of households are suffering from multiple deprivation, compared to a West Yorkshire average of 0.7%.

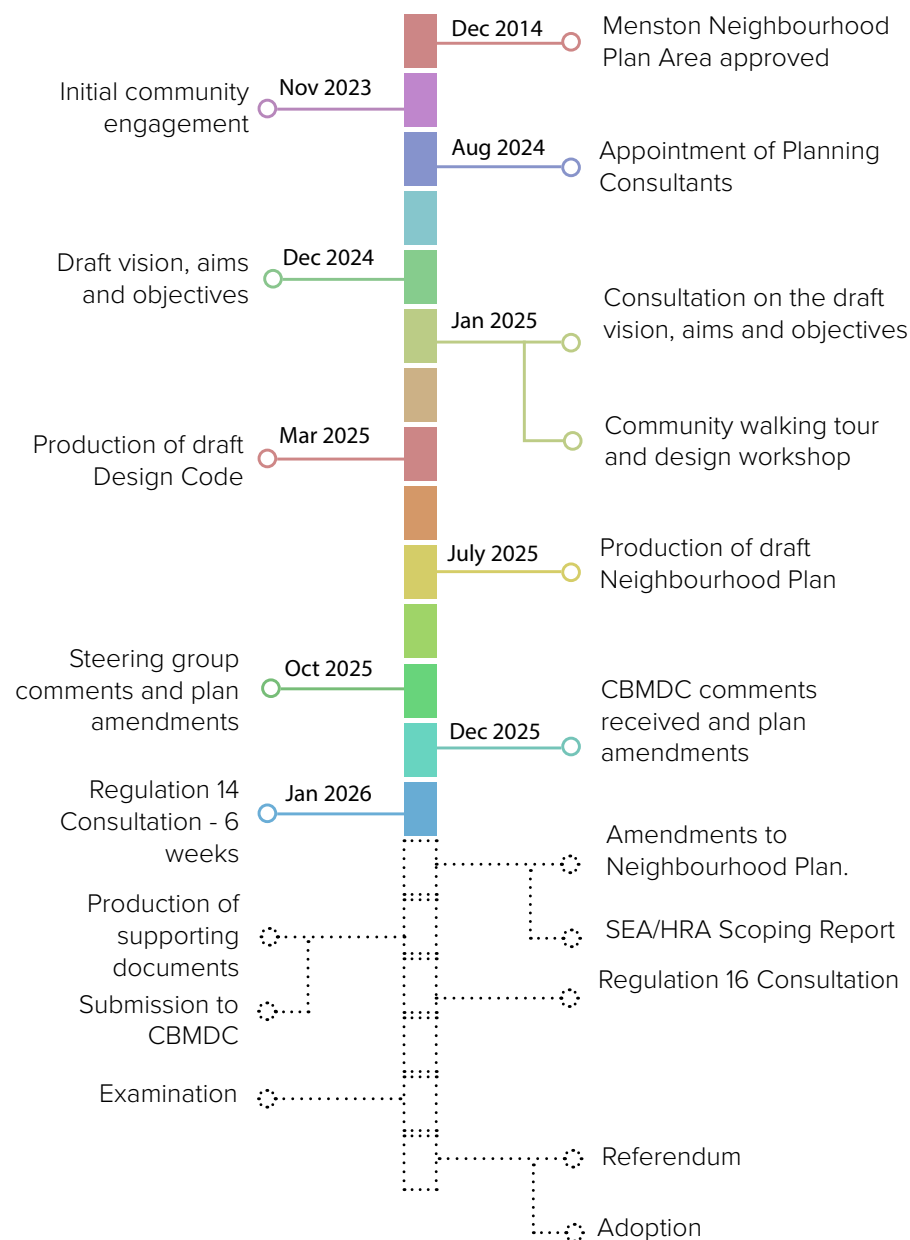
1.3.5 Menston is accessible to larger settlements such as Ilkley and Bradford due to access to public transport via the train station.

1.3.6 Menston fulfils the role of a local centre which caters to the basic daily needs of the immediate population with other and more specialist functions and requirements being met in larger nearby centres such as Baildon or Ilkley. The Retail and Leisure Study (2019) suggests that the dispersed nature of the centre could impact on its viability. There is a general lack of offer beyond daily convenience and service needs and there are poor parking options and availability.

1.3.7 There are a number of employers in Menston, including in shops and supermarkets, kennels, gyms, beauticians, hairdressers, funeral directors, car dealerships, printers, newsagents with Post Office, taxis, public houses, takeaways, cafes, delicatessen and a pharmacy. The Kirklands community centre also provides volunteering opportunities at the library and to help run the centre. The three largest groups for work force based jobs in Menston are health, education and business administration & support services. In Menston, the largest local business unit is professional scientific and technical services, second is construction and the third largest is post & telecommunications.



1.4 Process & Timeline



1.5 Engagement Activities

1.5.1 Initial community engagement was undertaken via a survey which was available both online and in person. This was open for roughly two months from 18th November 2023 to 11th January 2024 and was completed by 156 people. The purpose of this survey was to gain an understanding of key local issues for the plan to address.

1.5.2 Respondents to the initial survey were asked what the most important themes were for the plan to cover. The top responses were separated by only a small margin: Community facilities (15%), Green space and nature (14.7%), Local businesses (13.7%), Travel, transport and accessibility (12.6%), and Housing (11%). Full responses to the survey are included in the Statement of Consultation.

1.5.3 To build on the initial survey, a series of themed workshops and additional targeted surveys were undertaken. On the 13th March 2024 an in-person drop-in session was held in the evening at the Kirklands community centre focussing on green spaces in Menston. This allowed more detailed discussions and comments from the members of the community around this key theme to help shape and influence the plan. This was attended by 13 people. The session provided an opportunity to identify issues and opportunities relating to green spaces. A summary of the key points is included in the Statement of Consultation.

1.5.4 Given the demographic trends in previous engagement, targeted efforts were made to engage more young people. In March 2024 a survey was distributed via Menston Scout and Guide groups to gain their views on life in Menston. This survey included general open-ended questions about what people like and dislike as well as questions about travel and movement, the environment, green spaces, community facilities, and safety.

1.5.5 In April 2024 an online survey was distributed to local businesses in Menston via the Menston Business Association. This covered general topics but was intended to gain an insight into the thoughts of local businesses. There were 7 responses.

1.5.6 In May 2024 an in-person workshop was held at the Kirklands Community Centre covering the themes of travel and transport. This session was attended by 6 people and provided an opportunity for people to discuss key movement issues in more detail to help shape and influence the plan content.

1.5.7 In June 2024 an in-person workshop was held at the Kirklands Community Centre focussing on Housing. This was attended by 13 people and allowed attendees to discuss housing related issues to help inform the housing section for the plan, this included comments and conversations around housing type and mix, design, and sustainability.

1.5.8 In September 2024 an in-person workshop was held at the Kirklands Community Centre covering community facilities, heritage and conservation, business and employment, and schools. There were 12 attendees to the session where various issues and opportunities were discussed covering these themes to help inform the contents of the plan.

1.5.9 Using the outcomes of the above community engagement activities a draft vision, aims and objectives were produced. These were then consulted on with the community to assess whether they align and accurately represent the views of the community. 80 responses were received in relation to the vision, aims and objectives consultation, with the majority being positive and supportive. The comments received here helped to shape and refine the vision, aims and objectives before detailed plan development began.

1.5.10 On the 20th January a walking tour of Menston followed by an interactive planning and design workshop were undertaken with plan consultants Design Yorkshire. This was attended by members of the local community and Parish Councillors. The purpose of this session was for local people to share their knowledge of Menston with the plan consultants, and to help collaboratively map key assets such as important green spaces, key views, and community facilities.

1.5.11 A first draft of the plan was produced in the spring and summer of 2025 which was then shared with the Neighbourhood Planning Group and CBMDC for comment. Amendments were made to the plan in response to comments received.

1.6 Identified Neighbourhood Plan Themes

Following initial community engagement exercises the issues and opportunities raised were assessed and key themes for the plan to focus on were identified. These are as outlined below:

Housing and non-residential development

- Ensure new homes are well-designed and respond to local character
- Ensure new homes are fit-for-purpose and meet local needs

Environment

- Protect and enhance important green spaces and key views
- Protect and enhance biodiversity

Movement

- Promote sustainable methods of travel
- Secure improvements to pedestrian and cycle infrastructure
- Better management of car parking

Community facilities

- Protect existing community facilities and encourage new facilities

Heritage

- Preserve the character and setting of the Conservation Area

1.7 Vision

Menston will continue to be a village that nurtures community spirit, preserves its unique rural character, and promotes sustainable development, ensuring a high quality of life for current and future generations.

Menston will maintain its strong sense of identity by valuing its heritage and beautiful natural surroundings while embracing innovative solutions that meet the changing needs of its residents. The village will offer excellent amenities and services, accessible to all, fostering social cohesion and promoting well-being.

The Neighbourhood Plan will guide Menston's future by balancing growth with careful management of resources, enhancing its green spaces, supporting local businesses, and improving infrastructure in ways that promote community, connectivity, and environmental responsibility. Menston will be a resilient community where residents take pride in their village, creating a vibrant and inclusive place to live, work, and visit.

Neighbourhood Plan Aims & Objectives

- **Protect and enhance the natural environment and important green spaces**
- **Conserve the historic character and setting of Menston**
- **Improve transport, movement and accessibility**
- **Secure high-quality design in new development**
- **Ensure that new housing meets the needs of the local community**
- **Protect and enhance community facilities, services and local infrastructure**
- **Support a sustainable and thriving local economy**
- **Promote sustainability and climate resilience**



2

Housing

2.0 Introduction

2.0.1 Menston is designated as a Local Growth Centre in the adopted Core Strategy (2017). This means that Menston is a location which has been promoted to the third tier of the settlement hierarchy due to its role and function. It is a sustainable local centre and is accessible to larger settlements such as Ilkley and Bradford due to access to public transport via the train station. This growth will reflect a balance between the contribution that development can make to meeting housing need but also reflecting a number of environmental constraints.

2.0.2 It is important that new housing in Menston not only meets the present needs of the community but is designed and built to help address the future challenges we face.

2.0.3 Community engagement identified:

- The desire for a mixture of house types and sizes to support people on different levels of income, people at different stages in life, and people with different housing needs.
- Ensure new homes support and encourage biodiversity
- Ensure new homes address the climate emergency
- Ensure new homes respond to the character of the village

2.0.4 Key Objectives

- Ensure new housing meets the needs of the local community
- Secure a housing mix that addresses current and future demand
- Ensure some housing is built to accessible and adaptable standards
- Ensure impacts of flooding are managed
- Ensure new housing has sufficient amenity space
- Ensure that new housing is well designed and locally responsive
- Secure both low embodied carbon emissions during the construction of new developments as well as low carbon emissions during use

Policy MNP1 High Quality Design

New residential development, and extensions and alterations to existing properties, should respond to and reinforce the defining characteristics of its local area including: scale, massing, materials, layout, and architectural detailing.

Applicants should refer to the Menston Design Code and the Homes and Neighbourhoods Design Guide Supplementary Planning Document and demonstrate in any planning application how their principles have been incorporated. Regard should also be had to the National Design Guide and the National Model Design Code

2.1.1 This policy seeks to ensure that new housing and non-residential developments are designed so that they respond to and reinforce the character of Menston and address key local issues.

2.1.2 The Menston Design Code covers a range of issues and sets acceptable design parameters for new development.

2.1.3 This policy, and the Menston Design Code do not seek to stifle innovative, creative or contemporary design. Nor do they prescribe a duplication of historic design or pastiche development. Development should be of its time, but should reference, respond to and complement its setting and context.

2.1.4 This plan and Design Code should be read in conjunction with [Bradford Council's Homes and Neighbourhoods Design Guide](#).

2.1.5 This policy aligns with CBMDC adopted Core Strategy 2017 policies DS1, HO9, DS3, DS4, DS5 and SC9.

Policy MNP2 Renewable energy and sustainability

New housing development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes the provision of on-site energy generation from renewable sources.

As appropriate to their scale, energy generation proposals in housing schemes should be accompanied by a visual impact assessment that demonstrates renewable energy provisions would not cause visual harm and/ or do not detract from the visual amenity of its location.

Applications should refer to the Menston Design Code and the Homes and Neighbourhoods Design Guide Supplementary Planning Document which should be referenced in applications. Regard should also be had to the National Design Guide and the National Model Design Code.

2.3.1 This policy seeks to ensure that new homes in Menston are energy efficient, affordable to heat, and meet targets to limit climate change by including the provision of renewable energy technologies.

2.3.2 CBMDC's Homes and Neighbourhoods Design Guide SPD, Sections 3.8 and 3.9 provides guidance relating to materials and design, and energy efficiency respectively.

2.3.3 This policy aligns with CBMDC adopted Core Strategy 2017 policy HO9.

Policy MNP3 Housing Mix

Proposals for new housing developments of 10 or more dwellings, or 0.5 hectares or more, will be expected to provide a mix of dwelling types, sizes and tenures. There should be a clear emphasis on 3-bed family houses, with a portion of 1 and 2 bed properties to meet starter and downsizing needs

New housing developments which meet the accessible and adaptable dwelling standards in Part M4(2) of the Building Regulations, and ensure that the resulting properties meet the changing needs of occupants throughout their life will be supported.

Other mixes of house types, sizes, and tenures will only be supported where they are supported by up-to-date assessments of local housing need.

2.2.1 This policy seeks to ensure that new residential development in Menston provides a mix of house types, sizes and tenures to meet the needs of the local community.

2.2.2 Initial community engagement identified local demand for smaller (1-2 bed) homes suitable as starter homes or for people downsizing. It also highlighted local demand for 3 bed family homes, and for some homes that are accessible for people with mobility impairments.

2.2.3 A Housing Needs Assessment (HNA) has not been undertaken to support this policy due to government cuts to neighbourhood planning grant funding. In the absence of a Menston specific HNA, the Bradford Strategic Housing Market Assessment (SHMA) 2019 has been used to identify housing requirements for the Wharfedale sub-area.

2.2.4 Menston sits within the Wharfedale sub-area of Bradford District and is one of the district's less deprived, relatively high-value settlements. The SHMA and other CBMDC evidence point to a need for a mix of homes across the district but identify particular pressures and demand for two- and three-bedroom affordable dwellings and for specialist older persons housing across the district; in Wharfedale the evidence also indicates continued demand for larger family (3+ bed) homes.

2.2.5 Menston's local socio-economic profile shows high home ownership and an ageing population profile which together point to a need to: (a) provide family homes to meet household formation, (b) provide smaller/ accessible homes to enable downsizing and provide starter opportunities for new households.

2.2.6 The scheme size of 10 dwellings, or 0.5 ha or more, has been selected as this is a common policy threshold and is used by CBMDC for other policies to differentiate between a minor and major application.

2.2.7 This policy references Core Strategy policy HO8.

Policy MNP4 Biodiversity in New Housing Developments

New residential development should incorporate features that actively support the retention and enhancement of local biodiversity, including achieving a net gain for biodiversity. Where appropriate, the following measures should be considered as part of planning applications:

- A) Integrated bird or bat box/brick, suitable for local species
- B) Insect bricks or bug habitats
- C) Use of appropriate boundary treatments, including fences or walls that allow wildlife movement gardens, open spaces and the wider site
- D) Development being designed to retain and enhance ecological connectivity, using hedgerows, native planting, and natural features to link habits and encourage movement of wildlife through the site.

Proposals that do not meet these requirements should provide robust ecological justification and demonstrate alternative measures that achieve equivalent or greater biodiversity benefits.

2.5.1 It is important that new housing development supports and encourages biodiversity in new developments.

2.5.2 Section 2.9 of CBMDC's Homes and Neighbourhoods Design Guide SPD includes guidance on this matter

2.5.3 This policy aligns with CBMDC adopted Core Strategy 2017 policies EN2, SC6, SP10

Policy MNP5 Flood Resilience

Where appropriate, residential developments should include sustainable drainage systems (SuDS) and rainwater harvesting to help mitigate flooding and reduce the likelihood of flooding caused by surface water run-off. Best practice and examples are provided in the Menston Design Code and the Homes and Neighbourhoods Design Guide Supplementary Planning Document which should be referenced in applications. Regard should also be had to the National Design Guide and the National Model Design Code

2.6.1 The topography of Menston and the presence of water courses means there is potential for flooding and ground water emergence.

2.6.2 The Menston Design Code includes a variety of measures and best practice examples that can be used to help ensure new developments address these issues.

2.6.3 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN7.

3

Environment

3.0 Introduction

3.0.1 Menston is located in the Wharfe Valley. The village is constrained by Rombalds Moor to the west, which acts as a backdrop to the village, which is designated as Green Belt and a South Pennine Moors Special Protection Area. The majority of this landscape is of high sensitivity. Green Belt designation surrounds Menston except to the South of the settlement, on its border with the High Royds Estate. The natural environment is a defining feature of Menston, contributing greatly to the village's character, and the health and wellbeing of the community.

3.0.2 Menston has a network of green spaces and green corridors, linking the settlement to the wider countryside. The disused railway line to the north of the settlement forms an important green infrastructure corridor and habitat network and it is hoped it will form part of the proposed Wharfedale Greenway.

3.0.3 Community engagement identified that:

- The countryside, green spaces and the local environment were the 2nd most popular responses, when people were asked what they liked most about Menston.

3.0.4 Key objectives:

- Protect Local Green Spaces
- Retain existing trees and encourage new tree planting
- Protect and enhance existing green infrastructure
- Encourage flood resilience and water management
- Improve biodiversity, especially in new development
- Seek opportunities to increase provision of allotments, parks and natural and semi natural green spaces where possible. In particular, to the North of the village



Policy MNP6 Local Green Spaces

The following sites, listed below, and shown on Map 2 and the Policies Map, are designated as Local Green Spaces

- 1. Menston Park**
- 2. Menston Cricket Club**
- 3. Bowling green and green space behind Kirklands**
- 4. Butterfield Gardens**
- 5. 'Miss Porritt's Field'**
- 6. Derry Lane Park**

Proposals for development within designated Local Green Spaces will be supported in very special circumstances and where they are line with national policy on Green Belt.

3.1.1 Local Green Spaces are designated sites that are protected from development due to the contribution they make to the local area. There are specific criteria for designating sites so not all green spaces will be suitable for Local Green Space listing.

3.1.2 The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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 where the green area concerned is local in character and is not an extensive tract of land.

3.1.3 Protecting green spaces is one of the key outcomes from initial community engagement and green spaces was the subject of a separate community engagement workshop.

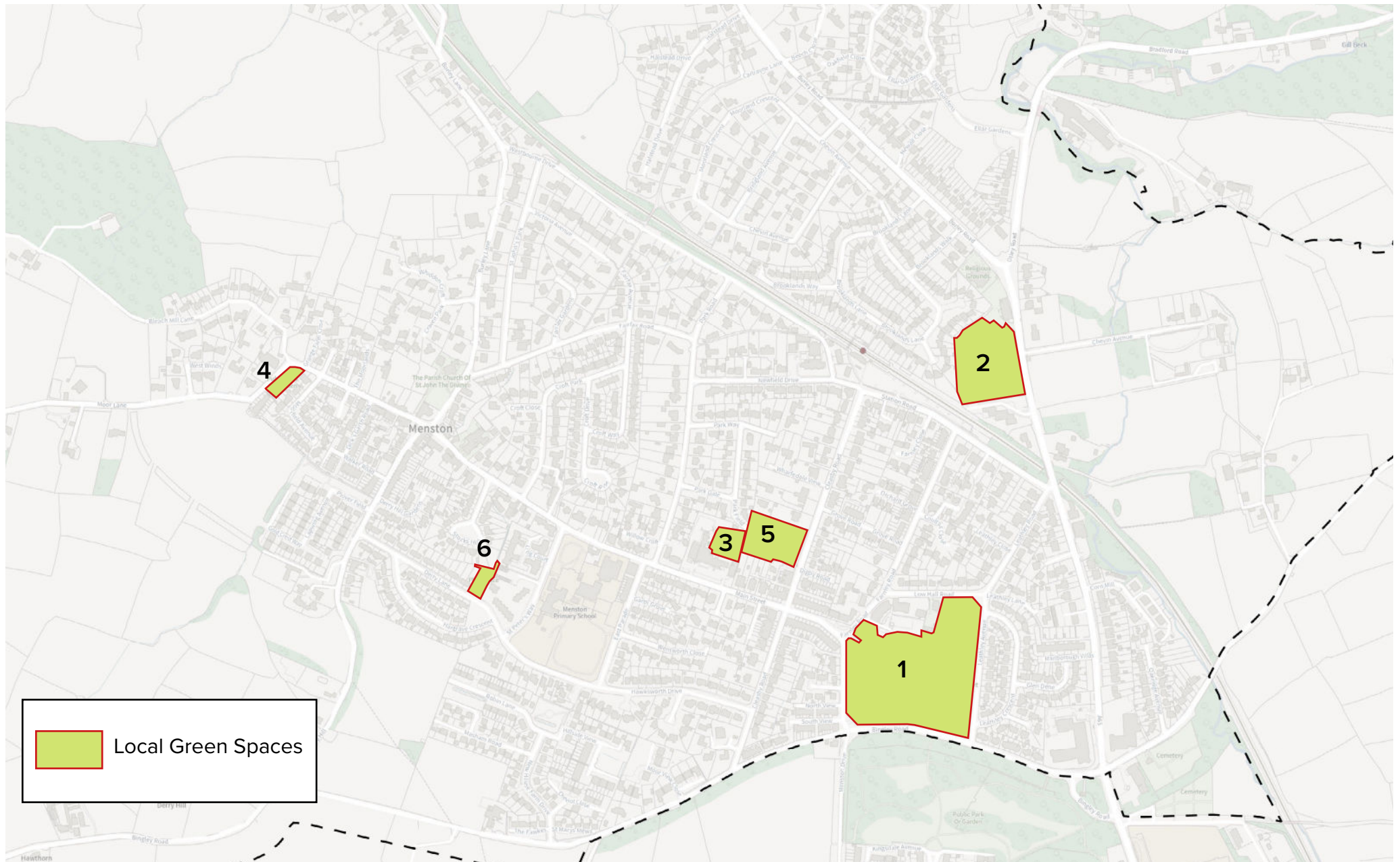
3.1.4 These green spaces have been suggested by members of the steering group and have been assessed against the criteria set out in the National Planning Policy Framework, para 102 and National Planning Practice Guidance.

3.1.5 Full Local Green Space assessments have been undertaken and are included in the appendix to this plan. Sites which have been filtered out are also included in the appendix.

3.1.6 Development proposals on the identified Local Green Spaces will not be supported except in very special circumstances. Very special circumstances will not exist unless the harm to the Local Green Space by reason of inappropriateness and other harm is clearly outweighed by other considerations.

3.1.7 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN1

Map 2 Local Green Spaces



Policy MNP7 Green Infrastructure and Biodiversity

New developments will be expected to:

- A) include provision of green infrastructure, and where possible, connect with the existing Green Infrastructure provision and/or Local Wildlife Sites and linkages, including wildlife corridors;**
- B) not sever existing green infrastructure networks including Local Wildlife Sites, or other locally or nationally designated sites;**
- C) achieve a measurable biodiversity net gain at least in line with the most up to date national requirements;**
- D) replace any trees and hedgerows which are proposed to be removed due to development, subject to viability. Off-site tree planting will only be accepted where it can be demonstrated that it is not possible for tree planting to be provided on site;**
- E) ensure that planting within proposals is beneficial for pollinators and that infrastructure to support and encourage wildlife and biodiversity is included, such as boxes for bats and birds, and hedgehog gaps between gardens to provide permeability;**
- F) ensure that the design and management of green infrastructure respects and enhances the character and distinctiveness of an area with regard to habitats, species, ecosystems, accessibility, functionality and landscape types.**

3.2.1 This policy seeks to conserve and enhance green infrastructure in Menston and to ensure that, where possible, new development makes a positive contribution to the local network in Menston.

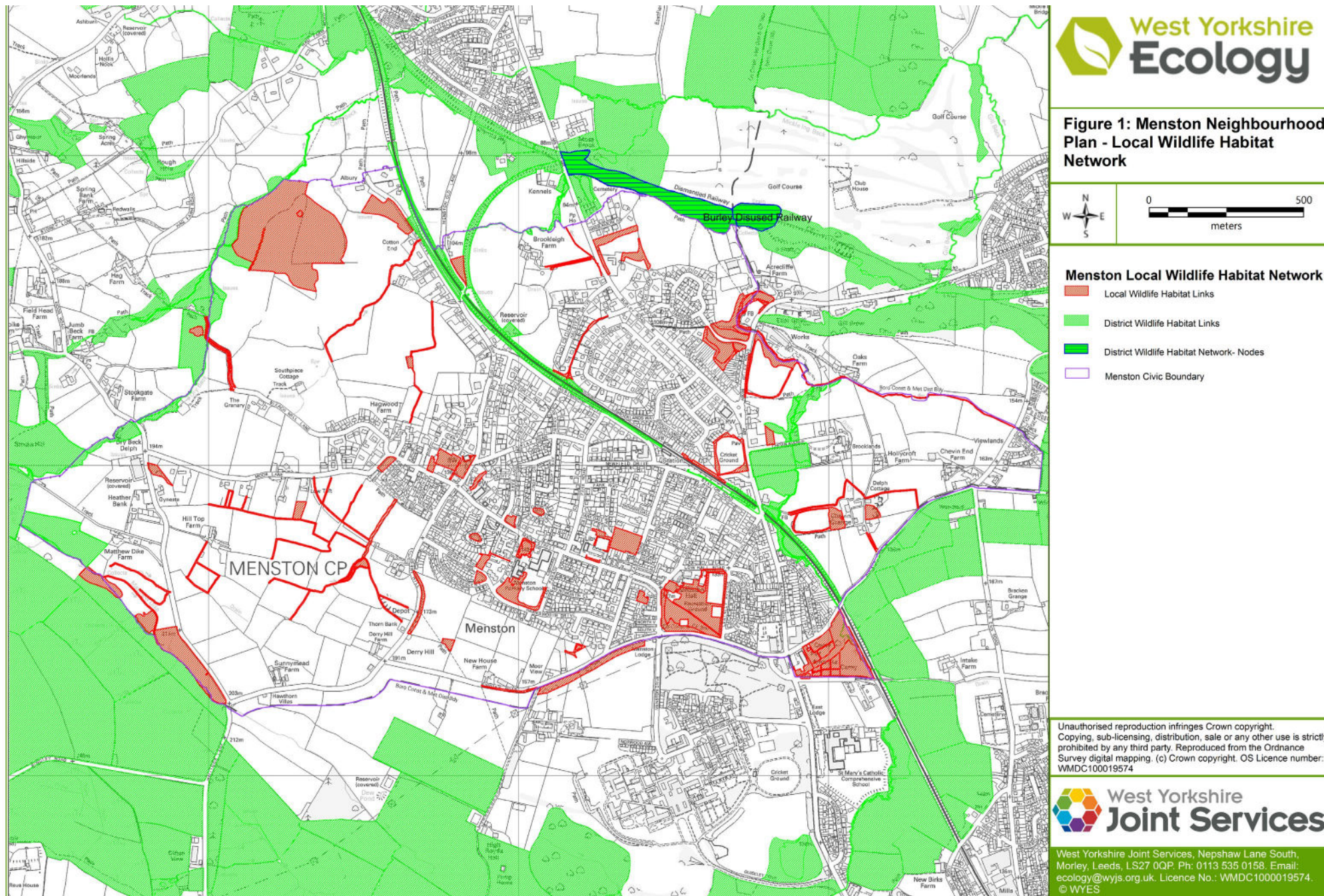
3.2.2 Green Infrastructure is a strategic network of multifunctional green and blue spaces and the connections between them in both urban and rural areas. Green infrastructure is capable of delivering a range of environmental, economic, health and quality of life benefits for local communities, and the GI network may comprise of spaces in public or private ownership, with or without public access. The elements that make up green infrastructure include parks, playing fields, gardens, agricultural fields, footpaths, road verges, wildlife corridors and woodlands. Blue infrastructure includes, for example, the estuary and wetlands, the field drainage network, water bodies, rivers, streams, and sustainable drainage systems.

3.2.3 Map 3 highlights the Local and District Wildlife Habitat Network and linkages in and around Menston.

3.2.4 Where bat boxes are being installed these should not be made of wood as these can be destroyed by bat-eating birds. Bird boxes should be designed for swifts or other species that are being encouraged locally. For more guidance on specific species guidance contact Bradford Council's ecologist.

3.2.5 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN2, SC6, SP10.

Map 3 Local Wildlife Habitat Network



Policy MNP8 Tree Planting

Where appropriate and/or practical, existing mature trees, wherever possible, should be retained as part of any proposed development. Where possible, new developments should include tree planting, including street trees.

New trees should be matched to the site and climatic conditions, with a strong preference towards native species. These should respect and enhance the biodiversity, character, and distinctiveness of an area with regard to habitats, landscape types and the surrounding built environment.

Any trees which are proposed to be removed due to development should be replaced at a minimum ratio of at least 1:1.

3.3.1 Benefits from tree planting include:

- reducing air pollution and absorbing CO2 from the atmosphere
- providing shade and shelter
- helping to mitigate against flooding
- improving mental and physical wellbeing
- creating vital homes for wildlife.

3.3.2 It is expected that local groups, such as Menston in Bloom and/or the Parish Council, will liaise with landowners and identify suitable sites for new tree planting in addition to raising funds, obtaining grants and undertaking the work and ongoing management. For more information about selecting the right types of trees please visit <https://www.tdag.org.uk/tree-species-selection-for-green-infrastructure.html>

3.3.3 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN5.

Policy MNP9 Sport, leisure, open space, and allotments

Existing sport and leisure facilities will be safeguarded from development that would result in their loss, unless:

- A) Alternative provision of equivalent or enhanced quality and accessibility is made available within Menston; or
- B) It can be clearly demonstrated that the facility is no longer needed or viable, supported by robust and up-to-date evidence.

Proposals that expand or enhance existing sport and leisure facilities will be supported.

Proposals that include new sport, leisure, allotments or community food growing spaces will be supported. The delivery of sport or leisure provision as part of a new development should be phased alongside housing to meet the needs of occupiers and existing members of the community. Where new facilities are proposed they should be in accessible locations for those seeking or needing to access the sites by walking, cycling, and public transport, include off-street car parking to CBMDC standards and be of good quality sustainable design as set out in the policies of this plan and other development plan documents.

3.4.1 Menston does not currently have any allotments and this was raised as a priority at consultation as something that would benefit the community. Sport, leisure, and open space provision play an important role locally supporting local people to lead a healthy and active lifestyle. It is therefore important that existing facilities are retained, and where possible enhanced.

3.4.2 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN1.



Policy MNP10 Key Views

The following key views, listed below and shown on Map 4 as well as the Policies Map should be retained:

- 1. View north-west down Main Street towards Four Lane Ends**
- 2. View north-east down Fairfax Road from Menston Parish Church**
- 3. View east from West Chevin Road**
- 4. Views north from Bleach Mill Lane**
- 5. Panoramic views across Wharfedale valley from Derry Hill PROW**

Development proposals should, where appropriate, demonstrate that they:

- **Do not have a significant adverse impact on the visual quality and amenity of the identified key views, particularly through inappropriate scale, massing, or design.**
- **Are of an appropriate scale and form that respects the visual openness and rural setting of the setting of the view.**
- **Retain and frame views where possible through careful site layout and landscaping.**
- **Use landscaping, natural screening and traditional building materials to integrate sensitively into the landscape.**
- **Avoid visual dominance or disruption of important ridgelines, skyline features, or heritage landmarks.**
- **Enhance public access to key views, where appropriate, via new open spaces, footpaths, or view corridors.**

Where appropriate, applicants will expect to demonstrate this through the provision of appropriate visual assessments.

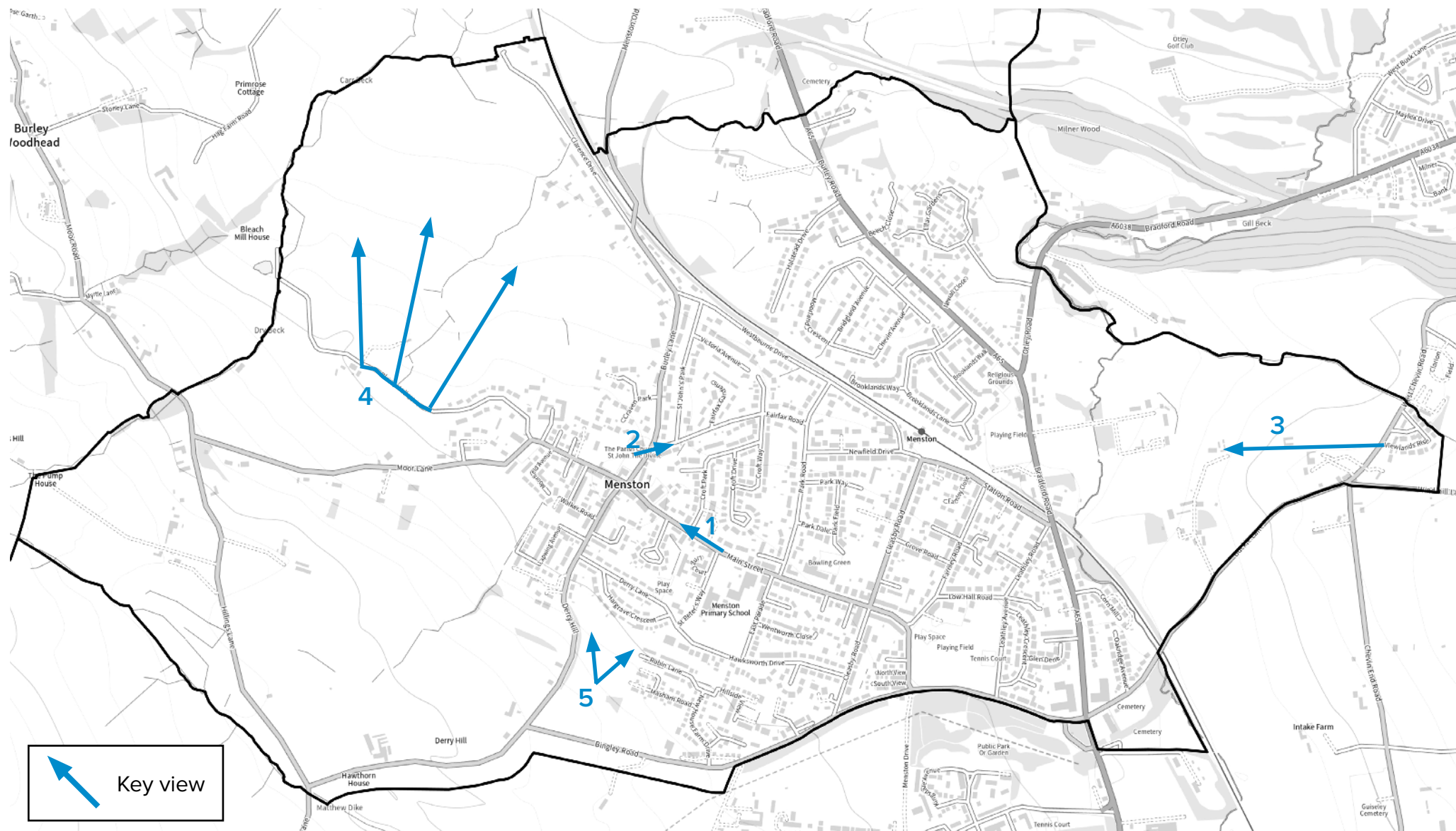
3.51 Menston's built and natural environment, set within an open valley landscape, offers attractive long-distance views from, into, and within the Parish. These views are highly valued by residents and visitors, reinforcing its rural setting and highlighting the diverse countryside uses, settlements, and landmarks. They play a key role in shaping Menston's identity, character, and distinctiveness.

3.5.2 The Menston Design Code B6 Key Views details steps new development can take to mitigate negative visual impact on key views.

3.5.3 To support the identification and assessment of potential key views to be included in this policy members of the Neighbourhood Plan Steering Group undertook a walking tour of the village accompanied by planning consultants working on the plan. Following the walking tour an interactive mapping workshop was held to help identify important features that were observed on the walking tour. An assessment of potential and proposed key views is included in the Menston Neighbourhood Plan Evidence Base document.

3.5.4 This policy aligns with CBMDC adopted Core Strategy 2017 policy EN3.

Map 4 Key Views



4

Movement

4.0 Introduction

4.0.1 Menston is located along the A65, which provides excellent road connections to Leeds and Bradford via Shipley along Bradford Road/Otley Road. Menston has good public transport links with a frequent train service and bus stops throughout the centre. There is a station which provides a regular train service to Ilkley, Leeds and via Shipley to Bradford Forster Square. Bus stops are located throughout the centre but regularity and service destinations vary between them. The area is served by bus routes to Otley and Leeds. Menston is primarily a commuter settlement. Only 13% of all households have no car, compared with 29.4% across West Yorkshire.

4.0.2 Given Menston's proximity to the surrounding countryside, residents highly value pedestrian and cycle access throughout the village into the wider environment.

4.0.3 Key objectives

- Ensure new homes are located close to public transport connections
- Secure EV charging points in new homes and in public areas
- Promote and encourage walking and cycling and improve infrastructure
- Improve accessibility for all throughout Menston

4.0.4 Community engagement identified that:

- People highly value being close to public transport connections
- There are concerns about streets being dominated by cars
- There are issues regarding accessibility and pedestrian movement
- There is a lack of local EV charging points

Policy MNP11 Public Transport Connections

New residential development proposals of 10 or more dwellings or on sites of an area of 0.5ha or more, within the Menston Neighbourhood Plan area should be located:

- A. Within 400 metres walking distance of an existing bus stop,**
- B. Within 800 metres walking distance of Menston railway station.**

4.1.1 This policy seeks to ensure new residential development in Menston supports sustainable transport, reduces reliance on private cars, and enhances accessibility to public transport infrastructure.

4.1.2 Menston benefits from strong public transport connections, via Menston Station and local bus services. To promote sustainable patterns of development, reduce car dependency, and contribute to climate goals, new housing must be well connected to existing transport infrastructure.

4.1.3 400m and 800m distances have been selected as they are the distances used in CBMDC's Core Strategy Appendix 3 Accessibility Standards. They equate to a 5 minute and 10 minute walk respectively. Ensuring that developments of more than 10 dwellings fall within this radius helps maximise the use of existing public transport infrastructure, offering residents realistic alternatives to private car use.

4.1.4 10 dwellings is used as a threshold to differentiate between minor and major planning applications as it is already used in other policy thresholds in Bradford.

4.1.5 This policy aligns with CBMDC Core Strategy Policy TR1 and Sub-Area Policy WD1 E.1.

Policy MNP12 Residential Parking

New residential developments should comply with design guidance contained in the plan to produce design-led street layouts and parking solutions that provide:

- **high quality and secure on-site cycle storage,**
- **the minimum expected amount of parking spaces in line with Bradford Council standards, and appropriate visitor parking bays, where necessary,**
- **garages and driveways to the rear or side of properties in the same style as the house they serve, with suggested internal dimension of the garages 3.5m x 6m and driveways a minimum of 3.5m in width.**

Parking provision is to conform to the principles in the Menston Design Code under section M4 Car Parking.

4.2.1 This policy seeks to ensure that developments and streets are not dominated by frontage parking and inconsiderate parking practices which can impact the safety and enjoyment of pedestrians and cyclists.

4.2.2 Driveways and garages should be of a suitable size that allows for vehicles to be parked without straying onto pavements and footpaths, and provide sufficient space for users to enter and exit vehicles safely, including wheelchair users.

4.2.3 This policy aligns with CBMDC adopted Core Strategy 2017 policy TR2.

Policy MNP13**Pedestrian and Cycle Connections**

All new development must provide safe, direct and continuous walking and cycling routes that connect into the existing network. Development should:

- A) Integrate with existing footpaths, cycle paths and public rights of way (PROWs), maintaining the continuity, alignment and function of these routes.**
- B) Retain existing PROWs and established walking/cycling routes in their current alignment wherever feasible. Where diversion is unavoidable, development must provide a route of equal or improved quality, ensuring it is safe, direct, accessible and well overlooked.**
- C) Provide direct and convenient pedestrian and cycle links to local facilities, shops, schools and public transport connections, minimising detours and supporting active travel as an attractive first choice.**

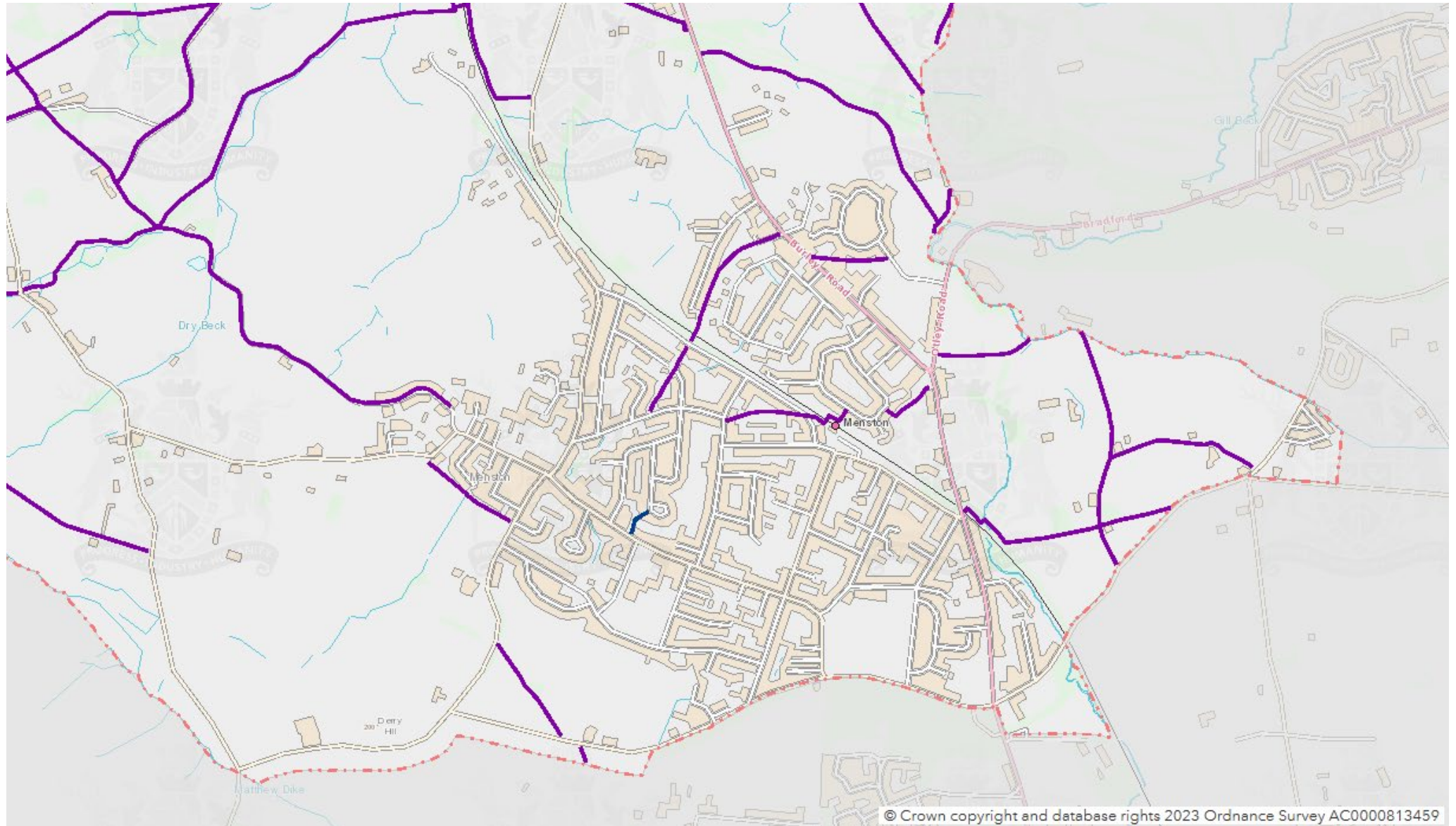
Connections and routes should be adequately lit, sufficiently overlooked to provide natural surveillance and prioritise user safety. Routes should also be suitably surfaced to ensure they are accessible to all members of the community, including those with mobility issues. Improved access to the countryside and around the village will be supported, including where appropriate and suitable, upgrading to multi-use surfaces.

4.3.1 This policy seeks to ensure that new development is well connected and provides linkages into the wider environment, where possible.

4.3.2 At initial engagement respondents said they highly valued access to the wider countryside and noted several issues with the state and quality of some existing pedestrian routes throughout the village.

4.3.3 This policy references Core Strategy Policy TR3.

Map 5 Countryside and Rights of Way Map of Paths



5

Community Facilities

5.0 Introduction

5.0.1 Community facilities play an important role in Menston and support the day-to-day lives of residents, as well as visitors and businesses. Menston is fortunate to have a variety of community facilities within the village that provide opportunities for sport and leisure, socialising, and other essential community-orientated services. Facilities include a primary school, healthcare facility, dentist, post office, places of worship, community halls/centres, playgrounds, and a library.

5.0.2 Whilst Menston currently has a reasonable provision of community facilities, some services are not locally available and require residents to travel to larger neighbouring settlements to access them. The continued growth of Menston means that vital infrastructure and community services will be placed under increased pressure and will create further demand for services. This is positive in the sense that it can help to secure the viability of some services, but also means there will be added pressure on others.

5.0.3 Key objectives:

- Protect existing community facilities in Menston where possible
- Secure new community facilities to meet local needs

5.0.4 Community engagement identified that:

- People highly value the range of local services and amenities
- There are some concerns about existing facilities needing to be updated or upgraded
- There is a lack of potential space for new businesses

Policy MNP14 Community Facilities

The following community facilities and services have been identified for protection in this Plan. Proposals which would result in the loss of an existing community facility will not be supported, unless it can be clearly demonstrated that an alternative facility is provided to an equal or superior standard in an accessible location, or, there is no longer demand for such facility locally. New or replacement community facilities should be located where they can be accessed by public transport, walking or cycling.

- A) Kirklands Community Centre and grounds
- B) Menston Cricket ground
- C) Menston Medical Centre
- D) Malt Shovel Public House
- E) Menston Parish Church
- F) The Fairfax Club
- G) The Menston Arms
- H) The Fox
- I) The Menstone Club
- J) Menston Park
- K) Butterfield Park
- L) Menston Primary School and grounds

Support is given to the expansion or enhancement of existing facilities, or development of new facilities or services, to meet local needs, including but not limited to play and recreational spaces, health and wellbeing facilities, public toilets, and spaces that encourage and facilitate social interaction.

5.1.1 This policy supports the development of new community facilities in Menston to support the growing community and to enhance or improve the current level of provision.

5.1.2 The existing facilities identified play an important role in the day-to-day life of residents and support the local visitor economy.

5.1.3 Community facilities were one of the most popular responses at engagement when people were asked what they liked most about Menston. A community facilities workshop was held as part of the initial engagement process that highlighted strengths, weaknesses, opportunities and threats to community facilities in Menston. The outcomes of that workshop has helped to inform this policy.

5.1.4 This policy aligns with CBMDC adopted Core Strategy Policy SC4.

Policy MNP15 Local Centre Retail and Services

Proposals for new or expanded premises in Use Class E (a, b, or c), Use Class F (1, or 2) within the Local Centre boundary will be supported where:

- A. The scale, design, and layout are appropriate to the character and function of Menston's Local Centre;**
- B. There is no significant adverse impact on local amenity, traffic, or parking;**
- C. The development contributes positively to a vibrant, walkable village centre.**

Any proposals for such uses outside the boundary will be determined in line with the provisions of Core Strategy Policy EC5.

5.3.1 This policy gives support to new retail uses and local services that would support the day-to-day lives of residents and visitors in Menston, and reduce the need for people to travel elsewhere to access services or provisions.

5.3.2 Engagement identified that respondents would like to see a greater variety of retail and service outlets in Menston including cafes, restaurants and shops.

5.3.3 Menston is identified as a Local Centre in the retail hierarchy established in Core Strategy Policy EC5, with its boundary defined on the Policies Map for the Bradford Replacement Unitary Development Plan (RUDP) 2005. The broad aim of the policy is to sustain and enhance the vitality and viability the District's centres.

5.3.4 This policy supports the provision of new, enhanced or expanded retail and service provision within the Menston Local Centre to support the day-to-day lives residents and visitors to Menston and reduce the need for people to travel elsewhere to access such uses. Engagement identified that respondents would like to see a greater variety of retail and service outlets in Menston including cafes, restaurants and shops.

5.3.5 This policy references Core Strategy Policies SC1, SC4, WD1, WD2 and EC5.

Policy MNP16 Community Energy Schemes

Proposals for community renewable energy generation, storage and distribution schemes are supported and encouraged providing:

- A. The siting and scale is appropriate to its setting and position in the landscape;**
- B. It does not create unacceptable impact on a feature of natural or biodiversity importance;**
- C. It does not have unacceptable impact on amenities of residents.**

5.2.1 Menston is aiming to become a low-carbon village and community renewable energy schemes have the potential to contribute to reducing the village's carbon footprint through the generation and use of clean energy in homes and businesses.

5.2.2 The Plan seeks to strike a balance between any impact on the landscape resulting from the development of renewable energy infrastructure and the many benefits such schemes would bring.

5.2.3 This policy aligns with CBMDC adopted Core Strategy Policy EN6.

6

Heritage

6.0 Introduction

6.0.1 Menston's heritage contributes greatly to the feel and character of the village. Within Menston there is a Conservation Area and there are 13 Listed Buildings, Fairfax Hall is Grade II * and the other 12 are grade II Listed. The Conservation Area boundary covers the old settlement of Menston, which retains elements from various stages in its early history and development and is based around the junction of Main Street, Derry Hill and Burley Lane.

6.0.2 Menston Conservation Area was designated in 2004 by CBMDC. This followed strong local support and encouragement that it be designated as such. The designation of the historic centre of Menston as a Conservation Area was one of the recommendations on the Menston Village Design Statement prepared in 2000.

6.0.3 The Menston Conservation Area Assessment was approved in 2004 which provides a detailed analysis of its character and describes its special character and interest. In 2007 this assessment was updated through the Menston Conservation Area Appraisal. This considers the changes that have taken place, opportunities and threats to Menston Conservation Area and maps the key characteristics of the area and contains management proposals. More information can be found: <https://www.bradford.gov.uk/environment/conservation-areas/menston-conservation-area/>

6.0.4 Key objectives:

- Preserve and enhance the character and appearance of the Menston Conservation Area

6.0.5 Community engagement identified that:

- Heritage is high valued locally and was one of the themes identified at initial engagement that the plan should cover

Policy MNP17 Design and Development in the Conservation Area

In order to preserve and enhance the character and appearance of Menston Conservation Area, new buildings, and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should be sympathetic to its distinctive local characteristics and achieve the following objectives, whilst not preventing or discouraging appropriate innovation or change:

- A) Layout should be sympathetic to the traditional building pattern of the conservation area and building heights, scale and massing should respond to and reinforce the character of the conservation area;**
- B) Development should be sympathetic to existing architectural detailing such as roof forms, coursing and pointing of brickwork, the proportions of window openings, joinery profiles and opening pattern of new and replacement windows and doors;**
- C) Use of quality materials, such as stone that is sympathetic to 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;**
- D) 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 where possible.**

6.1.1 This policy seeks to ensure that development within the Menston Conservation Area responds to, and is sympathetic to the distinctive qualities of the area. Development proposals should have regard to the design principles in the Menston Design Code.

6.1.2 Developers or applicants should always refer to the Bradford Council Conservation Area Appraisal to ensure that its guidance and principles are followed to achieve the desired objectives.

6.1.3 This policy references Core Strategy Policy EN3.



Lane Ends

Policy MNP18 Non-designated heritage assets

Development proposals should preserve, protect and enhance non-designated heritage assets and their settings. The significance of these assets and their settings should be considering the impact of development upon them.

The development or alteration of a Non-Designated Heritage Asset should be undertaken sensitively, respecting the historical and architectural integrity of the buildings. Proposals to restore Non-Designated Heritage Assets and original features will be supported, providing all other material planning considerations are satisfied.

The following buildings and structures are to be included as Non-Designated Heritage Assets:

1. Menston Station Buildings
2. St John's Hall (Former National School)
3. St John's Church (Menston Parish Church)
4. The Old Vicarage
5. Menston Methodist Church
6. Former Wesleyan Chapel, 37 Main Street
7. Forge Cottage
8. Medieval Field Pattern in Menston Park
9. Carlayne Terrace, Main Street
10. Red House, Cleasby Road
11. Half-timbered properties, 74-72 Cleasby Road
12. Southpiece Cottage, Bleach Mill Lane

13. Former Methodist School, Main Street**14. Menston Primary School**

6.2.1 This policy identifies buildings that are not currently listed and seeks to include them as Non-Designated Heritage Assets.

6.2.2 All buildings identified within this policy have been assessed using Historic England guidance and have been undertaken by Design Yorkshire and members of the community. An initial long list was produced by members of the steering group with support from a local history group. The initial long list focussed on properties, structures, and features that have local historical, cultural, archaeological and architectural significance. Assessments were undertaken to determine whether properties on the long list met the appropriate criteria for non-designated heritage asset designation. Following the assessment multiple potential assets were removed from the long list as they either did not meet the criteria or there was insufficient information available.

6.2.3 The full assessments for each building is included in the Menston Neighbourhood Plan Evidence Base document.

6.2.4 Respondents at initial engagement have placed a high value on local heritage and the historic environment.

6.2.5 This policy aligns with CBMDC adopted Core Strategy 2017 policies PN1, EN3.



Southpiece Cottage



Menston Methodist Church



St John's Church



St John's Hall



Menston Primary School



Red House

7

Monitoring & Delivery

Menston Parish 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, MPC 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 MPC 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 MPC 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. MPC's Planning and Development Committee will however remain a consultee on all applications within the Plan Area.

MPC will work closely with the relevant stakeholders, including CBMDC and residents to help deliver and realise local projects identified within the Plan.

Annual monitoring of the MNP will be undertaken by MPC with assistance from CBMDC.

This will be done by assessing each application received within the Plan Area along with the following information:

- Officer reports
- Enforcement activity
- Appeal decisions
- Planning decision notices

Each policy will be listed in a table that identifies how many times each policy has been used, the issues it helps to address, the issues it does not address, and comments on how it might be better addressed in the future.

This will help to establish the rate of MNP Policies compliance to determining the following:

- Have recent applications and approvals complied with MNP policies?
- Reasons for departing from policy
- Effectiveness of MNP policies
- Ineffectiveness of MNP policies

Each year MPC will reflect on the current context and applications determined to help establish if the plan aims are being achieved.

