

PLANNING APPLICATION

26/02592MAF

**Development of 55 Houses off Main Street
Addingham**

26/02592/MAF

Planning Application



Background Facts

Draft Local Plan (DLP) Regulation 18

- In 2021 Bradford allocated potential housing sites for Addingham in Draft Local Plan (DLP) Regulation 18 with capacity for a total of 181 houses, to meet an identified need of 170 by 2030.
- We believe 200 is new total number of houses for Addingham so there is a small shortfall. More sites may be needed if the figure exceeds 200.
- DLP Regulation 18 did not include some of the recent speculative sites which have been put forward in planning applications, such as the most recent site next to the cricket club.
- The housing sites allocated by Bradford in DLP Regulation 18 could be changed or modified in the next version of the plan, DLP Regulation 19.

Bradford is penalised

- For not having an up to date Local Plan in place
- Because of this they only have a 2 year planned housing land supply (instead of the required 5 years)
- These issues leave the gate open for speculative applications which are difficult to refuse

Green Belt v Grey Belt

- In order to free up more Green Belt land for building the government introduced the concept of Grey Belt.
- If land meets certain criteria it can be redesignated as Grey Belt which makes it more likely to be accepted for housing.
- Addingham is surrounded by Green Belt which carries standard Green Belt protection. The government requires all councils to carry out a study to identify areas of Green Belt which could be redesignated to Grey Belt. Bradford is currently carrying out this study.

Speculative applications

These are applications which are taking advantage of:

- the lack of an up-to-date Local Plan (Reg 19)
- Bradford's lack of a future 5 year supply of housing land
- Potential for redesignation of land from Green to Grey Belt

Draft Local Plan Regulation 19 dates

- The date for the publication of the DLP Regulation 19 will be recommended at the Council's Executive meeting on the 8th October, to be ratified at Bradford full Council on October 14th. These meetings can be livestreamed.

The Civic Society Approach

We take a consistent approach to all speculative applications:-

1. **It is not possible to make informed decisions** until DLP Regulation 19 is published by Bradford. (coming soon)
This will show the proposed housing sites allocated by Bradford.
At that point Addingham residents will be able to make a comparison of all the sites and make their views known to Bradford.
2. **The Addingham Neighbourhood Plan** was adopted in 2020 with a vote of 93% in favour at the village referendum. This is a legal document which must be referred to for every planning application and the Society rigorously applies it.
3. **The Conservation Area** was designated by Bradford Council in 1977 and has subsequently been revised and approved. This protection has been in place for almost 50 years and Bradford and the Civic Society are committed to protecting it.
4. **The National Planning Policy Framework (NPPF)** is a fundamental document. It was revised in 2025 and has been revised again in August 2026. This planning application would not fully meet the requirements of the 2026 NPPF.

For example: - Applications will be considered unacceptable where:

1. The development is so substantial, or its cumulative effect so significant, that granting permission would undermine the plan-making process by effectively predetermining decisions about the scale, location or phasing of development that are central to the emerging plan; and
2. The emerging plan is at an advanced stage, but is not yet formally approved.

This Application 26/02592/MAF

- The proposed housing is on open land which is fundamental to the character and setting of Addingham village and the Conservation Area
- This site is a rural gateway to the village and The Dales
- It is entirely within the Conservation Area, as designated by Bradford
- The Cricket Club is featured as a key recreational facility in the Neighbourhood Plan. However it's future is threatened by this proposal.
- The suburban style of development is out of character and not in accord with the Neighbourhood Plan.
- The proposed road layout has a dead-end in close proximity to the pavilion which could be used in the future to open up further land for development to the south east .
- Although the application refers to sustainable housing there are very few sustainability features built into the houses.
- The application has been lodged as a full application but it is not possible to see the ecological surveys. We understand that the applicant submitted the required suite of supporting documents and that Bradford Biodiversity Team has been consulted. For example, we would expect this evidence to include ecological surveys for bat roosts and Red Listed birds, especially as the site is fully in the SPA/SAC European 2.5 km Red List Bird Protection Zone for the North and South Pennines.

To respond to the application

1. Search Bradford Planning Portal > View planning applications > enter Ref No. 26/02592/MAF
2. The response date is the 16th September 2026 but The Parish Council has requested an extension.
Don't be deterred by this, submit your comments as soon as possible.
3. Respond individually

Remember – responses DO make a difference – Bradford will take note of the weight of local opposition to a scheme

Be aware of the issues which carry most weight (those in red).

- Green Belt, inappropriate development
- Harm to the Addingham Conservation Area
- Landscape and visual impact
- Loss of the historic barn
- Significant damage to the setting and character of the village
- Impact on the Cricket Club
- Loss of open agricultural land/village- countryside relationship
- Traffic access and pedestrian safety
- Sustainability and car dependency
- Drainage and flooding
- Biodiversity
- Housing need
- Housing need does not automatically outweigh harm to the site and the village

4. Be aware of the issues which do **NOT** carry weight

- Loss of a private view
- Devaluation of property
- Private neighbour disputes
- Commercial competition
- Disruption during construction
- Personal characteristics or motive
- Matters covered by other legislation

5. Use of AI

- Very helpful in summarising pros and cons
- Do not copy verbatim, transcribe into your own style