

Local Development Framework for Bradford

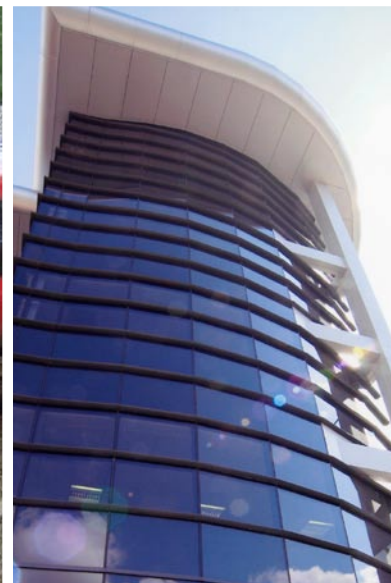
Core Strategy

Issues and Options

Summary of Representations

Topic Paper 6: Community Facilities

December 2007



City of Bradford MDC

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LIST OF CONSULTEES WHO SUBMITTED COMMENTS ON TOPIC PAPER 6

1. Airedale Partnership
2. Baildon Community Council
3. Ben Rhydding Action Group
4. Bradford District Chamber of Trade
5. Bradford and Airedale Teaching Primary Care Trust
6. Bruce Barnes
7. Environment Agency
8. Government Office for Yorkshire and the Humber
9. Ilkley Civic Society
10. Ilkley Parish Council
11. Miller Strategic Land (submitted by Erinaceous Planning)
12. Royal Society for the Protection of Birds
13. "Save Us Pub"
14. Sport England
15. The Theatres Trust
16. Yorkshire Forward
17. Yorkshire and Humber Assembly

COMMENTS	ORGANISATION
GENERAL	
Ensure that community resources are accessible to people by all forms of transport.	Airedale Partnership
<p>We support the SuP campaign, which successfully argued for the retention of ‘The Wheatley Hotel’ in Ben Rhydding, against, plans to convert it into flats.</p> <p>Other LPA’s have included a policy in their Development Plans, which state that the last Pub (or shop) in a village should be protected from development. We suggest that a policy which protects the last or only pub (or shop) in either a village or Council Ward (and perhaps even a defined community) needs to be drawn up and adopted.</p> <p>Community Issues (This section is numbered as 3.13 but is assumed to be 3.17) In answer to Key question 6 “How should the council ensure that all sections of the community have access to a range of local community and cultural facilities” we say unequivocally that there is a need to protect existing facilities, especially local Pubs. At present in the Keighley Constituency there are a number of arrears which, on a developer’s interpretation of existing policy, could lose their local pub as one of the most serious blows a local community can suffer and that this is a growing and serious problem and one which planners need to address urgently. As the Sustainability Topic states that promoting social cohesion is a key objective, and given that it has long been accepted by planners in other parts of the country that a local pub is a vital element of such social solidarity, then it is important such a policy is adopted.</p> <p>Where pubs or local shops in communities such as Ben Rhydding are threatened with closure and development (often seen to be precipitin due to the high cost of housing in such arrears) then, to quote the inspector at the Inquiry into the development proposals for the Wheatley Hotel (Appeal A: App/W4705/E/04/1168158), such proposals “would harm the sustainability of the community in terms of local facilities. It would therefore be contrary to national planning policy”. It would also be to the detriment “of the community cohesion and vitality that was a benefit of the focus created by a</p>	Ben Rhydding Action Group

<p>common venue and the consequent casual social interaction that formerly existed at the Wheatley” <i>Other LPA’s have included a policy in their Development Plans which state that the last Pub (or shop) in a village should be protected from development</i></p>	
<p>The LDF should provide an opportunity to review the Policy for Cafes, Restaurants and Takeaways in the Bradford District (January 1983), in particular addressing the following:</p> <ol style="list-style-type: none"> 1. the hot supper is often eaten in a vehicle at the roadside, rather than at home 2. the policy did not take account of the cultural practices for disposing of cooked halal waste among some BME communities 3. the levels of takeaway waste at roadsides is now creating a serious environmental health problem, particularly in those suburban areas where ribbon development has been permitted. 4. the unrestricted ribbon development of takeaways in areas such as Manningham and Manchester Road has created a hinterland of takeaway waste dumped from vehicles, causing distress and inconvenience to residents. 5. levels of takeaway waste have a material impact on the perception of Bradford from the business sector and tourists. 6. the ribbon development of takeaways is not supported by takeaway businesses in the areas affected as their customer base on reduced 7. the continuing development of more localised takeaways make the essential inspection of health standards more difficult. <p>A review of the policy should reconsider the option of allow such takeaways in the City Centre and the other main centres, such as Keighley, Ilkley, Shipley and Bingley. Such an option would have the following benefits;</p> <ul style="list-style-type: none"> • It would increase the use of City and main centres in the evening, and increase lettings of shops which now stand empty. • It would support the development of dedicated car parking for takeaway customers with improved litter facilities. 	<p>Bruce Barnes</p>

<ul style="list-style-type: none"> • The centralization of takeaways with assist the Council in functions such as litter clearance, and health standard inspections, • The distancing of takeaways from their customers, and their centralization would ensure a more even distribution of the customer base, and enable the better managed takeaways to flourish. • Those involved in developing the public health agenda in Bradford have serious concerns about the affect of the takeaway diet on people’s health; distancing customers from their local take-away would reduce the reliance people put on such food. <p>If such an option were adopted, existing planning permission for takeaways would not be affected, but any change of use to a take-away would be considered in the light of the new policy.</p>	
<p>References to strategies for health, education and particular members of the community noted. Consideration should be given to the Regional Cultural Strategy.</p> <p>With regard to the shopping, intensive leisure and town centre strategy, proposals for expansion or significant change to the hierarchy will need to be supported by a firm evidence base.</p>	<p>Government Office for Yorkshire and Humber</p>
<p>In general terms, it is considered that the most effective means of ensuring that existing community facilities are as accessible as possible, is to focus the majority of new housing and other development within and adjoining the main urban area. This principle of urban concentration will result in the most sustainable patterns of development, and will ensure that existing and future community facilities are accessible to a larger community. This approach will help facilitate fewer and shorter journeys, reducing reliance of the private car and increasing opportunities to access community facilities by walking and using alternative modes of transport.</p>	<p>Miller Strategic Land</p>

<p>Further to the above, it is noted that the release of Greenfield land to form large urban extensions to the main urban area of Bradford will not only assist the authority in meeting its development requirements, it will also provide opportunities to deliver community benefits as part of a wider development package. The release of such land for development is far more likely to result in the delivery of additional community facilities than the redevelopment of small previously developed sites.</p>	
<p>There is <u>no mention in this section of cultural facilities</u>, except at key question 6.6. We would normally interpret a ‘cultural facility’ as being theatres, museums etc, whereas a ‘community facility’ would include doctors’ surgeries, post offices etc. leisure and sports recreation facilities could also be described as bowling alleys, cinema etc.</p> <p>A description of the term ‘community facility’ should be included in this section and possibly the glossary</p>	<p>The Theatres Trust</p>
<p>The Assembly overall supports the principles outlined in this document.</p>	<p>Yorkshire and Humber Assembly</p>
<p>HEALTH</p>	
<p>Q 6.1 HOW SHOULD THE COUNCIL ENSURE THAT NEW AND EXISTING HEALTH CARE FACILITIES ARE ACCESSIBLE, WELL SERVICED BY PUBLIC TRANSPORT AND PROMOTE SOCIAL INCLUSION?</p>	
<p>We believe that <i>health facilities should be concentrated where they are most accessible</i> and that there should be <i>more dispersed facilities within communities</i></p>	<p>Baildon Community Council</p>
<p>The Government white paper ‘Our Health, Our Care, Our Say’, has a strong emphasis on care closer to home. Thus option 3 (<i>Provide more dispersed facilities within communities</i>) is highly desirable where this is appropriate in terms of the type of service needed. Where services need to be provided in a larger more centralised facility for reasons of clinical governance, service delivery, patient care, technological or specialist provision</p>	<p>Bradford and Airedale Teaching PCT</p>

<p>etc, <i>then option 2 is the most appropriate [Provide large centralised facilities in transport nodes]</i></p> <p>A further option would be to consider the development and/or extension of public transport services when planning new health facilities.</p>	
<p>Para 3.4 & Options</p> <ul style="list-style-type: none"> • <i>Concentrate health facilities where they are most accessible</i> • <i>Provide large centralised facilities in transport nodes</i> • <i>Provide more dispersed facilities within communities</i> <p>In drawing up the spatial strategy the Council will need to consider in consultation with the providers, and with regard to their investment programmes, what balance needs to be struck between larger centralised facilities accessible to a large number of residents by public transport and localised facilities intended for a limited number of people.</p>	<p>Government Office for Yorkshire and Humber</p>
<p>All 3 bullets.</p> <ul style="list-style-type: none"> • <i>Concentrate health facilities where they are most accessible</i> • <i>Provide large centralised facilities in transport nodes</i> • <i>Provide more dispersed facilities within communities</i> <p>Airedale Hospital is particularly badly served by public transport and this should be addressed as a priority.</p>	<p>Ilkley Civic Society</p>
<p><i>Provide more dispersed facilities within communities</i></p>	<p>Ilkley Parish Council</p>
<p>We believe a <u>combination of the three options is essential</u> if health facilities are to be accessible to all. Smaller community facilities are essential as a first point of contact for many socially immobile (excluded) groups, therefore we believe it essential that some form of community health facility remain</p>	<p>Yorkshire Forward</p>

EDUCATION	
6.2 HOW SHOULD THE COUNCIL ENSURE THAT NEW AND EXISTING FACILITIES FOR EDUCATION ARE WELL SERVICED BY PUBLIC TRANSPORTATION?	
<i>Facilities should be accommodated within the needs of the community which they serve and avoid travel. Facilities should be where they are most accessible.</i>	Baildon Community Council
Both bullets, <ul style="list-style-type: none"> • Concentrate education facilities where they are most accessible • Ensure that facilities can be accommodated which meet the needs of the community which they serve to avoid travel but at 16+, people need to travel to get the choice of subjects/levels they need. Provide more yellow school buses. Require out of town private schools to do something positive about school journeys.	Ilkley Civic Society
<ul style="list-style-type: none"> • Ensure that facilities can be accommodated which meet the needs of the community which they serve to avoid travel • 	Ilkley Parish Council
LEISURE AND OPEN SPACE	
6.3 HOW CAN THE COUNCIL ENSURE THAT ALL COMMUNITIES HAVE ACCESS TO HIGH QUALITY GREEN SPACE AND SPORT AND RECREATION FACILITIES?	
Green space should be protected and enhanced. We are against green space being put to other uses	Baildon Community Council
New housing stock in previously non housing areas could result in loss of green space (necessary for sporting activities) and the added requirement of finding space for full recreational facilities in that area (eg a sports centre)	Bradford and District Chamber of Trade
Option one is probably not achievable given the pressure on land for development. Option 2 together with option 3 is however desirable in taking a strategic approach to the	Bradford and Airedale Teaching PCT

<p>protection and enhancement of green space whilst allowing some development where appropriate:-</p> <ul style="list-style-type: none"> • Protect and enhance greenspace as part of a strategy • Allow green space which has low value and function where it is surplus to be redesignated and used for other uses <p>The tPCT welcomes options 4 and 5 in developing green space appropriately</p> <ul style="list-style-type: none"> • Require developers to make appropriate new provision for open space sport and recreation inline with open space assessment and associated strategies • Develop green networks within in the urban areas linking to the open countryside 	
<p>We would welcome the options that protect, enhance and encourage all green space. Green infrastructure/networks provide invaluable linkages between different habitats, and can help to bridge the urban-rural divide. We would also support the creation of green infrastructure/space as part of new development. Such spaces could be used to accommodate Sustainable Drainage Schemes that have intrinsic flooding, ecological, amenity and recreational benefits. <u>All the options should be used to inform the outcomes from question 6.3</u></p>	<p>Environment Agency</p>
<p>Bullets 1,2,4,5 and 6</p> <ul style="list-style-type: none"> • 1. Protect and enhance all greenspace • 2. Protect and enhance greenspace as part of a strategy • 4. Require developers to make appropriate new provision for open space sport and recreation inline with open space assessment and associated strategies • 5. Develop green networks within in the urban areas linking to the open countryside <p>Low value green space should be improved!</p>	<p>Ilkley Civic Society</p>
<p>All options</p>	<p>Ilkley Parish Council</p>

<ul style="list-style-type: none"> • 1. Protect and enhance all greenspace • 2. Protect and enhance greenspace as part of a strategy • 3. Allow green space which has low value and function where it is surplus to be redesignated and used for other uses • 4. Require developers to make appropriate new provision for open space sport and recreation inline with open space assessment and associated strategies • 5. Develop green networks within in the urban areas linking to the open countryside 	
<p>We encourage the Council to develop an integrated green infrastructure for the District, linking urban areas with the countryside and providing wildlife-rich areas within and adjacent to urban areas. These should be linked by green walkways and cycleways that allow sustainable access from built-up areas into the countryside and also function as wildlife corridors, which Councils are expected to maintain and strengthen by paragraph 12 of PPS9.</p> <p><u>Green space with 'low value and function where it is surplus' should be enhanced rather than re designated</u>, creating areas where people can walk and exercise in wildlife-rich areas.</p>	RSPB
<p>Sport England considers open space/ sport and recreation facilities should be protected with a strategic over view in mind; that developer contributions should have regard to open space assessments and associated strategies; and that the development of a green network of urban open spaces linked with the open countryside should be supported in principle.</p> <p>Developer contributions should however also have regard to provision of necessary indoor sport and leisure facilities required to support development schemes, based also on a firm evidence base. Sport England databases on Active Places and Active People can assist.</p>	Sport England

<p>There is no mention of cultural facilities in the subsection Leisure and Open Space on page 7 but given that the Bradford District has a wealth of theatres and to conform with key components stated at 2.11 on page 3, we assume these cultural assets will be incorporated in this section so that there are specific policies to promote and protect your existing community, cultural and leisure facilities and that public open space, recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities will be provided to meet the needs generated by any new development. An appropriate policy should also state that the loss of an existing facility should be resisted unless the facility is no longer required, obsolete or is to be built elsewhere.</p>	<p>The Theatres Trust</p>
<p>We would welcome a <i>strategy based on the principles of protecting and enhancing green space, and the requirement for developers to provide appropriate provision as part of developments in line with the open space assessment</i></p>	<p>Yorkshire Forward</p>
<p>ACCESS TO SHOPPING FACILITIES</p>	
<p>6.4 HOW SHOULD THE COUNCIL ENSURE THAT ALL SECTIONS OF THE COMMUNITY HAVE ACCESS TO RETAIL PROVISION?</p>	
<p>We think <i>small-scale provision should be allowed to meet more localised need in communities</i> and that <i>small shops within communities should be protected</i>. The council should realise that many people go right outside the metropolitan district to shop eg to Leeds, Guisely, Otley Skipton, Harrogate and Halifax. The present hole in Bradford city centre is discouraging people from going there to shop</p>	<p>Baildon Community Council</p>
<p>Access to affordable, good quality food, is essential for health and retail provision must be accessible to all sections of the community. Thus options 3 and 4 are welcomed by the tPCT.</p> <ul style="list-style-type: none"> • <i>3. Allow small scale retail provision to meet more localised needs in communities</i> • <i>4. Protect small shops in small villages and communities</i> 	<p>Bradford and Airedale Teaching PCT</p>

<p>All bullets. Bullet 2 if there is demonstrated need due to population growth.</p> <ul style="list-style-type: none"> • 1. Continue the hierarchy of centres currently identifies in the RUDP • 2. Amend the hierarchy for example re-designating Sidsen and Queensbury from local centres to higher order status as significant freestanding settlements • 3. Allow small scale retail provision to meet more localised needs in communities • 4. Protect small shops in small villages and communities 	<p>Ilkley Civic Society</p>
<p>Bullets 1,3 and 4</p> <ul style="list-style-type: none"> • 1. Continue the hierarchy of centres currently identifies in the RUDP • 3. Allow small scale retail provision to meet more localised needs in communities • 4. Protect small shops in small villages and communities 	<p>Ilkley Parish Council</p>
<p>The Society is actively engaged in providing services to local communities and supports development which meets local needs and enables the community to shop locally [Option 3] (item 3.12). It is important to safeguard the viability of existing food stores within local centres because these often generate the footfall upon which the centre, as a whole, relies.</p> <p>Item 3.15 recognises the increase in the sale of comparison goods by superstores/supermarkets, which can cause a potentially harmful diversion of trade away from existing local specialists. Any proposed new developments should be of an appropriate scale, taking into consideration the effect they might have on existing neighbourhood or local centres.</p> <p>The Society believes that there should be a defined hierarchy of centres and supports the Council's outlined proposals in item 3.16. Any amendments to the hierarchy should form part of the development plan review. Development, which is appropriate in size and scale, should then be directed to these centres within this hierarchy.</p>	<p>United Co-operatives Ltd</p>

<p>Retail development should be focused on Bradford city centre and the supporting four town centres to encourage people back into these centres, which will help support the renaissance and regeneration objectives of the city centre and its partners. We welcome the option (4) to protect small shops in small village and communities.</p> <ul style="list-style-type: none"> • 4. Protect small shops in small villages and communities 	<p>Yorkshire Forward</p>
<p>In regards to the Options for access to shopping facilities on page 10, the Assembly feels that to amend the hierarchy for example by re-designating Silsden and Queensbury from local centres to higher order status as significant freestanding settlements would <u>not be in general conformity</u> with the spatial vision of draft RSS (2004).</p>	<p>Yorkshire and Humber Assembly</p>
<p>6.5 DOES THE EXISTING HIERARCHY AND POLICY APPROACH TO SUSTAIN AND ENHANCE THESE CENTRES BEST MEET PEOPLE’S NEEDS?</p>	
<p>Access to affordable, good quality food, is essential for health and retail provision must be accessible to all sections of the community. Thus options 3 and 4 are welcomed by the tPCT.</p> <ul style="list-style-type: none"> • 3. Allow small scale retail provision to meet more localised needs in communities • 4. Protect small shops in small villages and communities 	<p>Bradford and Airedale Teaching PCT</p>
<p>All bullets. Bullet 2 if there is demonstrated need due to population growth.</p> <ul style="list-style-type: none"> • 1. Continue the hierarchy of centres currently identifies in the RUDP • 2. Amend the hierarchy for example re-designating Sidsen and Queensbury from local centres to higher order status as significant freestanding settlements • 3. Allow small scale retail provision to meet more localised needs in communities • 4. Protect small shops in small villages and communities 	<p>Ilkley Civic Society</p>

COMMUNITY USES	
6.6 HOW SHOULD THE COUNCIL ENSURE THAT ALL SECTIONS OF THE COMMUNITY HAVE ACCESS TO A RANGE OF LOCAL COMMUNITY AND CULTURAL FACILITIES?	
<p>Local pubs are being lost in many areas of the District. This is a concern which should be addressed by planners as they are an essential centre for social cohesion and sustainability within a community. (Option: <i>Protect existing local facilities from loss?</i>)</p> <p>Other LPA's have included a policy in their Development Plans which state that the last pub (or shop) in a village should be protected from development. We suggest that a policy which protects the last or only pub (or shop) in either a village or Council ward needs to be drawn up and adopted.</p>	Ben Rhydding Action Group
<p>Good, accessible local community facilities are essential to the health and well-being of local communities and option 2 [<i>Protect existing local facilities from loss?</i>] is therefore essential. Different ways of achieving this should be considered – e.g. passing into community ownership.</p> <p>Option 2 [<i>Protect existing local facilities from loss?</i>] is appropriate for larger community facilities that will be accessed by people from a wider area.</p>	Bradford and Airedale Teaching PCT
<p>Both bullets.</p> <ul style="list-style-type: none"> • <i>Concentrate new community facilities where they are most accessible</i> • <i>Protect existing local facilities from loss?</i> <p>Also, educate people to use local facilities and ensure that they remain attractive</p>	Ilkley Civic Society
<i>Protect existing local facilities from loss</i>	Ilkley Parish Council
<p><i>There is a need to protect existing facilities</i>, especially local Pubs.</p> <p>Other LPA's have included a policy in their Development Plans which state that the last pub</p>	“Save Us Pub”

<p>(or shop) in a village should be protected from development. We suggest that a policy which protects the last or only pub (or shop) in either a village or Council ward needs to be drawn up and adopted.</p>	
<p>It is important that the need for developer contributions for cultural activities and facilities is identified as we are concerned and wish to be assured that theatre buildings benefit appropriately under the terms of S106 and other agreements, and that it will increasingly be necessary to unlock new sources of funding to help pay for any significant improvements to them.</p>	<p>The Theatres Trust</p>

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