

Planning Policy

From: [REDACTED]
Sent: 18 January 2016 13:24
To: Planning Policy
Subject: Tong/Fulneck valley development

The Pudsey and District Civic Society would like submit the following two objections regarding the main modifications to the Core Strategy Plan for 6000 houses in SE Bradford of which 2700 dwellings will form an urban extension in the Westgate Hill-Tong/Fulneck valley area.

OBJECTIONS

1 The new highway (from Westgate Hill to Tyersal) which developers represented at the recent Examination see as essential for the proposed development would come to mark the west extent of the Green Belt, rather than the present Ned Lane.

The result would be more loss of Green Belt. The road would also make future applications for adjacent development (on land at present considered unsuitable) more viable. So the creeping erosion of the Green Belt would continue.

2 The proposed 2700 new homes in this area with the resulting loss of the buffering effect of soil, would increase the 'run-off' leading to flooding in Tong & Fulneck Valley, Troydale, Cockersdale and possibly beyond into the Farnley beck. Although some property above the Tong Garden Centre would drain into Cockersdale beck this beck combines with the Tong/Fulneck beck at the bottom of Roker Lane.

Tong & Fulneck Valley and Troydale, where there is little flood plain, are already notorious for flooding. Dramatic photographs survive of periodic floods at the bottom of Keeper Lane. At Union Bridge Mill (at the bottom of Roker Lane) a flood in 1891 led to the course of the beck being altered nevertheless forty years later flooding left much of the mill under five feet of water with the weavers having to escape via the fire escape. Lower down the valley Troydale Mill was even more prone to flooding. Flood guards fixed in the early 20th century proved ineffective against a major flood in the 1930s which closed the mill for a week and resulted in much stock being lost, carried away downstream.

Today there is an extensive development of apartments etc on the Union Bridge Mill site at the bottom of Roker Lane whilst in Troydale, at the bottom of Valley Road, as well as an early 20th century Pudsey Corporation housing estate there is also a large new residential development on the site of the demolished Troydale Mill. There are also plans for additional houses at the bottom of Hare Lane. These communities would be in severe risk of flooding following any increased water 'run-off' upstream.

The beck continues, as Farnley beck, to reach the mid 20th reservoir, built to prevent flooding downstream. Is this reservoir adequate to cope with the projected increased tide of run-off water? If not the subsequent flooding in the populated district downstream would be substantial.

[REDACTED] Brown (Treasurer)

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Strong (President)