

Q and A Responses - Session 4: Wharfedale – 2nd March 2021

Session Questions / Matters Raised	Response
What assessment of the impact of climate change has been made in assessing possible flood risk from the proposed developments. Sections of Menston are already liable to flooding during heavy rain and we are told that a warming world will lead to heavier and more prolonged rain events.	The council has produced a strategic flood risk assessment (SFRA) to provide evidence on flood risk and are working with the Environment Agency (EA) to update this evidence using latest river models and including relevant climate change allowances when assessing flood risk for proposed developments.
What regulations can the council enforce to ensure that all new builds are as near carbon neutral as possible?	<p>The council have set out in policy HO9 Housing Standards that it will seek to achieve high construction and energy efficient standards in line with the Government's Future Homes Standard, and support and encourage new developments which exceed the minimum standards where possible, with all homes to be highly energy efficient, with low carbon heating and be zero carbon ready by 2025.</p> <p>This is in accordance with NPPF para 150 where any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</p>
Housing numbers in Menston not clear on whether current housing sites are filling the quota?	The two identified site allocations are proposed to meet the target for the settlement.
Regarding whether Ilkley new housing will also access train station or make use of park and ride? Ben Rhydding site – potential wider use for parking?	The PO sites located to the east of the settlement are within 800m of Ben Rhydding station. (IL1/H and IL3/H). It is proposed that some additional car parking to serve Ben Rhydding station is included within IL3/H.

Is there anything to stop developers putting forward rejected sites?	As part of the Local Plan preparation land owners/developers can promote sites which are currently rejected through the plan preparation stages
Road access- main roads already busy how much work has been done at looking at road and capacity ?	The site assessment process has included consideration of a site's access and internal engagement with colleagues in highways. Further evidence in terms of District Wide Transport Model is being developed and will feed into the plan preparation. Further technical details on site assessment considerations will be set out at the next plan preparation stage (Regulation 19) Draft Local plan,
Can empty homes in Bradford contribute to the housing supply? What can be refurbished?	Potentially if there is sufficiently clear evidence that longer term empty properties will be brought back into use.
Is there an opportunity for additional parking at Burley station?	This is currently not identified in the draft plan. The council will continue to work with WYCA and transport planning colleagues to consider any opportunities to improve parking at existing stations.
What data / analysis has been undertaken to support the parking proposals near Ben Rhydding train station?	Initial technical work and evidence of demand has been undertaken by highways officers.
Do large sites go to one developer? Or more than 1 party? How should sites come forward? 1 developer or more than 1?	This depends on the land ownership and how a site promoter/landowner wishes to deliver the site. Sometimes larger sites are in multiple ownership but can be within a single ownership. On some larger sites to improve delivery rates multiple developers can be involved in delivery.
Can the loss of car park spaces lead to less / more housing? No car estate policy for new developments? What are the development implications for zero parking housing schemes – higher housing numbers?	Housing design and layout must consider density requirements and any need for parking. the Council has produced a Homes and Neighbourhood Housing Design Guide Supplementary Planning Document (SPD) which includes consideration of parking while achieving good design.
What does the Council take into account for environmental sustainability considerations, eco-	The council has undertaken a Sustainability Appraisal of the policies and sites within the draft Local Plan. This is available as a supporting document on the local plan website.

friendly homes, energy use and sustainable locations etc?	
Can developments be innovative and creative? What does the council have in place for design of new homes? People want to see well designed schemes not just the usual estates.	<p>Policy HO9 sets out criteria to ensure certain minimum housing standards are met, and the Council has produced a Homes and Neighbourhood Housing Design Guide Supplementary Planning Document (SPD).</p> <p>All of these policy tools are aimed at driving up standards and achieving good design and will be used when determining planning applications.</p>
Does conversion of Greenholme Mills come off the housing target?	Existing commitments are taken off the settlement housing target.
How will Ilkley wildlife be protected with 100s of new people using the Moor?	<p>The council has undertaken a Habitats Regulation Assessment (HRA) of the policies and sites in the draft plan which considers the impact on ecology and the South Pennine Moors SPA/SAC. This is available on the council's local plan website under Impact Assessments https://www.bradford.gov.uk/Documents/BDLP/IA//HRA%20report%20for%20Bradford%20Met%20District%20Local%20Plan%20PO%20040221.pdf</p> <p>Policies for protecting ecology are set out in Policy EN2: Biodiversity and Geodiversity and strategic policy SP11 Protecting the South Pennine Moors SPA / SAC and their Zone of Influence.</p>
What about Wharfedale employment land? Lots of people commute to Leeds no employment land in Ilkley.	Within Wharfedale generally it has been difficult to identify employment land of an appropriate scale to the area and in consideration of environmental constraints. The Council however is still open to suggested sites not considered to date.
How will the Council retain the tourism role of Ilkley? Will new development detract from the town's tourism role?	Strategic Policies SP3 and SP6 emphasise the importance of tourism and its contribution to economic growth within the District, recognising its important and continued role in supporting economic diversification. Policy EC4 further sets the role of Ilkley and other settlements in supporting tourism and other parts of the economy.

	<p>The development of sites proposed within the plan will need to adhere to the policies included within the plan including a focus upon high quality design. Sites within more open settings are also likely to require environmental screening and the engraining of green infrastructure and open space within the development layout to soften the edge of the built form. It is not considered that the limited level of development proposed in the plan for Ilkley may detract from the town's tourism role but may provide much needed housing including affordable housing for people who may work in tourism and service sector roles – traditionally lower paid.</p>
Will the council charge at the train station parking as part of the new proposals?	This is not a matter that is considered through the Local Plan.
How will the Council encourage walk/cycle to work and better connections to stations?	<p>The council supports improvements to sustainable transport modes including through new development Policy TR3: Integrating Sustainable Transport and Development set out how this will be supported and delivered through the plan. , in particular for Wharfedale the delivery of the Wharfedale Greenway is seen as a strategic transport priority.</p>
What will be done about the overspill of new developments with insufficient parking and knock on impact onto roads / other areas?	<p>The draft plan sets out car parking standards in Appendix 7 https://www.bradford.gov.uk/Documents/BDLP/Consultation//Appendix%2007%20-%20Parking%20Standards.pdf</p>
How will COVID impact on the use of the train stations?	<p>This will need to be monitored going forward by transport planning officers and WYCA. It is anticipated that a level of demand will return for train use for work and leisure following easing of current lockdown restrictions but exact details/evidence are currently unknown.</p>
What is an SPD?	<p>Supplementary Planning Document (SPD) these are used to provide further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.</p>
What are the proposals regarding school capacity and what about any proposals for Ilkley Grammar	<p>The Council appreciates the importance of assessing and facilitating the provision of improved services and infrastructure to match the proposals for housing and economic growth. It is involved in an ongoing process of liaison and discussion with service providers and utility companies including close working internally</p>

<p>in relation to the site(s) proposed?</p>	<p>with the Council Education Service. A Local Infrastructure Plan has been produced and is available on the Local plan website.</p> <p>It should also be stressed that more work will be done between now and the finalisation of the plan in about a years' time. The Local Infrastructure Plan is a 'live' document.</p>