

## **THORNTON & ALLERTON LOCAL PLAN MEETING 8<sup>th</sup> March 2021: QUESTIONS AND RESPONSES**

I was wondering where the proposed sites are and if there are any plans to prioritise building on brownfield sites first?

The sites proposed for the ward are set out within section 5 of the local plan and are split between sites within Allerton (integrating Sandy Lane) section of Bradford North West and Thornton. A summary of the sites is included below:

<b>Site Reference</b>	<b>Site Name</b>	<b>Estimated Units</b>	<b>Ownership</b>
NW7/H	Acacia Drive, Sandy Lane	100	Private
NW8/H	High Ash Farm, Allerton Road, Allerton	68	Private
NW9/H	Wilsden Road/West Avenue, Sandy Lane	22	Private
NW10/H	Allerton Road, Prune Park Lane	160	Private
NW11/H	North Parade, Allerton	45	Council
NW15/H	Merrivale Rd, Allerton	54	Council
NW16/H	Allerton Lane/Chevet Mount (1)	28	Private
NW17/H	Allerton Lane/Chevet Mount (2)	24	Private
NW32/H	Allerton Mills	200	Private
TH1/HC	Hill Top Road (2)	11	Council
TH2/H	Thornton Road (1)	150	Private / Council
TH3/H	Thornton Road (2)	15	Private
TH4/H	Hill Top Road (1)	10	Private
TH5/H	Hill Top Road (3)	12	Council
TH6/H	Dole and Prospect Mills	50	Private
TH7/H	Old Road	13	Private
TH8/HC	Thornton Road West	250	Private
TH9/H	Close Head Drive	50	Private
TH10/H	Hill Top Road, near Ring O' Bells	27	Council

	TH11/H	South of Hill Top Road and East of Close Head Lane	30	Council
			990 (75%)	Private
			150 (11%)	Private / Council
			179 (14%)	Council
			1319 (100%)	Total
	<p>The plan includes a strong focus upon the reuse of brownfield sites with Policy SP8 setting out an overall target for at least 50% of total new housing development over the plan period to be delivered on previously developed land and buildings.</p>			
Given that Bradford Council has declared a Climate Emergency, will there be a condition attached to the eventual granting of planning permission that stipulates that all newbuild developments will be required to be built to near zero carbon emission or passif house standards? And if not, why not?	<p>The Council is keen to support strong environmental standards for housing and non-domestic buildings and within the new energy policy (EN10) there is a policy requirement for residential development of 50 or more dwellings 'should strongly aim to achieve zero net-carbon emissions, with all residential developments to meet Future Homes Standard by 2025'. One of the key challenges in many parts of the District is viability – particularly on urban brownfield sites and this has informed setting a progressive standard but not a 100% zero carbon or Passivhaus standard due to the uplift in construction costs. Further work is required on testing the environmental standards set out in the plan against viability considerations. The finalised adopted policies in the plan will help inform conditions attached to planning permissions.</p>			
Infrastructure, access in and off merrivale road is limited as it is due to it been post ww2 regen. There is limited space due to existing residential vehicles that have to park on pavements to allow access on the road, how do the Council propose to widen the road and make this a safe place for pedestrians?	<p>The Merrivale Road site has potential site access options from both Merrivale Road and Allerton Lane, although it is recognised that Merrivale Road may be the preferred option. Further work is required on evaluating the individual impact of site proposals on the highways and any mitigation measures required including localised highways, public realm and junction improvements. It is possibly too early to provide specific details for this area until after the transport modelling work has been completed evaluating highways impact and any required improvements.</p>			

Ecological factors. Given the thriving populace of endangered and protected species that live on this land how do the council propose to build without removing or affecting hedgehogs,bats,owls,birds,flora and fauna,has there been an in depth ecological survey on this area?	An initial headline evaluation of ecology and habitat constraints was undertaken to inform site proposals. In some cases, this evaluation has led to a reduction or change in site areas from that originally proposed. The Council is currently looking to undertake ecology surveys on proposed allocation sites where they have been flagged as required by the Council's ecologist at this stage in the plan-making process. The ecology assessments will need to follow a robust methodology and approach in surveying. Where there is a need to protect particular areas and this is compatible with development, this is likely to be set out in relevant site related policies.
The local infrastructure is poor at v Best, and will not cope with an increases and strain from more residents, as this will lead to what is already poor local service to decrease in standards and performance. How will this be addressed, before any House is built.	An important aspect of the work programme alongside the local plan is the development of a Local Infrastructure Plan (LIP) which is used to capture current and proposed physical, social (healthcare and education for example) and environmental infrastructure. The LIP also evaluates the impact of development on infrastructure (school capacity for example) and sets out projects / proposals with an indication of costs and responsibilities to address infrastructure challenges. The LIP also details a broad timeframe for delivery / implementation linked to development proposals. Where there are key infrastructure constraints which need addressing prior to the occupancy of dwellings this will be set out in either general (see below) and/or site specific policies in the local plan. Section 6 of the plan (policies ID1 and ID2) set out direct policies on infrastructure delivery and developer contributions.
Thornton Road is already at capacity for dealing with existing traffic, and won't cope with any increase. How will this be addressed	Initial work was undertaken as part of developing the site options to understand site access and potential constraints. Further evidence work will be undertaken on evaluating the impact of potential developments on the highway network through the Council's Strategic Transport Model (STM). The outcomes from this work will be used to better understand any mitigation measures required (junction upgrades for example) and capacity constraints on local roads. The plan also includes transport policies to support a move towards more active travel (cycling and walking) and the use of public transport. The proximity of sites to bus and rail connections (where relevant) also form part of the site evaluation.
Will the council respect the local people and allow us to choose if more houses are built or not, after	The views of local people are taken into considerations as part of the plan-making process and people are encouraged to make representations formally on the plan. Thornton is located within the Bradford District and the local planning authority has responsibility for producing the local plan and ensuring that appropriate levels

all we are meant to live in a democratic society. It's our village, not Bradford councils or labour's. We live semi rural for a reason, and it's not to see more house built..	of land for housing and other uses is identified for the plan period. This includes setting the levels of growth across the city, towns and villages within the District. It is recognised that the character of local areas is very important and the plan aims to strike the right balance supporting growth and protecting heritage, landscape and local character.
Bradford City centre needs regeneration, why not build more residential property's in the waste lands and old Mills.	The regeneration potential of the Bradford City Centre is recognised in the Local Plan and is an important part of the overall strategy and includes proposals to increase housing numbers from 3,500 (current Core Strategy) to 7,000 over the plan period to 2038. Part of the proposals includes an extension of the city centre southwards (southern gateway) to include a potential growth area for about 2,500 new homes linked to wider regeneration proposals and possible transport infrastructure investment (northern powerhouse rail station and mass rail transit). The plan overall includes a wide range of brownfield sites including former mill buildings and land around mill sites.
Is the meeting a token gesture, will the council leaders listen and respect local voters and the villagers wishes.	The meeting has been arranged in good faith to listen and respond to the views of local residents.
What efforts can or could be put in place to protect the environment and wildlife and local peoples culture and beliefs, this is slowly building people out of the country side.	<p>In terms of the environment and wildlife, there are a wide range of policies set out in the plan including policies to improve bio-diversity (EN2) and green infrastructure (SP10 / EN1). There are also specific policies on landscape (EN5) and the historic environment (EN4). The information on each of the proposed site allocations (pro-formas) sets out key site constraints and opportunities.</p> <p>The plan also importantly includes a new policy on community and health facilities (CO2) this policy includes protecting community facilities and services that provide for the health and well-being, social, education, spiritual, recreational, leisure or cultural needs of the community.</p>