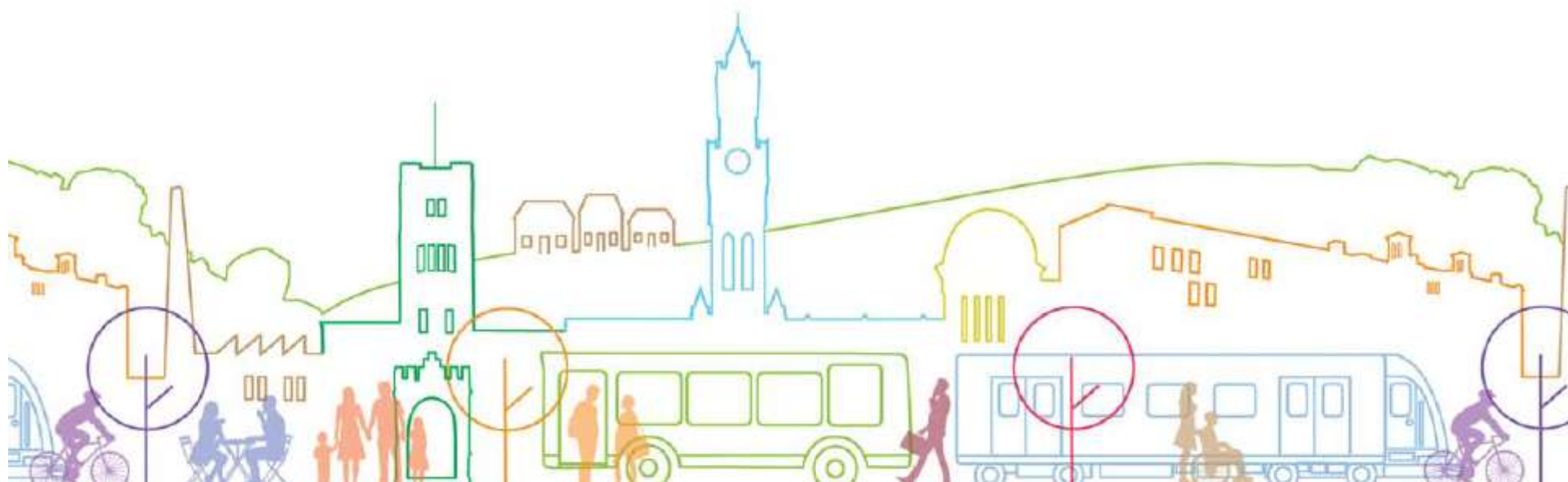


# **Bradford District Local Plan (2020-38)**

## **Thornton and Allerton Ward**

**8<sup>th</sup> March 2021**



- Event Format and Protocol
- Presentation
- Q&A

# What is the local plan?

- Provides information on where new homes and jobs will be located.
- Sets out areas for protection – open spaces, parks, places of wildlife for example.
- Policies and projects on transport.
- What the Council is doing about tackling climate change.
- Policies on shopping and local facilities.
- Helps decision-taking on planning applications.
- And much more!

# Why do we need the local plan?

- The English planning system is ‘plan-led’ – planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- The Government requires that up to date local plans are in place by end of 2023.
- The Local Plan should provide a vision and range of policies to meet housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings (NPPF Para 15) – deals with practical problems / opportunities and key to setting out investment / growth ambitions.
- The housing and employment land supply position in the District is poor.

# What happens if we didn't have a plan?

- On planning applications there can be a 'tilted balance' more towards approving development proposals (subject to type of area).
- Each planning application would be judged against its merits and material considerations and not against local policies in the plan – leaves a lot of uncertainty over what might or might not be approved.
- Planning application rather than strategy led – provides less scope to address the impacts of development in a comprehensive way.
- For councils without plans – can lead to a degree of 'public shaming' and ultimately Government intervention – loss of local control.
- Limited Government investment / interest.



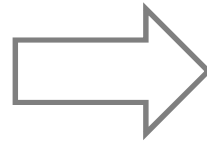
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# Simplifying the Local Plan

Current

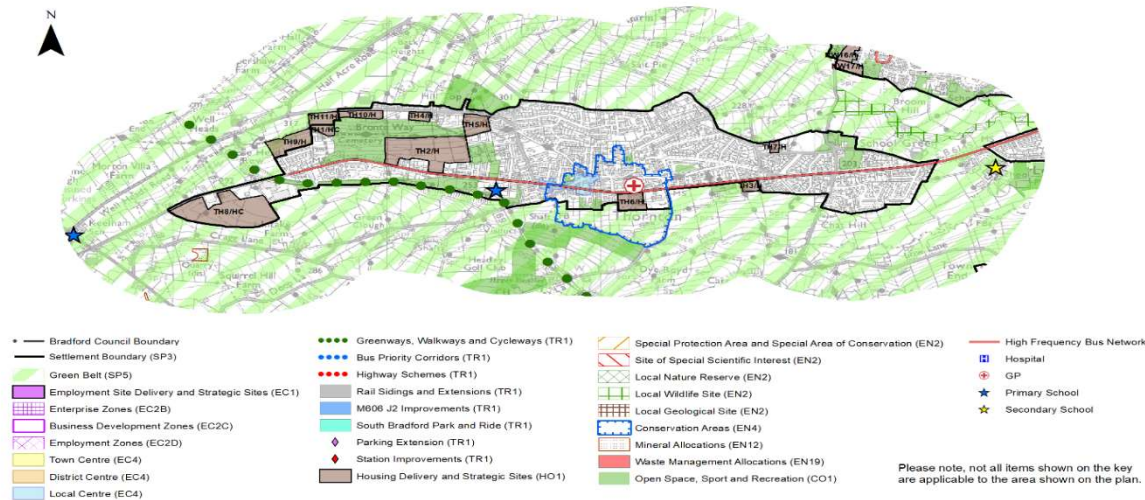
Portfolio Plan

Core Strategy (under review)  
Area Action Plans (City Centre  
/ Canal Road)  
Waste DPD  
Allocations DPD



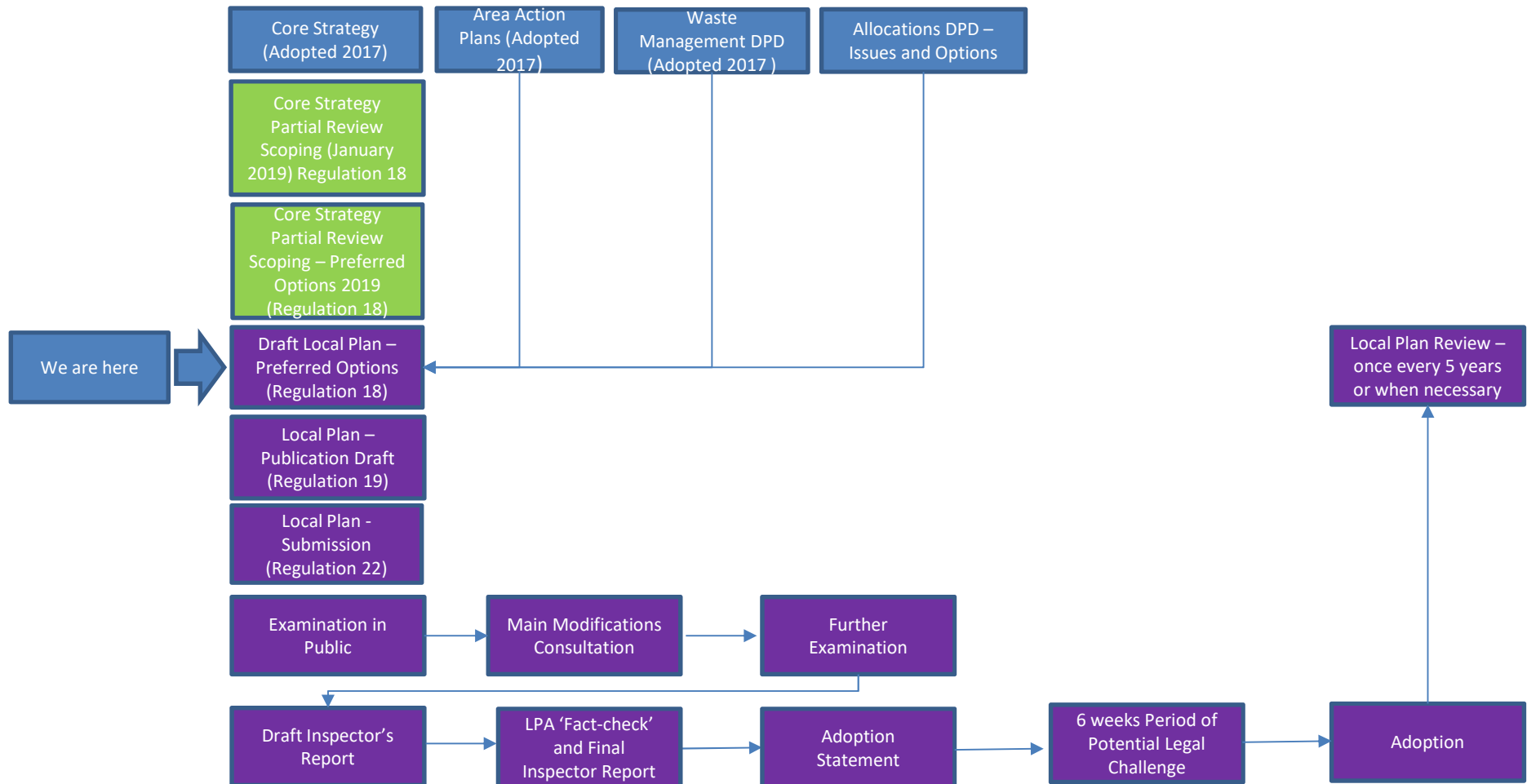
New Plan Structure

One Plan Format  
Context  
Policy  
Places  
Allocations



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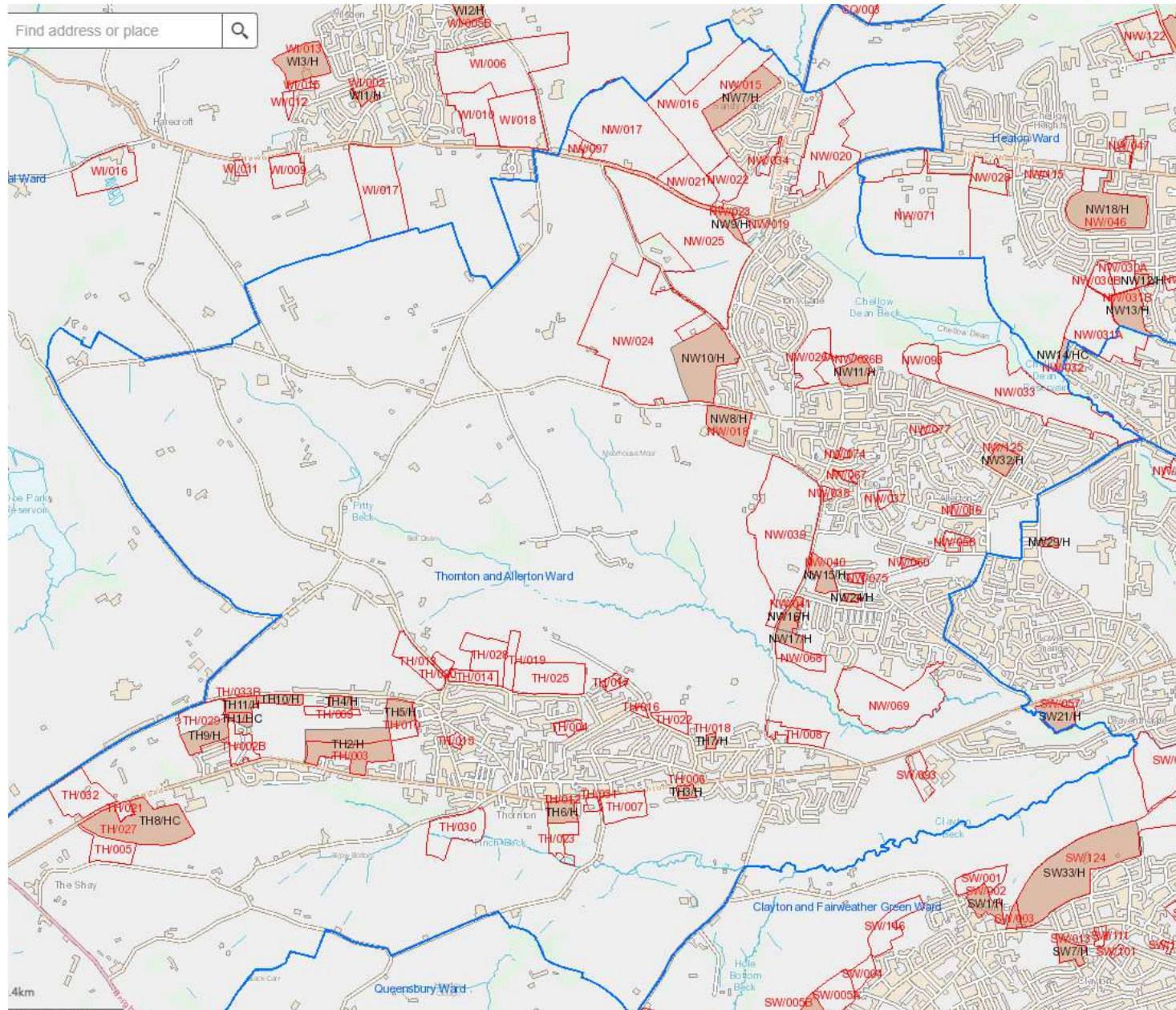
# Plan Making Stages



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# Draft Allocation Sites and Promoted Sites





# Housing Numbers - Overview

AREA	Core Strategy (2017) Dwellings (2013-30)	CSPR (2019) Dwellings (2020-37)	POLICY SP8 TARGET Dwellings (2020-38)	% OF DISTRICT WIDE TOTAL
Bradford North West	4,500	3,100	2,900	10.5%
Thornton	700	500	575	2.1%
District Wide Figures (after windfall and demolitions)	42,100	26,150	27,672	

# Housing Numbers – Overview (cont.)

<b>Bradford NW</b>	<b>2,900 units</b>
<b>Housing Target</b>	
<b>Carried Forward Commitments</b>	899
<b>Commitment Discounted by 10%</b>	809
<b>Remaining Allocation Requirement</b>	<b>2,091</b>
<b>Identified Allocations</b>	2,357
<b>Allocations Discounted by 10%</b>	2,121
<b>Total Supply Contribution from Allocations</b>	<b>2,121</b>

<b>Thornton Housing Target</b>	<b>575 units</b>
<b>Carried Forward Commitments</b>	43
<b>Commitment Discounted by 10%</b>	39
<b>Remaining Allocation Requirement</b>	<b>536</b>
<b>Identified Allocations</b>	618
<b>Allocations Discounted by 10%</b>	556
<b>Total Supply Contribution from Allocations</b>	<b>556</b>



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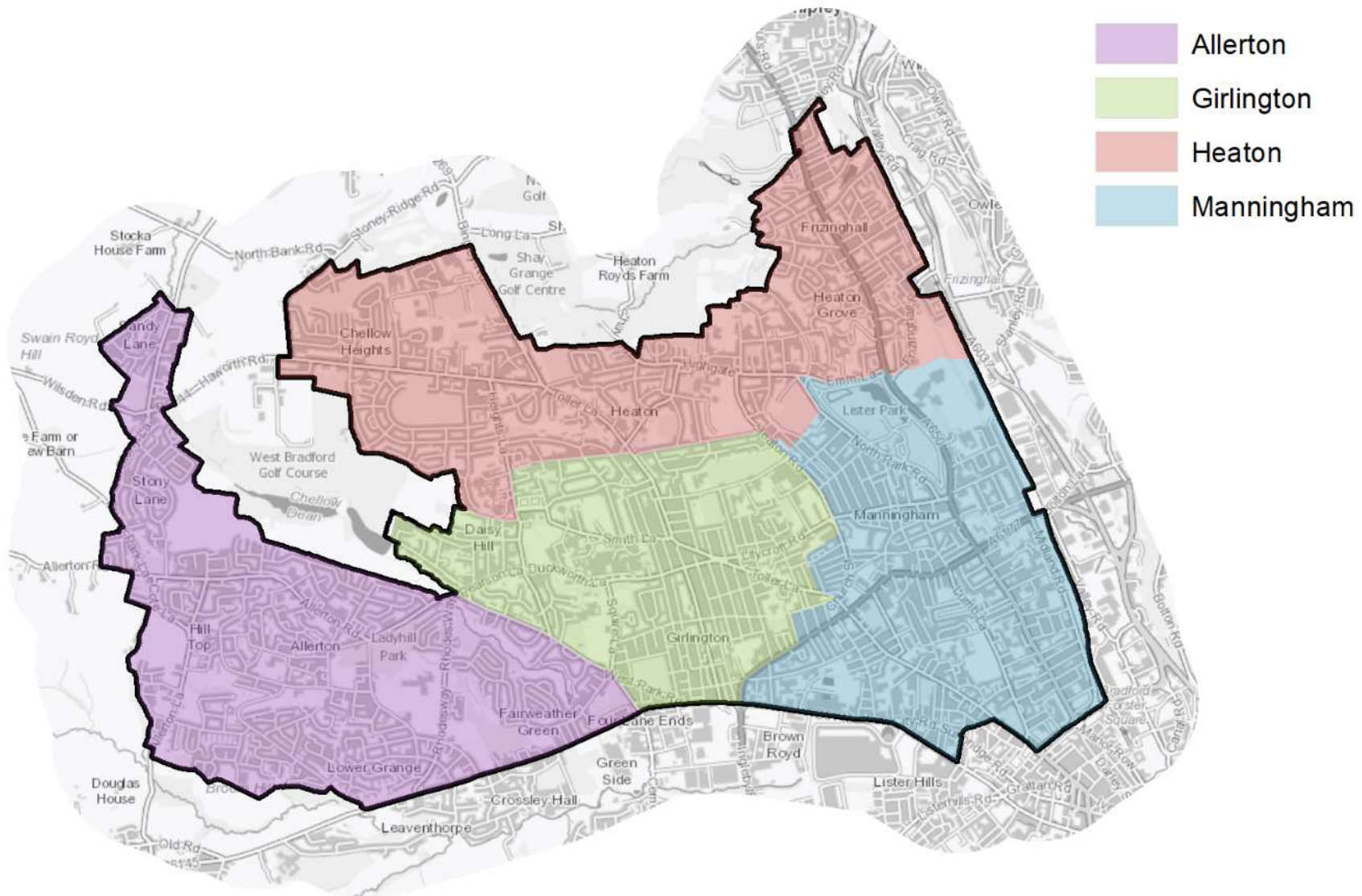
# Housing Sites - Overview

Site Reference	Site Name	Estimated Units	Ownership
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



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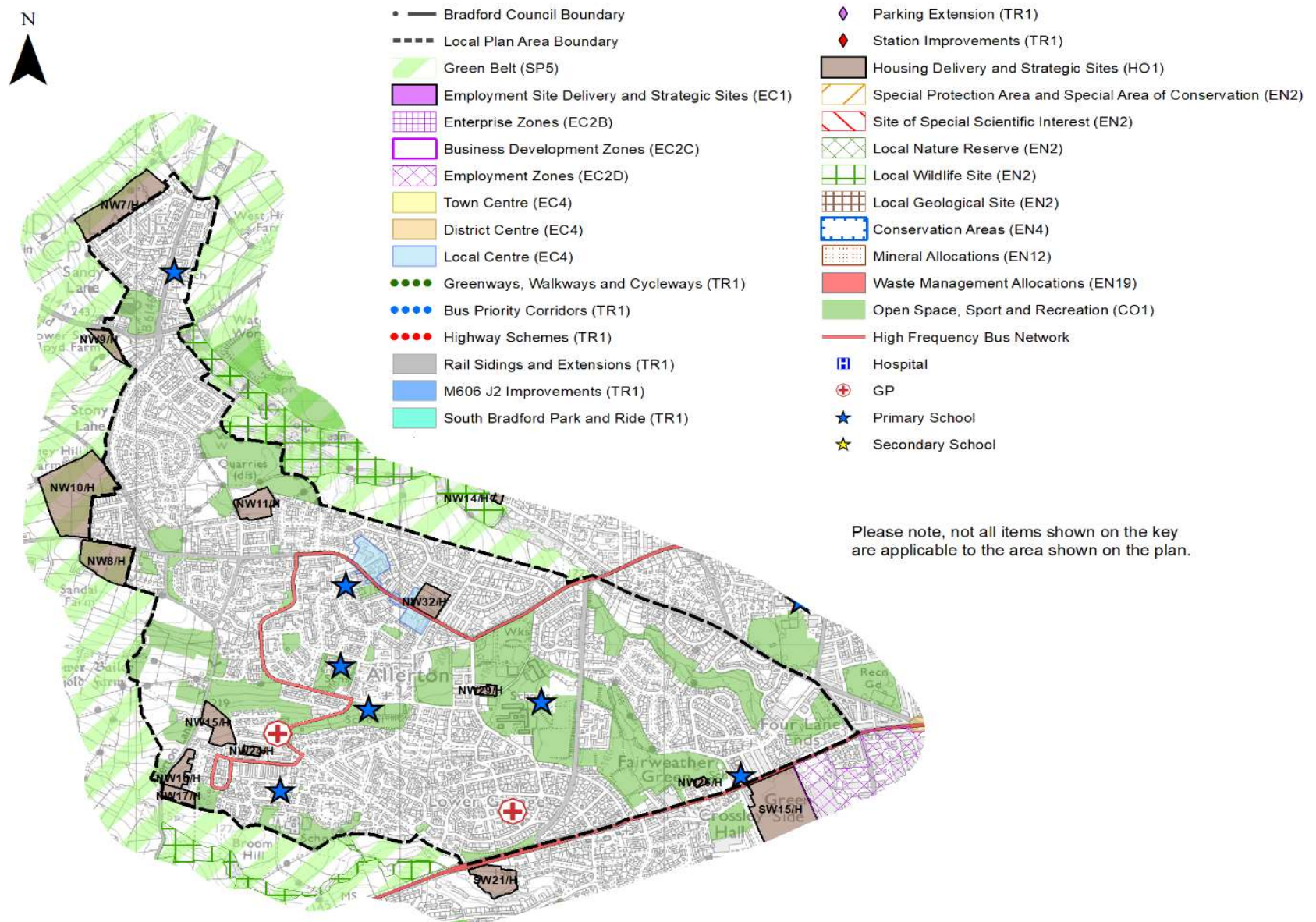
# Bradford North West



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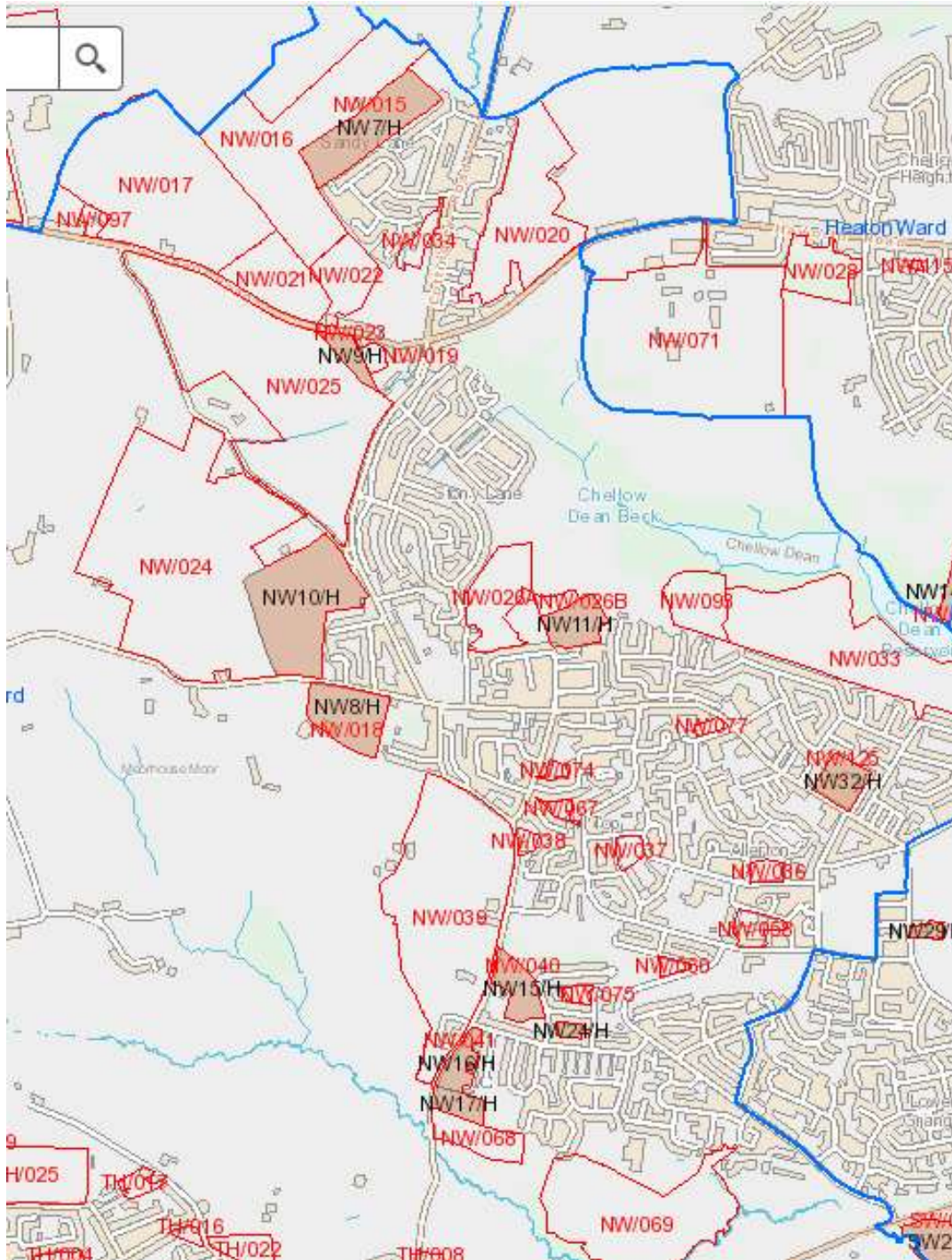


# Allerton



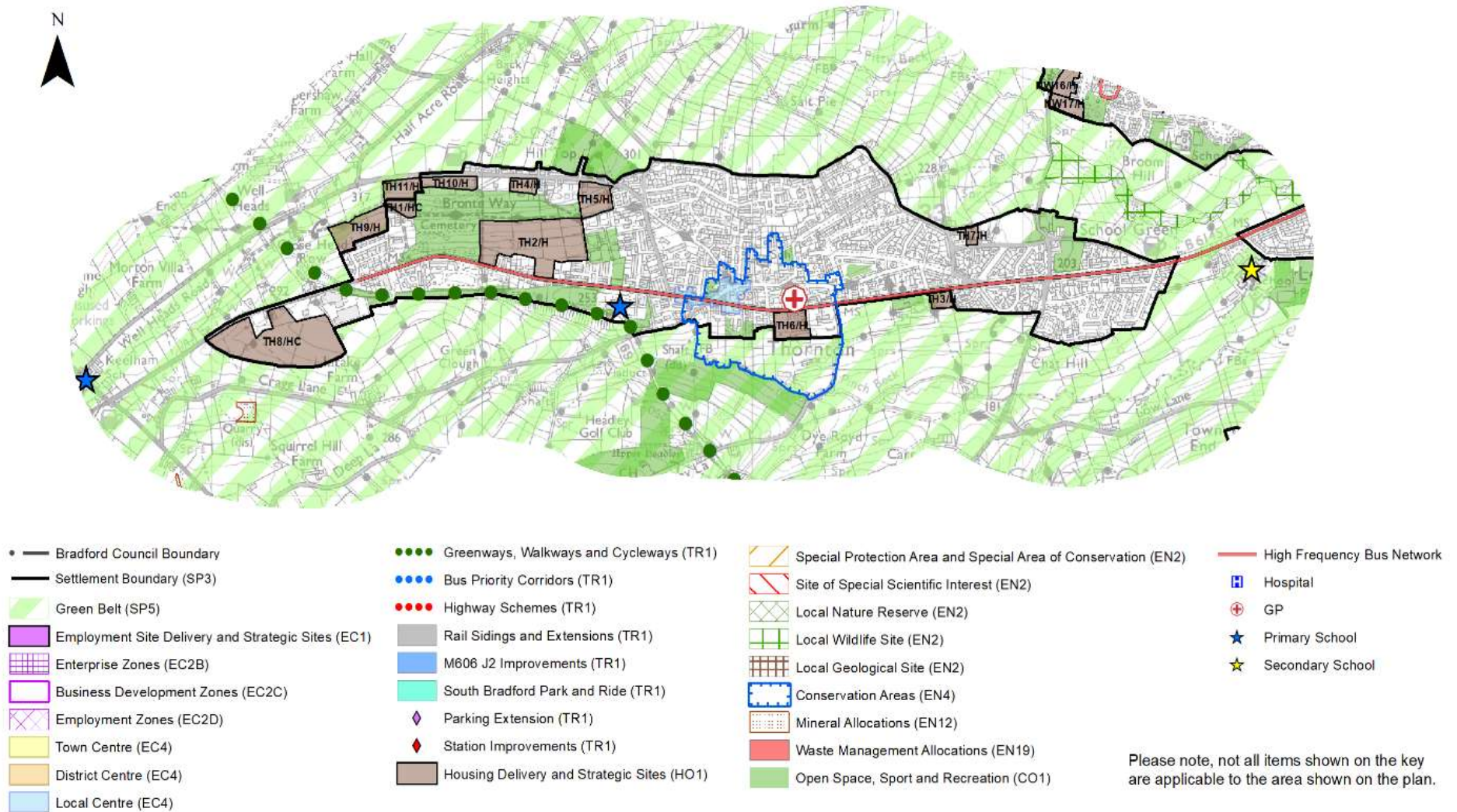


# Allerton – Proposed Allocations and Rejected Sites



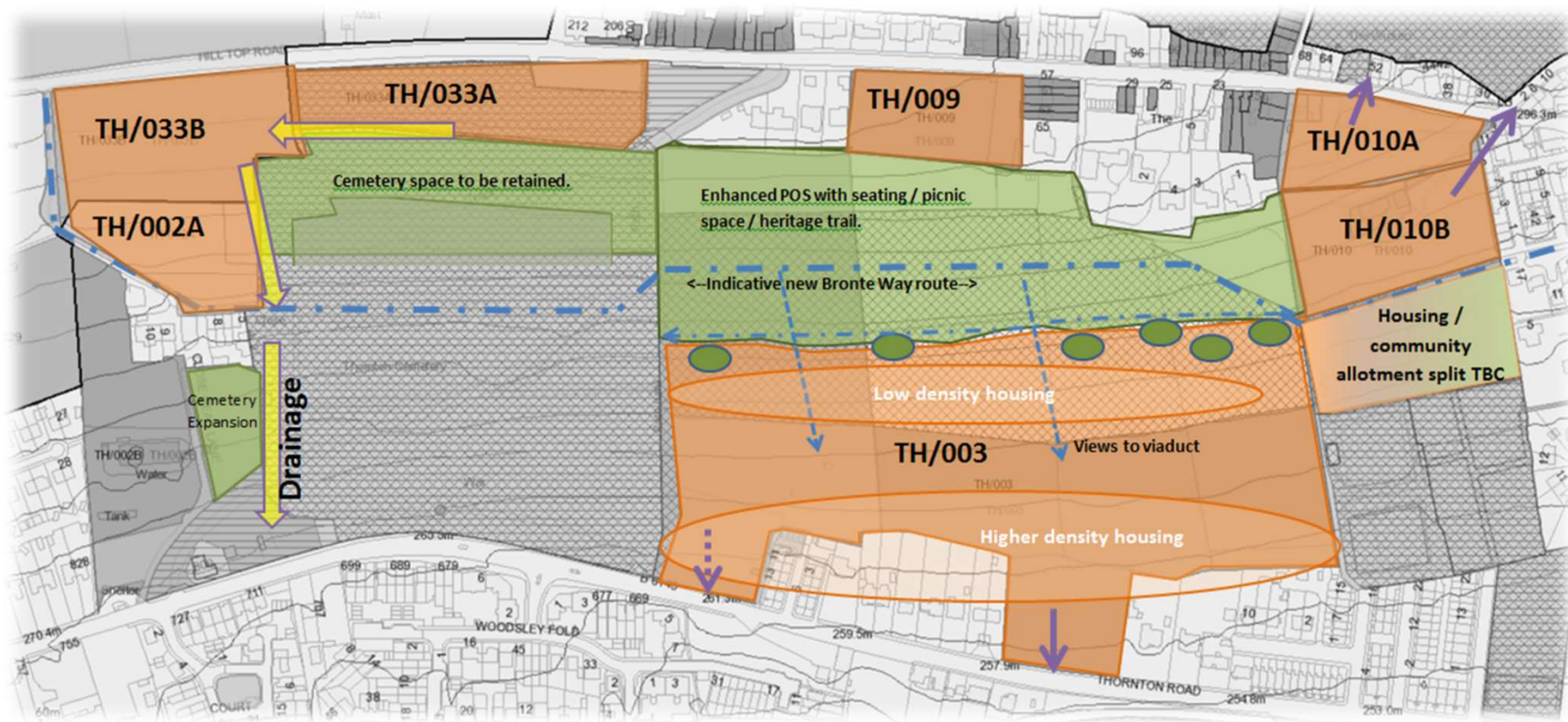
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# Thornton





# Masterplan Area | Overview



# TH2/H (TH/003)

- Divert Bronte Way higher up the hill - existing PROW forms new development boundary.

## Built Environment

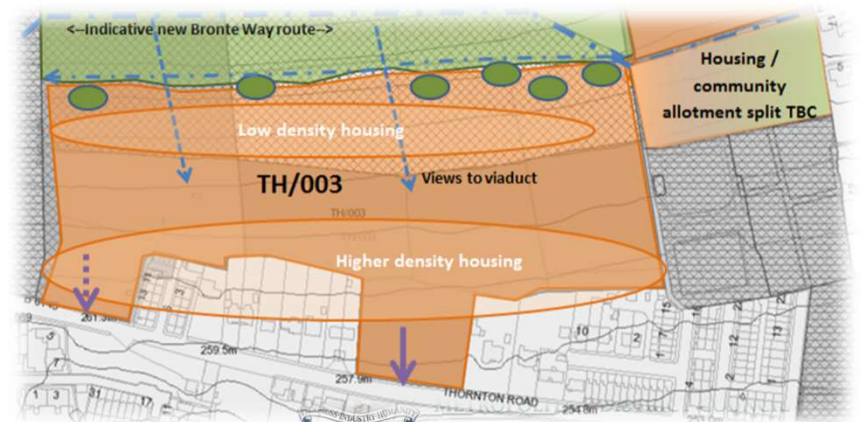
- Careful consideration of topography, split level housing, bespoke housing – avoid retaining wall.
- Heritage led design - consider existing development patterns, townhouses, terraces, 2/3 storey frontage, changes in scale and form, streets not road.
- Amenity open space within development to compensate for loss of open space.
- Denser development along Thornton Road, low density higher up.
- Rear of development to be highly sensitive, integrated into POS.
- Maintain field patterns, following contours.
- Careful design to minimise void spaces and maximise green spaces, opportunities for 'door-step' play.
- Views from Bronte Way are not diminished i.e.

no blank gables, high quality boundary treatments.

- Make use of Homes and Neighbourhoods SPD. Create Design Code?

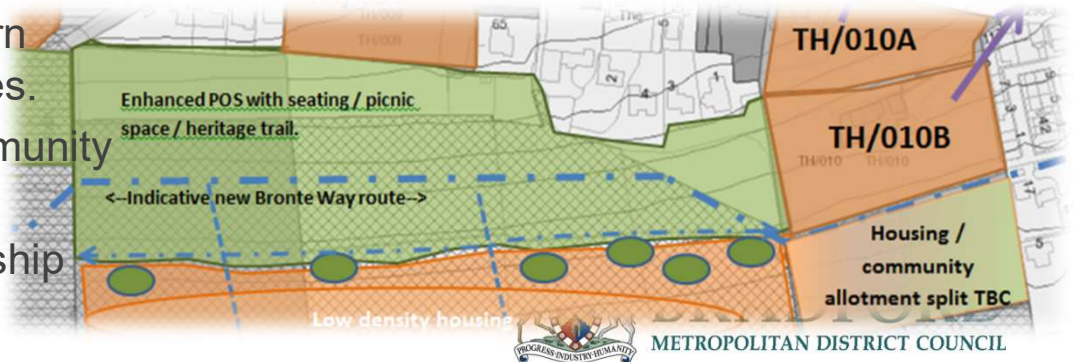
## Green Infrastructure and Landscape

- Trees planting to minimise impact.
- Development should include breaks to maintain views of the valley, especially of the viaduct.
- 3D modelling for building heights and landscape breaks.



# Bronte Way Open Space

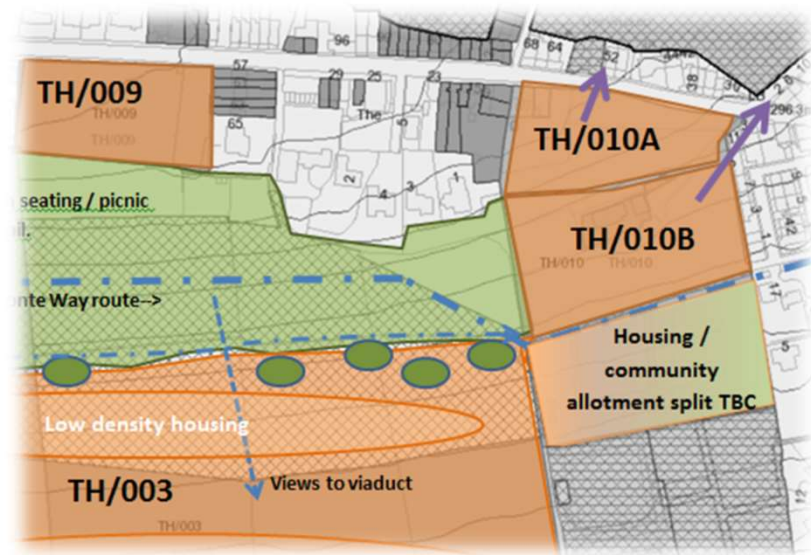
- Potentially retain existing footpath as an integrated rear boundary to development.
- Create new, improved Bronte Way footpath higher up and Open Space potentially Inc. habitat improvement (net gain), seating and links to new housing.
- Need to be mindful of open, rugged character of the landscape. Should it remain grassed or managed in other ways?
- Look for opportunities to connect to wider network i.e. Great Northern Railway Trail and links to services.
- Links to cemetery and new community allotment area to the east.
- Management of land and ownership needs careful consideration.





# Eastern Masterplan Area

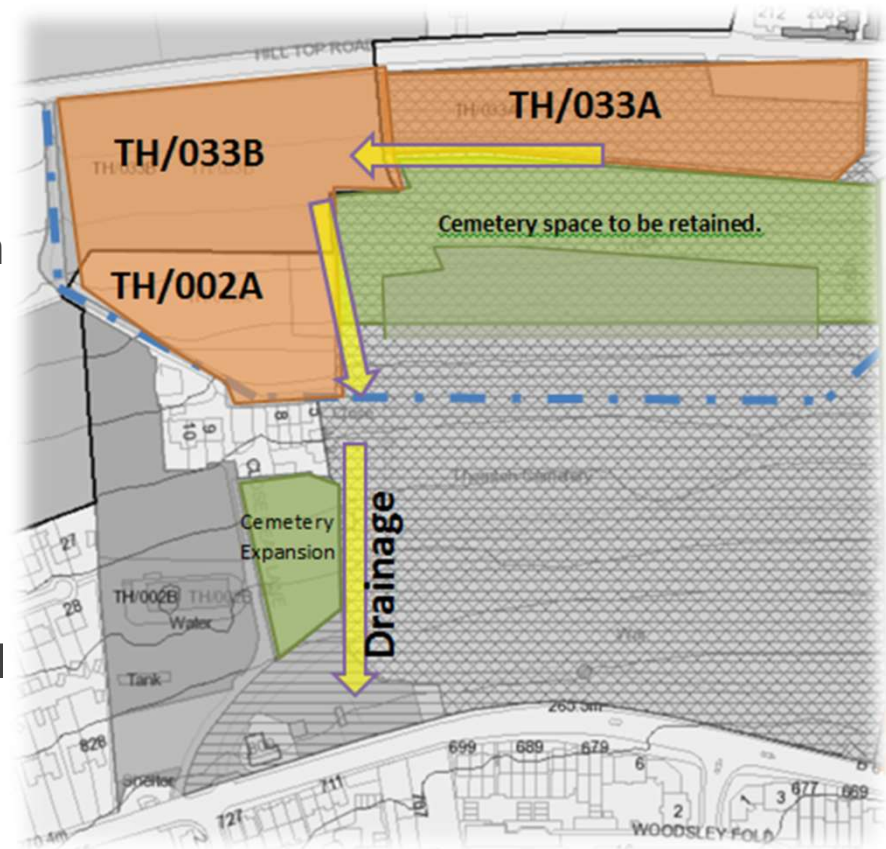
- TH4/H (TH/009) – Limited infill housing along the line of the road, sensitive to neighbouring listed buildings.
- TH5/H (TH/010A) - The northern, level section developed for limited housing with new access on Hill Top Road.
- TH5/H (TH/10B) – Demolish existing dwelling and provide small development off unadopted road.
- Southern area developed as extension to allotments including community allotment area and some housing as extension to TH2/H (TH/003).



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# Western Masterplan Area

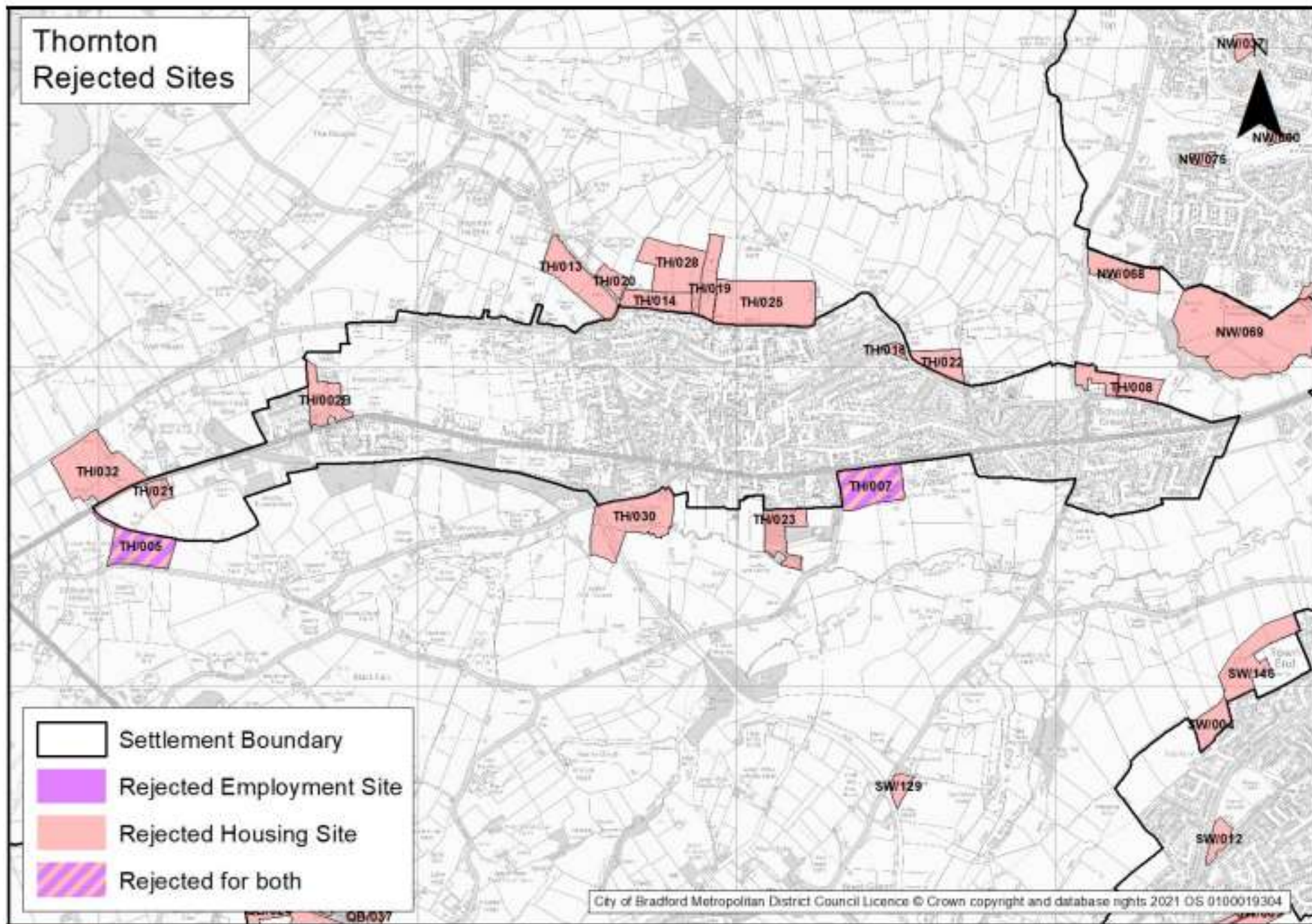
- TH10/H (TH033A) - linear line of development along Hill Top Rd within building line.
- TH11/H (TH/033B) - In the Green Belt, development will round off settlement and provide stronger Green Belt boundaries and opportunities for access and drainage.
- TH1/HC (TH/002A) – Lapsed permission for 11 units, site could be incorporated into wider development.
- Field to west of cemetery could be used as expansion land.



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# Thornton Rejected Sites



# Thank You

