

Bingley Town Council

Re – Local Plan for the Bradford District – Allocations Development Plan Documentation Issues and Options Consultation (Regulation 18)

General Observations

With reference to the above Bingley Town Council would offer the following observations and comments:-

Whilst it is acknowledged the population in the United Kingdom is on the increase both nationally and locally, the need for a mix of private and social housing is a requirement to meet the needs of this demand.

However looking at the wider picture within the Bradford Metropolitan District, it is a known fact that there are many thousands of houses remain unoccupied, with a little effort from the council these could be made readily available, easing the pressure on the immediate demand for housing.

Within the city area of Bradford there are many empty Mills, parades of shops and offices along with derelict buildings that could be brought back to life by converting them to dwellings. The Government are committed to ensuring that “Brownfield Sites” are developed as a priority, thus protecting Green Belt from un-necessary development, letter from Minister of state for housing & Planning Brandon Lewis MP refers (see attached)

Many questions have been asked of Bingley Town Council how the quota of proposed housing development has been arrived at, 1400 Bingley and 200 Cottingley out of the overall total for Bradford Metropolitan Area of twenty seven thousand dwellings. Taking into account the aforementioned paragraphs, the number of proposed dwellings in the Bingley area could be reduced to more manageable numbers, protecting the Green Belt Land which much of the proposed housing is to be constructed.

Infrastructure

The proposed land for development within the Bingley Town boundaries identified for housing development, are in areas that are heavily congested with traffic. The road network needs to be developed before any construction work can take place on any site within the BTC domain.

BTC would go further to propose that the whole road network should be reviewed within the BMDC area, to ensure the smooth flow of traffic through Bradford to the M62 and

through Keighley to Colne/Skipton and Beyond, this would improve the prospects of attracting business to the area and revitalising Bradford and the Aire Valley which is desperately needed.

Sewage, Water, Gas, Electricity and Phone capability needs to be coordinated, So as to avoid any un-necessary delays due to road works in providing these services

A fully co-ordinated and working plan for the BMDC area should be produced covering all aspect of the proposed developments, it is critical that regeneration of Bradford should be a priority, housing alone will not solve the problems that Bradford as a whole faces

Amenities

It is essential that all the land identified as green space is retained; some sections proposed for development encroach upon land identified as Green Space, this should be re classified and confirmed as greenspace.

To revitalise Bingley, which has been denuded of investment for many years, since becoming part of BMDC, a need for a Town community centre, is needed to encourage the development of community groups in the area, helping Bingley to prosper

If all the development as proposed, in and around Eldwick & Gilstead is realised ,the current Primary School will be inadequate for the anticipated demand. This will require a radical re think that additional pupils will put upon not only Eldwick Primary School but the whole school network in the BTC Area.

Derelict Building & Land

The Station Masters House 6 park Road Bingley BD16 4JD. Has been empty for many years and sits in a conservation area, this is often the first view that greets visitors when arriving in Bingley by Train.

This is a major concern for BTC and its residents and would seek immediate action by BMDC to resolve this longstanding issue.

The former Technical Institute Morningson Road, this building has stood empty for a number of years. It is owned by BMDC who should act to remove the building and construct new Dwellings. It is understood that many representations have been made to the council without anything being done.

Former Bradford and Bingley Building Society This land is ultimately owned by Sainsbury's and is certainly an eye sore in the centre of Bingley. This land **ref BI/052** should be used a multifunctional building housing a Town Community Centre, Shops and Apartments.

Green Space

Several areas of green space have been hatched over in red, no doubt for proposed development; it is considered that all the land should be left as green space ref no's **BI/006, BI010 & BI026** refer

Crossflatts

Re **BI/008** this area is subject to a planning enquiry that is with the Secretary of State pending his decision

Re **BI/060** this plot of land is subject to a covenant and is deemed as agricultural land.

Re **BI/009** this plot is subject to flooding any development would move the water to the surrounding house.

The access roads to the above sites are narrow and in places 2 vehicles cannot pass without mounting the pavements.

The swing bridge is in adequate and even the suggested replacement bridge is too narrow with a carriageway width of 4.8 m (i.e. the width of 2 supermarket parking bays) it is the main access and egress from these sites to the main road, the swing bridge is in regular use by canal boats and regularly breaks down

Public Health England advises there is significant and growing evidence on the health benefits of access to good quality green spaces. The benefit includes better self-rated health: lower body mass index, overweight and obesity levels: improved mental health and wellbeing: increased longevity. **BI/008** is the last major green space on the North side of the canal in Bingley.

Ref **BI/029/, BI/04, BI/049, BI/011, BI/028 & BI/012** support the proposed development of these locations

Ref **BI/68/, BI/050** should be for industrial and /or commercial developments, **BI/056** retain for industrial use.

Eldwick

Ref **BI/013, BI/014 & BI/051** this land is designated Green Belt Land and should remain as such. The area is heavily populated by a wide range of wildlife, including many species of birds ranging from Owls to Kestrels, (some species breeding) there are also a local population of bats.

The site reference **BI/051** is currently occupied by a horse riding school, a suitable amenity for the neighbourhood residents and beyond, one which should be retained

The site referenced **BI/015, BI/016; BI024 & BI021** would be acceptable for development

Site ref **BI/047** has already been developed

Site ref **BI/017 & BI/018** are most certainly not suitable for development; site **BI/017** sits along Saltaire road which is a single track highway, the site is bordered by a stream and fronted by woodland, giving habitat to small creatures and bird including Owls and Bats, all essential for our environment. A responsible council would retain for the benefits of future generations.

The accessibility to land ref **BI/018** is extremely difficult irrespective of which direction it is approached from, the road network needed to support development on this land would be nearly impossible given the restricted width of the roads, also existing properties on either side of the road restricting road widening leading to the proposed site

Gilstead

Site ref **BI/033**, acceptable as housing development.

Site references **BI/019, BI020 BI/045 & BI/046** are part of a working farm, development of this land would mean those working on the Farm would lose their livelihoods, not to mention the knock on effect to suppliers putting their employees at risk. It is imperative that this land, designated as Green Belt should be retained as such.

Site reference's **BI041, BI/042, BI043 & BI/044** in their present format are inaccessible by a suitable highway. The surrounding roads would not be able to accommodate increased volumes of traffic, which, not only this development but the other proposed developments in the Eldwick area would bring. It is imperative that this land, designated as Green Belt should be retained as such.

The above referenced plots of land make up parts of the Milnerfield Farm, a working Farm, that in its entirety is deemed as a model farm, overlooking Saltaire Village also deemed as a model village

It is understood that the whole of the land mentioned in the above two paragraphs is deemed as un-designated local historic asset and within a buffer zone of the World Heritage site of Saltaire.

Given these facts the whole of the proposed land allocation should be withdrawn from the Local Plan for the Bradford District and retained as Green Belt

Bingley

Ref **BI/022** land already under development

Ref **BI/031, BI/023 & BI/021** acceptable as Housing development

Ref **BI/005, BI/039, BI/004, BI/003, BI/040** acceptable as Housing development

The **Old Court/Police Station** should be incorporated into **BI/001** for social housing

BI/052 Develop as a Multifunctional Building, housing a Town Community Centre, Shops and Apartments

BI/025 Apartments over shopping centre should be developed at the earliest convenience as the units are already in existence as shells

Ref **BI/057**, retain for industrial development

Ref **BI054, BI027, BI/036 & BI/037** would be acceptable for housing development

Ref **BI/026** retain 50% of the land as greenspace with the balance for housing development

Cottingley

Ref **CO/001, SH/026, SH/044 & SH048** access to these sites is restricted and given the location of these proposed developments close to the upper school, careful consideration needs to be given to the proposed volume of traffic safety of the pupils using the school.

Ref **CO/002** the existing infrastructure will not support the volume of traffic this development would create. Manor Road the only access to the whole of Cottingley is currently a major problem with added traffic this would cause serious traffic issues.

Increased housing in Cottingley would put pressure on the Primary and Upper schools, raising concerns for residents as to the availability of spaces for their children to attend these schools. Would the schools be developed to meet these needs?

Ref **CO/003 & CO/010** Due to the size of the projected sites bordering either side of Cottingley moor road and given the nearby location of the school, serious consideration will need to be given as to the safety of the current highway with the resulting traffic increase.

Ref **CO/009 & CO/0011** New Brighton/Cottingley Cliff Road currently poses a considerable traffic hazard in the area because of the schools.

Ref **CO/004, CO/005, CO/006 CO/007 & CO/008** would be acceptable as housing development

BTC's major concern relating to these or any of the developments is the road network it cannot be stressed enough that it needs to be considered as a whole and not in part. Free flowing traffic is essential to the livelihood and prosperity of Bingley and surrounding areas

It is trusted that our observations and comments will be given due consideration when developing the overall plan.