

## **MINUTES OF THE PUBLIC MEETING ORGANISED BY HARDEN PARISH COUNCIL**

### **“Land Allocations DPD - Issues and Options Consultation”**

**Held on 8<sup>th</sup> July 2016 at 7.15pm in Harden Memorial Hall**

**Present:** Cllr Pam Laking (Chair)  
Cllr Alan Sykes  
Cllr Julia Gregson  
Cllr Kay Kirkham  
Cllr Gina Thompson  
Ken Eastwood (Clerk)

**In attendance:** 58 members of the public

#### **1. Introduction**

Cllr Laking welcomed residents to the meeting and introduced Cllr Kirkham, the Parish Council lead on planning matters.

#### **2. Presentation**

Cllr Kirkham gave a presentation, assisted with slides and paper handouts, on the local plan for the Bradford district and the current Land Allocations Development Plan Document (DPD) consultation. Key points of note were as follows: -

- a) Bradford Council is consulting on the scope of the DPD i.e. what it should cover and on what sites and areas should be identified for development, or protected as green space.
- b) The consultation runs until 5pm on Tuesday 19<sup>th</sup> of July.
- c) The consultation is open to all and residents were encouraged to make their views known individually by using the interactive map on Bradford Council's website or by emailing or writing to Bradford Council.
- d) The Parish Council intend to collate views of residents and formulate its own response to the consultation at the Parish Council meeting on 14<sup>th</sup> July (7.15pm in the Memorial Hall).
- e) The DPD will allocate land to meet the district's needs over the period to 2030 for new homes, and will identify sites for gypsies and travellers, sites for business and industry, and sites for infrastructure and community uses such as schools and road improvements. It will also identify which greenspaces will be protected and enhanced.
- f) The consultation is NOT about the number of homes that should be built in Harden. A figure of 100 homes for Harden has already been agreed (was subject to a previous consultation and the Core Strategy is currently the subject of examination by the Government Inspector).

- g) Some 13 sites have been identified in Harden as possible development sites and are detailed on Bradford Council's interactive map and the map displayed on the Parish Council website.
- h) The timetable for publication of the Local Plan runs through to early 2019 and there will be further consultations e.g. on the Green Belt. Any houses built since 2013 will count towards the target of 100.

#### **4. Public Discussion**

Residents present were invited to make comment and the following matters were raised: -

- a) Concerns about traffic and road safety with regard to site HR/011 and 6. Noted that the site is in the Green Belt and on a busy road.
- b) HR/011 had previously been described by Bradford Council as an area of natural beauty.
- c) A question about the impact on the school and how that could be addressed. An observation that building family homes would increase the number of school children. Cllr Kirkham advised that a possible consultation response could be to make the case for smaller houses.
- d) The importance of preserving the separation between neighbouring villages and how this contributed to the unique character of the area.
- e) Access issues with regard to sites on South Walk (HR/005). If developed together with HR/013 and HR/004, there could be potential for new access from Wilsden Road.
- f) Had the Parish Council considered developing a Neighbourhood Plan? Cllr Kirkham stated the Council had considered it previously but concluded there was insufficient interest in the community to take that forward. It was observed that that might now have changed and the Council would like to revisit the matter. Interested residents were asked to make themselves known to the Clerk by email ([clerk@hardenparishcouncil.gov](mailto:clerk@hardenparishcouncil.gov)).
- g) The site off Valley View, HR/013, has problems with drainage and is very wet.
- h) General comments and discussion about traffic and road safety. There seemed to be a widely held view that traffic through the village is already an issue of concern. How can this be addressed if further developments take place?
- i) Residents asked about proposals in neighbouring villages. Cllr Kirkham stated the figure for Cullingworth was 350 and for Wilsden, 200. There was some discussion about the impact of these proposals in terms of additional traffic passing through Harden during busy periods.

- j) There were some further questions about the length of the plan and the figure for Harden. Cllr Kirkham stated the plan would run to 2030. The figure of 100 houses for Harden is now a given, though in theory it could be changed by the Government Inspector during the current examination of the Core Strategy. There is now no opportunity for residents to oppose or challenge the figure (extensive consultation processes took place in the past).
- k) Do the sites have to be developed and who will decide when? Cllr Kirkham explained that the sites do not have to be developed – that would be a matter for the individual landowners. However, Bradford Council could also introduce phasing, bringing some sites forward and not releasing others until infrastructure works had been completed, for example.
- l) Could other sites be identified? Cllr Kirkham advised that they could and indeed during the current consultation anyone could suggest additional sites for consideration or protection.
- m) Further comments on phasing of developments. Perhaps for Harden this should be a key consideration and residents should ask for developments to be spaced out to minimise local impact and burdens on infrastructure?
- n) How is the Green Belt protected? Cllr Kirkham responded by saying that 8 of the currently identified sites were within the Green Belt. Boundaries can be re-drawn through this process to meet local development needs.
- o) Does the process start all over again after 15 years? Cllr Kirkham suggested it inevitably would.
- p) How are district ward Councillors involved? Cllrs Sykes and Kirkham responded and advised residents to contact their ward Councillors and make their views known if they so wished.
- q) How had the site densities in the presentation been calculated? Cllr Kirkham advised that she had calculated those figures to give an indication of potential densities. Actual numbers would vary, depending on any scheme design and the style of housing proposed.
- r) Concerns about the entrance to Braes Castle (site HR/012). Cllr Kirkham stated there had been a number of permissions granted for that site over the years but the most recent one lapsed in February 2016.
- s) Where would gypsy and traveller sites be located? Problems with a site outside of Harden were mentioned. Cllr Kirkham stated she had no knowledge of that matter but that there were no proposals for a site in Harden.

- t) Several residents asked about the next steps and how minutes from the meeting would be made available. Cllr's and the Clerk stated minutes would be made available on the Parish Council website and the village noticeboard and links would be posted to social media including the Harden Residents Facebook group.

## **5. Public Discussion**

Residents thanked the Council and Cllr Kirkham for organising the meeting and explaining the proposals to the community.

## **6. References**

The presentation, maps and links to Bradford Council's consultation page and interactive map can be found at [www.hardenparishcouncil.gov.uk](http://www.hardenparishcouncil.gov.uk)

Residents can also write directly to **Local Plan Allocations Team, 2<sup>nd</sup> floor south, Jacobs Well, Manchester Road, Bradford, BD1 5RW** or email [Planning.Policy@bradford.gov.uk](mailto:Planning.Policy@bradford.gov.uk)

For more information about Neighbourhood Planning see <http://mycommunity.org.uk/programme/neighbourhood-planning>

To express interest in working with the Parish Council to develop a Neighbourhood Plan for Harden email [clerk@hardenparishcouncil.gov.uk](mailto:clerk@hardenparishcouncil.gov.uk)

To sign up to the Parish Council newsletter click the link at the bottom of the [www.hardenparishcouncil.gov.uk](http://www.hardenparishcouncil.gov.uk) home page.