

The Neighbourhood Planning (General) Regulations 2012
Regulation 16 – Publicising a Plan Proposal

For Office Use only:	
Date	23.09.2019
Ref	

COMMENT FORM

**PUBLICATION OF THE HAWORTH, CROSS ROADS AND STANBURY NEIGHBOURHOOD DEVELOPMENT PLAN
PROPOSAL - SUBMITTED TO BRADFORD METROPOLITAN DISTRICT COUNCIL FOR EXAMINATION
TUESDAY 17TH SEPTEMBER TO 5PM ON TUESDAY 29TH OCTOBER 2019**

The Haworth, Cross Roads and Stanbury Neighbourhood Development Plan, prepared by Haworth, Cross Roads and Stanbury Parish Council, has been submitted to Bradford Council for examination. The Council must now publicise the plan proposal and supporting documents and seek comments.

Please use this comment form to submit your views on the proposal. Details of how to view the proposed plan and supporting documents are available on the Council's website: <https://www.bradford.gov.uk/consultations>.

PART A: PERSONAL DETAILS

Response forms must include a name and address otherwise your comments will not be taken into account.

	PERSON / ORGANISATION DETAILS*	AGENT DETAILS (if applicable)
Title	[REDACTED]	
Full Name	[REDACTED]	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	NA	
Address	[REDACTED]	
Post Code	[REDACTED]	
Email Address	[REDACTED]	
Telephone Number		

How to submit your Comment Form:

Please return completed comment forms by **5pm on Tuesday 29th October 2019** to:

- **E-mail:** planning.policy@bradford.gov.uk
- **Post:** Local Plans Team, Bradford Council,
4th Floor Britannia House, Broadway, Bradford, BD1 5RW

Any comments received after this date will not be accepted.

Data Protection Statement

Any information we receive will be processed in accordance with the General Data Protection Regulations (GDPR) and the Data Protection Act 2018. A Local Plan Privacy Statement sets out CBMDC Local Plan Team processes your personal data. This notice should also be read in conjunction with the Council's Corporate Privacy notice and other specific service notices, which are available at <https://www.bradford.gov.uk/privacy-notice/>

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Development Plan

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PART B – YOUR COMMENTS

Please use a separate Part B sheet for each comment. Additional forms can be downloaded from the web page.

1. To which document does your comment relate? Please place an 'X' in one box only

Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document	x	Section		Policy	
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support		Object		Make an observation	x
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Section 5 – under the list of key characteristics, in no way and under no circumstances (even like in this case through the use of inverted commas) should the village of Howarth be referred to as a town. Casual references to a 'town centre' put the village at risk of unsympathetic and inappropriate development. It may also have an adverse impact when licensed premises apply for new licenses. Giving the designation of a town will give leverage to longer opening times and more night time disruption. Remove this reference as it adds absolutely nothing to the document and simply muddies the planning water.

HCRS
001/1

As part of my property is listed as a non-designated heritage asset, I would like more information about the implications of this. I have plans to develop this building and do not wish to be prevented by a decision made by someone who knocked on my door randomly and spent 5 minutes looking at the building. Information on where building owners can go to get help for restoration of these assets would be helpful.

HCRS
001/2

5.4 Housing – although the site of Ebor Mill has been shown in this plan to be suitable for housing, this does not recognise a number of key issues this site has. Firstly a loss of local greenspace, which contradicts other elements of the plan, secondly the risk of causing further flooding. This site will fill valuable run off space and may lead to flooding elsewhere. There is also a lot of disquiet in the village about the manner in which the developer has decided to make tenants of the properties on Ebor Lane homeless, before their planning has even been sought. Currently they have bought cottage from the previous owner and have given tenants 2 months to get out. This development has many issues including access and is hardly an ideal place for housing. I also dispute further housing is required as a large number of properties are empty. These should be filled before new housing is agreed. The plan needs to reflect the environmental concerns about building on this site rather than simply giving carte blanche to another inappropriate housing development for executives built on the flood plain. Far more needs to be said in this section about the elevated risk of flooding and how the development of fields leads to greater risk for those of us who live in the valley bottom.

HCRS
001/3

HCRS
001/4

5.6 Transport – as Yorkshire is now a recognised UCI Cycling region, the first of its kind, this should be referred to in the documentation and used as a lever to improve cycle infrastructure.

HCRS
001/5

Appendix 4 – green infrastructure – this section completely contradicts the housing section by naming the Ebor Mill Nature reserve as a green space. This site is named elsewhere in the document as being suitable for housing. The developer has already shut off access to the public and is carrying out spraying of plants in the area. This is at odds with the designation as a nature reserve. The PC need to take a side on this one. You cannot in one breath say you wish to protect green spaces, name this one and then in the next breath say that Ebor Mill is a housing development site. The developer clearly wants to develop more than the former Mill site itself.

HCRS
001/6

Appendix 7 Community Facilities – are pubs really community facilities? One on the list is certainly more a nuisance than an asset. I would be very careful about listing public houses in this way. They are not facilities that all the community can, or wish to access. They are profit making businesses rather than in any way at all adding anything as a 'community facility'.

HCRS
001/7

Appendix 8 – why is there such a large section on Baden Street and parking when other areas suffer as well? It seems wholly unbalanced in the document. There is no link to any discussion elsewhere so gives the impression that this is the only parking the PC are concerned about.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

x

6. Signature:

Date:

23/9/2019

Thank you for taking the time to complete this Comment Form.

Please contact Local Plans Team planning.policy@bradford.gov.uk or phone (01274) 433679.