

Your City - Your Plan

The Shipley and Canal Road Corridor Area

Submitted - 19/01/2016

Action Plan

Client

Title Mr
First Name* [REDACTED]
Last Name* Jamesoon
Job Title (if applicable) Director
Organisation (if applicable) Hart-Woods Developments Ltd
House Number/Name* [REDACTED]
Street name* [REDACTED]
Locality (e.g. Haworth) [REDACTED]
Town/City* [REDACTED]
Postcode* BD18 [REDACTED]
Email Address* [REDACTED]
Telephone Number [REDACTED]

Agent

Title Mr
First Name* [REDACTED]
Last Name* Askham
Job Title (if applicable) Director
Organisation (if applicable) The Courthouse Planning Consultancy
House Number/Name* [REDACTED]
Street name* [REDACTED]
Locality (e.g. Haworth) [REDACTED]
Town/City* [REDACTED]
Postcode* LS21 [REDACTED]
Email Address* [REDACTED]
Telephone Number [REDACTED]

What comment do you wish to make?

A specific site/policy/section in the plan

Details

Site reference from the document or Map (e.g. SE2)* DF3
Do you agree with the proposed use of the site* No

Is the plan sound?

Do you consider the the plan to be sound?* No

Which test of soundness are you comments about?

Postively Prepared
Effective
Justified
Consistency with National Policy

Please set out why you think the plan is unsound ?

the text relating to the retention of the old Windmil Station -should be DELETED.

The building is not listed or within the setting of a listed building and there is no justification for the retention of this building. It is in very poor condition and does not exhibit any unique features to make it worthy of retention. If there were it would be listed. Its last viable use was many years ago and its use for low key uses has led in some ways to its poor condition. It needs to be demolished and it needs to be removed to make way for the proposed residential use, which is the prime use identified in the Draft Plan (DF3), which WILL significantly contribute to the regeneration and uplift of this immediate area and the buffer zone of the world heritage site. This proposal should not be hamstrung by the retention of this old and very tired building, which has no significance.

Retention of this old building will not provide the new strong more attractive frontage to Leeds Road to create an enhanced gateway to Shipley and the World Heritage Site of Saltaire, whilst the proposed housing development of new and sustainable apartments certainly will.

Please acknowledge that this Comment has been duly made and recognised and will be duly considered for this site in part. Our interest and proposal does not include the scrap yard, although we recognise the benefits of including that part of the site in a comprehensive development.

Please set out what change(s) you would consider necessary to make the Plan sound?

Part of making the Plan sound is to ensure that each detail is effective and deliverable. Currently the proposal DF3 is likely to be ineffective and counter productive. This is not in compliance with National of local policy and initiatives and therefore needs amending.

Is the Plan legally compliant?

Legally compliant* No

Which part of the legal compliance is your comment about?

- | | |
|--|-------------------------------------|
| Local Development Scheme | <input type="checkbox"/> |
| Planning and Compulsory Purchase Act 2004 | <input type="checkbox"/> |
| Statement of Community Involvement | <input type="checkbox"/> |
| Sustainability Appraisal Report | <input type="checkbox"/> |
| Consultation of appropriate Statutory Bodies | <input type="checkbox"/> |
| Town & Country Planning (Local Planning) Regulations | <input type="checkbox"/> |
| Duty to Cooperate | <input checked="" type="checkbox"/> |
| Not sure/other | <input type="checkbox"/> |

Please give details of why you consider the plan is not legal ?

The consultation and engagement with the public is very important - the need to get detailed proposals "right" is prevalent, so as to ensure the ambitions for the Plan are deliverable.

Soundness is important but only if the Plan is deliverable and valid.

Taking part in the public examination

Your comments will be taken into account by the Planning Inspector. Would you like to take part in the forthcoming Public Examination?

Yes

Future updates

Please select from below if you would like to be notified of any of the following?

The Submission of the Plan(s) for Public Examination



Furure adoption

