



Bradford Local Plan Core Strategy Examination - Hearing Statement

Representations on behalf of CEG Land Promotions Ltd (CEG)

Representor Reference: 495
Date: February 2015

Matter 3.1: Strategic Core Policy SC1

Question 3.1: Policy SC1 – Overall approach and key spatial priorities

a) How does the policy identify appropriate spatial priorities, and where is the justification and evidence?

- 1.1 The principle of placing emphasis on transforming the economic, environmental and social conditions of the Regional City of Bradford is supported; however this should not be at the expense of using other important and sustainable locations elsewhere in the District, which will be essential in delivering the required range of housing and jobs over the plan period. As demonstrated in CEG's statements elsewhere (in particular in respect of Matters 4b and 6a), too great a reliance is placed upon the Regional City of Bradford to meet the District's housing requirements.
- 1.2 It is therefore correct for the policies to seek to support, protect and enhance the roles of the Principal Towns and Local Growth Centres (provided the correct Local Growth Centres are identified) as hubs for the local economy, housing and community and social infrastructure.
- 1.3 As set out in CEG's comments on Policy SC4, this Policy should be amended (i.e. SC1 part B.5) to re-incorporate Burley-in-Wharfedale as a Local Growth Centre. The justification for Burley to be identified as a Local Growth Centre is well-established and set out in both the Council's own Settlement Study (EB/40-EB/42) and the separate Burley Sustainability Assessment contained at Appendix 1 to CEG's statement to Matter 3.2.
- 1.4 Policy SC1, in setting the overall strategic approach and key spatial priorities of the plan, and in particular part B1.3 should also highlight the need for the full objectively assessed needs for housing to be accommodated during the plan period, rather than simply making reference to a "good supply" as presently drafted.

b) Does the policy properly consider infrastructure requirements, regeneration implications, and the need for a balanced distribution of development?

1.5 Save as set out above regarding balanced distribution of development, CEG has no further comments.