

19th February 2015

Dear Sir,

Subject: Bradford Core Strategy Examination

I wish to raise further issues regarding Bradford's Core Strategy:

The Summary Leaflet, Your District by 2030, published in February 2014, indicates that by 2030 an additional 42,100 new homes will be required, to meet the 55,000 increase in population assumed in the 2012 projections.

This appears to suggest that the average household of a new house will consist of 1.3 persons; however, the size of the average household in Bradford at the 2012 Census was 2.6 persons. Should this trend continue to 2030 the new home requirement figure will reduce to 21,154.

It is my contention that the methodology used to deliver the requirement of new homes is not robust, and is based on the defunct RSS figures of the Leeds City Region.

I am concerned that the proposed policies regarding the Green Belt, and the stated intention to release Green Belt to meet housing needs, in all areas, does not protect the five principles of national Green Belt policy set out in the NPPF, and consistently upheld by Ministers.

Green Belt checks the unrestricted sprawl of large built-up areas and prevents neighbouring towns merging into one another; this is the particular threat along the border with Calderdale in the rural area of Shelf.

Whilst the NPPF makes it clear that authorities have a Duty to Cooperate in strategic planning matters, which includes policies for the protection of both the built and natural environment, the Duty to Cooperate of course is **not a duty to agree**.

I am fearful that in this area Bradford and Calderdale will merge, to the detriment of Shelf, unless the first two principles of national Green Belt policy are strictly adhered to. The pressure to build new homes in this area could lead both authorities to adopt a 'not to agree' position.

In relation to proposals for Queensbury, the town is built on a crossroads, and is not readily suitable for large scale developments of new housing. Indeed much of the centre is a Conservation Area. The proposed scale of new homes, 1,100, together with recent ongoing house building, is making the area unsustainable.

M. Boocock