

**MENSTON COMMUNITY ASSOCIATION SUBMISSION ON TUESDAY 17 MARCH 2015
FOR BRADFORD LDF AT SALTAIRE**

I have not got a degree or any official experience in planning, however I HAVE GOT OVER 5 YEARS OF EXPERIENCE IN DEFENDING our COMMUNITY in MENSTON, FIGHTING WHAT WE CONSIDER to be UNSUSTAINABLE, NON ACHIEVABLE, UNWARRENTED AND UNNECESSARY ASPIRATIONAL PLANNING.

You only have to put Menston and the word 'planning' into Google and you will see the lengths we have gone to stop developers building on land we know is not for housing. So far the bill is in excess of quarter of a million! Hundreds have contributed to this enormous fund.

I represent a community who have little UNDERSTANDING of the planning process but they do however have eyes and can see what is going on around them. Ask them about what is currently happening here in Saltaire, and you will get blank looks, ask them about the difference between the CIL and a Section 106 agreement let alone policy X, Y or Z in the core strategy and again you will get blank looks. But what they have is a big dose of reality and some common sense. Something that appears to have gone from the planning vocabulary.

The Introduction of the NPPF in 2012 is in our opinion a retrograde step in PLANNING and just a charter for the developer to exploit. You only have to look at the meteoric rise in national planning press headlines since it was introduced never mind the number of Panorama programmes and the ridicule of the Planning Minister, Boles the Builder or Concrete Boles as he became known.

Look at the Building Cartels which now operate the length and breadth of the country. *Sir you witnessed here in this hall on Friday afternoon the developers arguing and picking over who gets what in terms of housing allocation in the communities of Silsden and Steeton. What a ghastly spectacle!*

WE want to see a sound plan for Bradford. We all want it to succeed; it is in everyone's best interest for it to succeed, however not at the expense of the communities we live in.

Inherent problems driven by the developers eagerness to make profits must be neutralised, if not there will be a legacy of poor planning and very unhappy populations for generations to come. No one wants that degree of responsibility. Inner city regeneration and Brownfield sites must be prioritised and developed ahead of Greenbelt invasion.

Let us look at Menston and Burley in Wharfedale shall we. Whichever way you look at them, they are not Local Growth centres, with or without a Habitats Assessment, these small communities have evolved over time and the housing has to a degree kept pace with the Infrastructure. Small, well planned. good quality. affordable housing is very welcome not massive profit driven development. Maintaining a Greenbelt has kept their individual identities. There are some very good examples of building in BOTH villages, it's called progress. If the current housing allocation was achieved in Menston there would be an increase in the population by approx. 30%. This figure is way too high. We currently have 600 dwellings about to be completed at the High Royds development, *sir you may remember I made reference last week to the total lack of their facilities and the renegeing on the 106 Agreements by successive developers.* Now factor in another 600 houses within a stone throw and it's not rocket science to see a total overload in the community Add the predicted further housing allocation in the Guiseley area through the Leeds LDF at Ings Lane and yet another 290 houses are added to a Menston postcode the consequences of which I dread to think!

So what about the sustainability issues you should be asking?

Yes both villages have the railway and a good one at that, I will discuss transport, particularly the A65 later in the week and details on the railways. I will leave my colleagues to talk about potential problems with schooling and other vital infrastructure issues until later.

I will now turn my attention to the policies. *Sir you are in receipt of a joint letter from Wharfedale communities via the CPRE so as far as the WD1 is concerned I believe it is not sound and to go from potentially 2900 houses in the Wharfe Valley to 1600 and now back to 2500 houses in the space of a few years proves why. The Habitats Regulations has created us a serious problem.*

Sub Area Policy 2 (WD2). In the Introduction I would challenge who is driving the so called transformation and change and 'targeting' the Wharfe Valley. Certainly in my opinion not the right people. Could it again be the Building Cartels and their agents looking for maximum profits through their 'Master Plans.'

Sir, These are popular villages (that's why they are called villages) defined in the Oxford English Dictionary AS GROUP OF HOUSES LARGER THAN A HAMLET SMALLER THAN A TOWN. They are popular with both the young and elderly. The proximity to the moors for recreation and particularly the easy commute make the area a very convenient and very nice place to live. They will just become part of the Urban sprawl if the current plan was adopted.

The developers know this only too well and by developing Green Belt they can maximise profits and know they can sell their profits. *At this point Sir, could I refer you to a newspaper article a couple of years ago which I have sent you, and I will read the relevant paragraphs. The newspaper article is called 'Councillor ready to be 'devil's disciple' over greenbelt (Telegraph & Argus 26 January 2012). She said 'I'm not yet seen as the devil's disciple in the eyes of objectors to housing plans but fully expect to become so.'* **Councillor Val Slater, Portfolio Holder for Planning in Bradford.**

I would like you to note and put on record her absence at these current proceedings.

Planning expert Clive Brooks of Dacres Commercial said Bradford needed 2,700 new homes a year to meet the shortfall for a growing population -and that would mean around one third of future developments being on greenbelt sites, house builders would need to overcome resistance from "wealthy achievers" (repeat) in areas such as the Aire Valley and Wharfedale.

Let us not spoil THE WHARFE VALLEY - LET US USE COMMON SENSE AND BUILD THE HOUSES WHERE THEY ARE REQUIRED FOR THE PEOPLE WHO NEED THEM NOT JUST FOR SHAREHOLDERS PROFIT

No amount of house building in the Wharfe Valley will alleviate the shortfall of housing in Bradford!