

CITY OF BRADFORD METROPOLITAN DISTRICT COUNCIL

LOCAL PLAN CORE STRATEGY EXAMINATION

Inspector: Stephen J Pratt BA (Hons) MRTPI

Please direct all communications to:

Tony Blackburn, Programme Officer, 15 Ottawa Close, Blackburn, BB2 7EB.

Email: tony.blackburn@bradford.gov.uk

Tel: 01254 260286

17 June 2016

Dear Representor

City of Bradford Metropolitan District Council Local Plan Core Strategy Examination

This communication is addressed to all representors who submitted comments at the publication stage of the above Plan regarding Policy HO11 Affordable Housing. Contact details have been taken from the Council's database which in most cases will have been extracted from those details provided with your original representation. If you submitted your representation on behalf of a business or organisation and someone else is now dealing with this matter I would ask you to forward on this email to the appropriate person.

Following public hearings in both 2015 and 2016 the Examination has now entered its final stages. Some modifications to the original Plan have been proposed by the Council and these include the topic of Affordable Housing - in one particular respect the Inspector appointed to examine the soundness of the Plan has asked me to contact relevant representors and give you the opportunity to comment on a specific matter as detailed below.

Further to a recent Court of Appeal judgement relating to planning obligations and contributions for affordable housing and tariff-style planning conditions relating to thresholds, the Council proposes to amend Policy HO11 and the accompanying text to refer to a threshold of 11 units (rather than 5 dwellings) or more in Wharfedale and the villages of Haworth, Oakworth, Oxenhope, Denholme, Cullingworth, Harden, Wilsden and Cottingley, in order to comply with national guidance in Planning Practice Guidance (ID-23b).

The specific wording of the proposed modifications are contained within the Council's latest amendments to Policy HO11 as set out in amended Main Modifications MM108-109 in the schedule of Proposed Amendments to Main Modifications – May 2016. If you wish, you can view this via the library item PS/M014 on the Examination webpage below which may also be viewed for latest information regarding the whole Examination.

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Cont over/.

This matter has already been debated earlier in the examination hearings, but if you have any comments to make on the proposed amendments, please send them to me by 30 June 2016. **If you do not have any comments there is no need to reply to this letter.**

Following the deadline of 30 June I will give the Council the opportunity to respond to the Inspector regarding any comments received.

Thank you.

https://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/core_strategy_dpd_examination.htm

Yours sincerely

Tony Blackburn

Tony Blackburn
Programme Officer