

Email exchange Barton Willmore/Council re Homework item 6 (Key Diagram)

From: Andrew Marshall
Sent: 13 June 2016 12:01
To: 'Claire Kent'
Cc: Julian Jackson
Subject: RE: 23214 Bradford Core Strategy Examination - Keyland, Esholt - Key Diagram

Claire

Thank you for your email. As outlined at the hearings in May the Council fully considered your request for an additional green triangle.

The approach to green triangles has been applied consistently on the key diagram to show settlement or quadrant (city of Bradford) where green belt change requires change to meet development needs for homes and /or jobs. The inclusion of a triangle on your land interest would not be in line with this approach. The area is already shown with an Economic Growth Area and the approach to the plans intentions are made clear in the related lower case text as modified. It is considered that this provides sufficient clarity and certainty for the Allocations Development Plan Document regarding intentions and approach.

In terms of the final presentation the Council will look to move the existing green triangle to the outer edge of the built up area (swap over the quadrant title in Bradford North East in a similar way to the approach in Bradford North West so it is above). This will be undertaken as a minor mod on adoption.

Yours Sincerely

Andrew Marshall
Planning & Transport Strategy Manager

City of Bradford Metropolitan District Council
Department of Regeneration

From: Claire Kent [Barton Willmore]
Sent: 13 June 2016 08:26
To: Andrew Marshall; Julian Jackson
Subject: 23214 Bradford Core Strategy Examination - Keyland, Esholt - Key Diagram

Dear Julian and Andrew,

Further to my email below to which we received no response, we have been informed by the programme officer that the Council has advised that it is not willing to amend the Core Strategy Key Diagram – Location Strategy to add a 'green triangle' symbol indicating that the Esholt wastewater treatment site as 'Potential Localised Green Belt Deletion.'

We were very surprised and disappointed to hear at the May 2016 hearing sessions that the Council has changed its position on this from that which was agreed at the 2015 hearing sessions. The change was raised in our previous statements, discussed at the EiP Hearing sessions in 2015 and our team meetings (where we were informed that its exclusion was

simply an oversight) and the amendment agreed. As such we were expecting the amendment to be brought forward as an additional/minor modification.

The change in the Council's position is also at odds with the discussions held at our regular meetings and the Council's previous confirmation at the that the Core Strategy Key Diagram should be updated to and we are still not clear as to why the Council has changed its position on this. The reason stated was that officers now consider that it would make the plan too cluttered and isn't needed due to the policy containing text relating to it.

As you are aware a significant amount of time and effort has been expended by Keyland Developments in seeking to work jointly with the Council with regard to the Esholt site over the last 2 years in order to bring forward a high quality scheme which delivers the aspirations of all parties. Support was given to the Core Strategy process including the employment land evidence base and justification for Green Belt release.

The matter is considered to be an important part of Local Plan process in identifying the landholdings as an area of Green Belt release in order to bring forward the new employment opportunity, ensuring that the Key Diagram reflects the text set out in Policy BD1 and there is no ambiguity.

Accordingly, we would kindly request that officers to reconsider the position on this matter and would be grateful for a response today if possible given the Inspector's timeframes.

Regards

Claire Kent

Director

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