

## Core Strategy Development Plan Document Proposed Main Modifications – November 2015 Representation Form

For Office Use only:	
Date	
Ref	

The Council are seeking comments on the Proposed Main Modifications to the Core Strategy, following the Examination in Public in March 2015. The changes are proposed by the Council to address issues of legal compliance and soundness and we can only accept representations on these matters.

Comments on the Proposed Main Modifications Schedule are invited from **Wednesday 25<sup>th</sup> November 2015 until Wednesday 20<sup>th</sup> January 2016.**

### REPRESENTATIONS MUST ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS.

You can access the Core Strategy documents online and additional copies of this form from our website: [www.bradford.gov.uk/planningpolicy](http://www.bradford.gov.uk/planningpolicy) then 'Core Strategy Proposed Main Modifications', or you may request copies by:

- Emailing us at: [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- Phoning us on: (01274) 433679

Completed representation forms must be returned to Development Plans, by the deadline below, by either:

- **E-mail to:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- **Post to:** Core Strategy - Proposed Main Modifications  
Development Plans Group  
City of Bradford Metropolitan District Council  
2<sup>nd</sup> Floor South - Jacobs Well  
Nelson Street  
Bradford  
BD1 5RW

**ALL COMMENTS MUST BE MADE IN WRITING AND SHOULD BE RECEIVED  
BY THE DEVELOPMENT PLAN GROUP AT EITHER OF THE ABOVE ADDRESSES  
NO LATER THAN 4PM ON WEDNESDAY 20<sup>TH</sup> JANUARY 2016.**

#### Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district. Please note that the Council cannot accept any anonymous comments.

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### PART A: PERSONAL DETAILS

\* If an agent has been appointed, please complete only the Title, Name and Organisation in box 1 below and complete the full contact details of the agent in box 2.

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mr	
First Name	[REDACTED]	
Last Name	McQuillan	
Job Title (where relevant to this representation)		
Organisation (where relevant to this representation)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Ilkley	
Line 4	West Yorkshire	
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 18 January 2016

### 3. Please let us know if you wish to be notified of the following:

The publication of the Inspector's Report?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
The adoption of the Core Strategy?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Are you attaching any additional sheets / documents that relate to this representation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
	No of sheets / documents submitted :			

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**PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.**  
(Additional Part B forms can be downloaded from the web page)

### 4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM 2

### 5. Do support or object the proposed main modification?

Support

Object

Object

### 6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

No

### 7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

No

### 8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

No

Justified

No

Effective

No

Consistent with National Planning Policy (the NPPF)

No

### 9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

The Core Strategy fails to recognise the importance of Green Belt land in separating the local communities of Menston and Burley. The designation of 'local growth centres' for both Menston and Burley will intensify the pressure to realise the coalescence of both settlements – a prime objective of the Green Belt is to resist this. The designation implies that these settlements can expand onto Green Belt land simply because of good road and public transport links; this is a narrow and therefore flawed argument. Already, public transport and the primary road (A65) are already at capacity. The A65 functions as a regional connector with Cumbria.

Both settlements are part of Wharfedale, a valley that is distinctly scenic and of intrinsic beauty. As a consequence, many visitors are attracted to the area, and tourism is a significant factor in the economy of Wharfedale as a whole. The north side of Wharfedale lies in North Yorkshire and this part of the valley

is designated as an Area of Outstanding Natural Beauty.

Land in this part of the district is of special value in landscape terms and the Council's attempts to realise expansion mainly through major Greenbelt release will lead to a significant growth of ribbon development along the south side of the valley to the detriment of the intrinsic beauty of the landscape enjoyed by all who live and visit Wharfedale.

Greenbelt land should only be rolled back in 'exceptional circumstances' according to the council's own policy. The Council has wrongly concluded that meeting the housing target in full can be that exception and therefore over-ride any greenbelt designation. It also fails to recognise the importance of the landscape character of Wharfedale. The Council has chosen to ignore its own assessment of this character as adopted on 1<sup>st</sup> October 2008. Refer to Landscape Character Supplementary Planning Document Volume 8 Wharfedale October 2008.

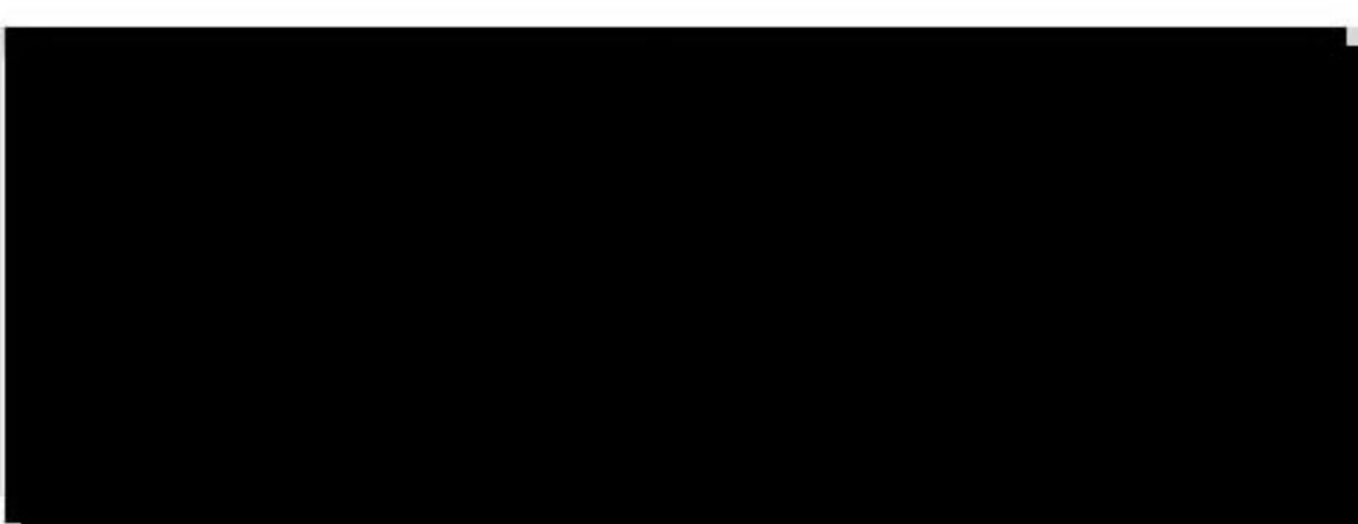
This View by the Council is contrary to the advice given by the government planning minister, Brandon Lewis, in a letter to the Chief Executive of the Planning Inspectorate dated 27 March 2015 reminding him of the need to recognise "the intrinsic character and beauty of the countryside" in planning appeals. They should also ensure that "development is suitable for the local context".

**10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.**

**You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

To revert to the earlier designation with both Burley and Menston shown as Local Service Centres. This will ensure that Burley and Menston play their part in providing enough housing that the area can accommodate given its strong local voice for village identity that can be achieved through the present greenbelt separating Burley from Menston.

11. Signature:



Date: 18 January 2016

Thank you for taking the time to complete this Representation Form.