

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 25th November 2015 until Wednesday 20th 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 then 'Core Strategy Proposed Main Modifications', or you may request copies by:

- Emailing us at: 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
- **Post to:** Core Strategy - Proposed Main Modifications
Development Plans Group
City of Bradford Metropolitan District Council
2nd 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 20TH 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.

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

For Office Use only:	
Date	
Ref	

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 :			

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

For Office Use only:	
Date	
Ref	

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 52

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 Council admits that there will be 'significant contribution from green belt changes'. In Menston, a neighbouring village, the Council describes increases as having 'some local greenbelt changes'. The conclusion to be drawn is that Bradford Council has overruled on the significance of Wharfedale as a valley of exceeding intrinsic beauty, and goes against the NPPF guidelines on green belt as expressed below. This move will help to destroy the valley of Wharfedale through excessive urban sprawl. The scale of development proposed in the valley from Addingham to Menston will clog up the primary road (A65) and the rail and bus network will be unable to meet the additional requirement of an increased population.

An allocation of 700 dwellings will mostly require greenbelt release and set up the likelihood of creating large housing estates, totally at odds with local expressions made in the emerging Burley Neighbourhood Plan.

The pressure to allocate land in the Greenbelt beyond what an area can reasonably stand is to lead to a charge of a flawed and unbalanced process. In specific terms, Burley has been heavily penalised by

increasing the original allocation for 200 to 700 dwellings, well beyond the baseline target. In this instance, the impact of this scale of development, leading to a 27% increase in population over fifteen years, is not justified when set against NPPF guidelines on Green Belt, especially preventing neighbouring towns/villages merging, assisting to safeguard the countryside from encroachment, and check unrestricted sprawl.

There are no 'exceptional circumstances' which lead to Burley coping with an increase of this scale in such an environmentally sensitive area. Coalescence of settlements and impact on the landscape character of Whafedale are important factors that have not been taking into sufficient consideration. Once you build on greenbelt land on this proposed scale, one will lose this land for ever as greenspace.

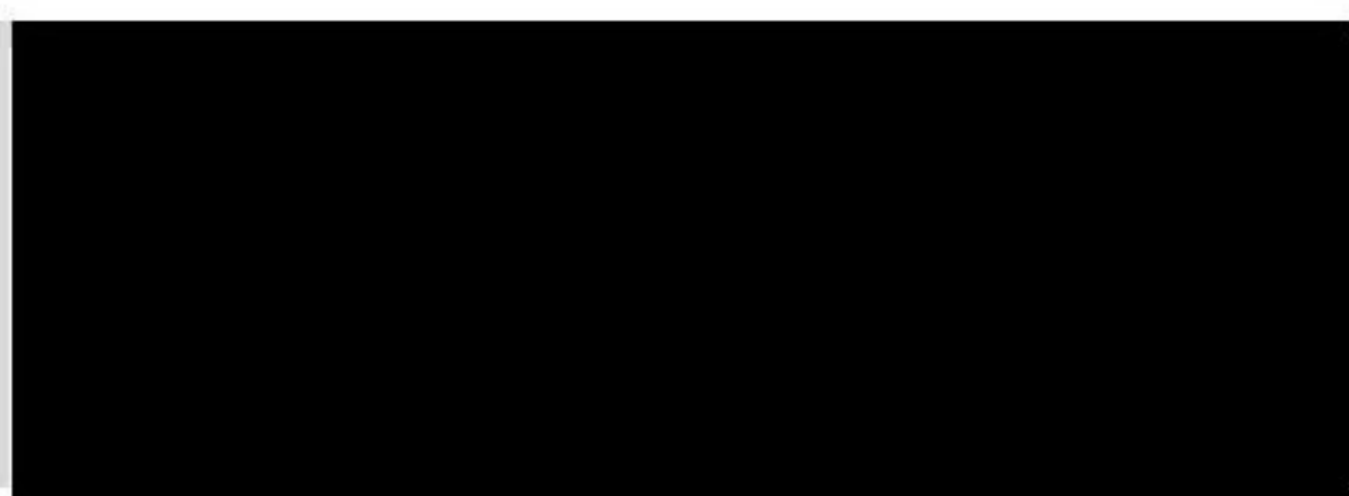
The proposed allocation of 700 dwellings is unfair because it is disproportionate and therefore unjust. It is also contrary to the emerging Burley Neighbourhood Plan. Localism gave power to local communities to express their needs and aspirations. Now Bradford council has removed that power by placing on the community an unfair and unjust build requirement.

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.

Reduce the number of dwellings to 250-300, and to build first on brownfield sites, including windfall sites.

11. Signature:



Date: 18 January 2016

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

