

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.

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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	Vause		
Job Title (where relevant to this representation)			
Organisation (where relevant to this representation)			
Address Line 1	[REDACTED]		
Line 2	[REDACTED]		
Line 3	Bradford		
Line 4			
Post Code	BD4 [REDACTED]		
Telephone Number	[REDACTED]		
Email Address	[REDACTED]		
Signature:	[REDACTED]	Date:	13/01/2016

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

	Yes	No	
The publication of the Inspector's Report?	X	No	
The adoption of the Core Strategy?	X	No	

Are you attaching any additional sheets / documents that relate to this representation?	Yes	X	No	
	No of sheets / documents submitted :		1	

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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:

MM38,MM 40,MM 42, MM72, MM79

5. Do support or object the proposed main modification?

Support

Object

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

Yes

No

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

Yes

No – 'unsound'

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

Positively prepared

Justified

Effective

Consistent with National Planning Policy (the NPPF)

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 a proposed main modification).

My objection is that the number of 6000 houses shown for SE Bradford should be reduced by 1800-2000 and that the reduced numbers in other parts of the City of Bradford which have reduced should not be reduced so extensively and/or that the numbers outside the City of Bradford which have been increased should be increased further to accommodate the reduction in SE Bradford. I believe it to be unfair that a disproportionately high number of houses are being distributed to SE Bradford, and in particularly the Tong Valley, which is not sustainable in community terms and will not be adequately supported by the infrastructure envisaged.

I do not think the proposal is legally compliant (although may be incorrect) as I have never been consulted on any of the plans, despite being a resident in the locality for 2 years and someone who would be impacted by the successful implementation of this plan. It is my belief that for this to be complaint there must be a robust consultation exercise throughout the process and it is only now I am aware of this as a result of a local opposition

group. At no point has Bradford Council sent me correspondence regarding this matter and therefore

10. Please set out what changes you consider necessary to make the proposed main modifications 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.

The number of 6000 houses shown for SE Bradford should be reduced by 1800-2000 and that the reduced numbers in other parts of the City of Bradford which have reduced should not be reduced so extensively and/or that the numbers outside the City of Bradford which have been increased should be increased further to accommodate the reduction in SE Bradford.

Furthermore the Tong Valley is an area of natural beauty that provides many health and wellbeing benefits to the community. It also is of historical significance and provides a legacy that I believe should be protected. I would therefore urge Bradford Council to consider other ways of providing housing that does not adversely impact existing residents. I do not believe Bradford Council have acted in a way that best serves its stakeholders and feel that this development is politically motivated at the detriment of its people.

11. Signature:

Date:

13/6/16

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

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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:

MM17 and MM18

5. Do support or object the proposed main modification?

Support

Object

X

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

Yes

No

x

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

Yes

No – 'unsound'

X

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

Positively prepared

X

Justified

X

Effective

X

Consistent with National Planning Policy (the NPPF)

X

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).

My concern is that the need to meet housing targets does not override the purposes of Green Belt protection set out in the National Planning Policy Framework, that the need for employment land has not been sufficiently identified and is exaggerated, that the Bradford Growth Assessment did not provide adequate independent evidence supporting a land release at Tong and that the Neighbourhood Development Plan did not support the use of the Tong Valley for housing as there was overwhelming public opposition to the proposals. I would be firm in saying that the land at Tong Valley is so necessary to prevent Leeds and Bradford joining together as one urban sprawl that no exceptional circumstances can justify its release.

I do not think the proposal is legally compliant (although may be incorrect) as I have never been consulted on any of the plans, despite being a resident in the locality for 2 years and someone who would be impacted by the successful implementation of this plan. It is my belief that for this to be complaint there must be a robust

consultation exercise throughout the process and it is only now I am aware of this as a result of a local opposition group. At no point has Bradford Council sent me correspondence regarding this matter and therefore I do not believe it is legally compliant, especially if others are in the same situation as myself.

Also I am disappointed that the council choose to pursue this option when Bradford as a city has many redundant buildings that could go a long way to revitalising the city and providing much needed housing, without having to disrupt what is a historically and legally significant area of green belt and area of significant environmental beauty.

I do not believe that Bradford Council have behaved in a way that represents the majority of its residents who have strongly opposed this proposal for a number of years. As a resident in Bradford for nearly two years and as someone who would be adversely impacted by this development I have had no contact or communication from the Council, which I do not believe is effective or positively planned.

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.

I do not believe that the land designated as Green Belt should be modified at all due to its intended purpose and the impact it would have on many people lives who reside in Bradford.

I would urge the council to consider other options that exist within the City which would improve the regeneration of the city and maintain the lung and buffer required between Bradford and Leeds.

I do not believe that this proposal is within the best interests of the taxpayer and residents who have overwhelmingly objected to the development as a whole.

11. Signature:



Date:

13/1/16

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