

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	Greenhough	
Job Title (where relevant to this representation)		
Organisation (where relevant to this representation)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	Bradford	
Post Code	BD4 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 19 th 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>
	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:

MM17, 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

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).

- Neither arbitrary housing targets nor dubious claims that land be released for employment are sufficient reason to override Green Belt protection (National Planning Policy Framework).
- The Bradford Growth Assessment did not provide any independent evidence supporting land release at Tong.
- The Neighbourhood Development Plan did not support using the Tong Valley for housing because there was overwhelming public opposition to it.
- The village of Tong and it's surrounding countryside has been a well documented and much loved beauty spot for well over a century - a so called 'jewel in Bradford's crown' which is why the village was designated a conservation area and the Tong Valley was designated Green Belt land. It has

always been rural in nature and provides a much needed buffer to prevent urban sprawl between Bradford and Leeds. The proposals would not only destroy most of the countryside and businesses associated with it, but in particular land release in section SE/099 which would allow building along Tong Lane itself up to and surrounding the Tong Garden Centre would seriously damage the conservation village of Tong. It would also in the process eliminate a thriving and popular farm shop at Lane End Farm. No exceptional circumstances can now justify release of any of this Green Belt land and it totally contradicts Bradford Council's stated policy of the last 100 years!

5. Release of Green Belt at the Bradford end of the Tong Valley would seriously damage Leeds City Council's efforts to maintain their section of the valley and also the heritage village of Fulneck, which is why they have consistently opposed Bradford's plans.

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.

1. Housing development and regeneration within Holmewood , a total of 900 new homes would be viewed as welcome by all local residents.
2. Smaller pockets of housing at the Tyersal end of Ned Lane (SE0/55 SE/060 etc) and in-fill along Tong Street and Westgate Hill (SE/061/SE/063/056/057) with little impact on the Green Belt land in Tong Valley could produce another 300 making a total of 1200. All of these houses would use existing infrastructure and roads and would be considered reasonable and proportionate by local residents.
3. Wholesale release of Green Belt in SE/100 and SE/101(currently 'unsuitable') would destroy the valley and is unacceptable.
4. Even more serious would be the release of SE/099 because that would allow building along Tong Lane, which would then destroy the heritage village of Tong – not acceptable under any circumstances.

11. Signature:

[Redacted Signature]

Date:

19/1/2016

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