

## 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			
Last Name	HAYDEN		
Job Title (where relevant to this representation)			
Organisation (where relevant to this representation)			
Address Line 1			
Line 2			
Line 3	TONG		
Line 4	BRADFORD		
Post Code	BD4		
Telephone Number			
Email Address			
Signature:		Date:	15/01/2016

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

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

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

MM17 & MM18

### 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 the proposed main modifications).

I strongly object to Bradford city council's definition of 'exceptional circumstances' in trying to justify the use of green belt land. Housing targets do not under any circumstance override the purposes of green belt protection set out in the National Planning Policy Framework.

The Bradford growth assessment did not provide adequate independent evidence to supporting land release, specifically at Tong.

The Neighbourhood Development plan did not support the use of the Tong Valley for housing, there has been much public opposition to these proposals.

The Green belt at Tong Valley is necessary as it prevents Leeds and Bradford joining together, which being the primary purpose of green belt means no exceptional circumstances can justify its release.

There is nothing 'legally compliant or sound' about releasing green belt land so housing developers can destroy historic areas of natural beauty, well loved by many residents to build houses on. There are many many areas of brown field and other derelict land available that presumably due to the cost of clearing do not appeal so readily. Which is an appalling perspective and shows no foresight to the districts long term housing needs.

In addition:

The proposed plans have not taken in to account flooding risk in the area. New Lane, which runs through part of the green belt you are proposing to release, regularly floods, this weekend 15/16<sup>th</sup> Jan 2016 it has been closed due to the build-up of water, fields around it have been flooded, some appear contaminated, due to rust coloured water which also need investigating.

Building in this area, allowing no run off for water will end up flooding the valley, endangering land, livestock, existing houses as well as the proposed new houses. This needs urgent address and response, a specific enquiry of its own given recent event in Dec 2015 and Jan 2016 in many parts of Northern England.

The Environment Minister has a responsibility to investigate this and take into account before allowing this plan to go any further.

**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.**

11. Signature:



Date:

19/1/2016

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