

For Office Use only:		
Date		
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Core Strategy Development Plan Document

Regulation 20 of the Town & Country (Local Development) (England) Regulations 2012.

Publication Draft - Representation Form

PART A: PERSONAL DETAILS

** If an agent is appointed, please complete only the Title, Name and Organisation in box 1 below but 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	Elsegood	
Job Title <small>(where relevant)</small>		
Organisation <small>(where relevant)</small>		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	Ilkley	
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	

Signature:	[REDACTED]	Date:	07 March 2014
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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 B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

3. To which part of the Plan does this representation relate?

Section	5.4	Paragraph		Policy	EN2
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4. Do you consider the Plan is:

4 (1). Legally compliant	Yes	?	No	?
4 (2). Sound	Yes		No	*
4 (3). Complies with the Duty to co-operate	Yes	?	No	?

5. Please give details of why you consider the Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please refer to the guidance note and be as precise as possible.

If you wish to support the legal compliance, soundness of the Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The Evidence Base states at Section 7.1.3 that "Most of the farmland in Bradford District can be described as marginal, constrained by climate and physical topography. Nearly half of the farmland is classed as Grade 4 or 5, that is, land with severe limitations which significantly restricts the range of crops and is mainly suitable for pasture grazing. However there are also some Grade 3 lands made up of alluvial soils on the flood plains of the River Wharfe and River Aire which are more productive." A map is provided which shows that the concentration of Grade 3 agricultural land is located around Menston and Burley in Wharfedale.

It makes no economic or environmental sense to prefer that land, which is of the best quality available for agriculture in Bradford District, for housing construction when it could be productive and, particularly, when there is no evidence of unsatisfied demand for housing in the Wharfe Valley nor of the existence of any "housing need".

What is required in the Wharfe Valley and in the communities of Menston, Burley in Wharfedale, Ilkley and Addingham, is infill development to meet the requirements of the relatively static population numbers and to allow for those (often more elderly residents), living in housing too big for their current needs to downsize to more suitable accommodation, thereby freeing up existing housing for occupation by families. This part of the Core Strategy is perverse relative to the evidence, and NOT SOUND.

6. Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to the soundness. (N.B Please note that any non-compliance with the duty to co-operate is incapable of

modification at examination).

You will need to say why this modification will make the Plan 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.

Bradford MDC's own evidence shows that the population of Menston has been declining. In large measure this is because there is no opportunity for significant employment locally, most of the employment being in Leeds or to the south of Bradford, adjacent to the motorway links.

The Plan should be reviewed to take account of employment locations, access issues and the environmental value of constructing in Wharfedale only what is needed – not what might compensate for Bradford's failure to build where there is land local to employment opportunity.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/>	No, I do not wish to participate at the oral examination
<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Because Bradford MDC Planning Dept. have shown themselves to be untrustworthy and selective in their reportage and use of data, so they must be made to justify their projections and preferences instead of just burying them in mountains of paper and expecting them to be accepted without question. They need to justify any confiscation of green/agricultural land (when there is so little) and further justify its conversion to housing.

Please note the Inspector will determine the most appropriate procedure to adopt when considering to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:

[Redacted Signature]

Date:

07 March 2014

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM

Bradford Council would like to find out the views of groups in the local community. Please help us to do this by filling in the form below. It will be separated from your representation above and will not be used for any purpose other than monitoring.

Please place an 'X' in the appropriate boxes.

