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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	Dr	
First Name	[REDACTED]	
Last Name	Cove	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	NA	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Ilkley	
Line 4	Yorkshire	
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 21/03/14

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	4	Paragraph	3	Policy	WDE
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4. Do you consider the Plan is:

4 (1). Legally compliant	Yes		No	
4 (2). Sound	Yes		No	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.

This representation argues that the City of Bradford Metropolitan District Council Plan is unsound particularly as it relates to the release of greenbelt in Wharfedale for the provision of up to 800 new houses. The Plan is not positively prepared or justified, nor does it meet local infrastructure requirements. Wharfedale does not require 800 new houses to meet local employment requirements. These homes will simply be occupied by commuters requiring additional transport infrastructure to jobs in the conurbations of Leeds and Bradford. The increased population will add further pressure on local resources and require additional supporting services to be provided by Bradford Council. Additional Council Tax revenue generated as a result of these new houses is will not benefit the Wharfedale community when prioritized against the region's requirements as a whole with a projected mean cut in spending of £115m over the next three years on top of the cuts of £100m already made (Clr Green). The plan is not justified. It would make far more sense to protect green belt revitalizing more empty homes (Clr Green) and make far better use of available brownfield sites. The Plan is not sustainable in relation to the destruction of Wharfedale greenfield sites. Of particular concern is the destruction of sites IL/02, IL/019, IL/014 and IL/009. While building on IL/019 and IL/009 will produce eyesores at high elevations on both sides of the valley, impinging on ancient woodland and bluebell woods, building on sites IL/014 and IL/012 will result in virtual ribbon development all the way from Guiseley almost to the outskirts of Addingham. This creeping urbanisation is a major threat to the Wharfedale environment and will damage the very qualities that draw visitors and prosperity to the locality. Lack of sustainability is obvious within the plan. Once greenfield sites are destroyed, they are gone forever, yet the Plan is disingenuous in its promises to compensate by improvements to local infrastructure. Why does the Plan conflate release of green belt with improvements to local transport infrastructure (investment priority E) when these policies could be implemented independently? Also given the current economic climate and Bradford Council's

track record, there is no guarantee that improvements in transport will be delivered or for that matter any of the other investment priorities (A-D and F) promised for Wharfedale. In short this Plan offers destruction of the Wharfedale environment with no clear benefit.

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.

Guarantee the integrity of greenbelt in Wharfedale.

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

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:

Date:

21/03/14

Core Strategy Development Plan Document (DPD) : Publication Draft

