

# City of Bradford Metropolitan District Council

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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: RICHARDS

Job Title (where relevant): CHAIRMAN

Organisation (where relevant): PUDSEY AND DISTRICT CIVIC SOCIETY

Address Line 1: [REDACTED]

Line 2: [REDACTED]

Line 3: [REDACTED]

Line 4: [REDACTED]

Post Code: LS28 [REDACTED]

Telephone Number: [REDACTED]

Email Address: [REDACTED]

Signature: [REDACTED]

[REDACTED]

LEEDS

[REDACTED]

LS28 [REDACTED]

[REDACTED]

Date: 17/3/14

#### 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.

**PART B - YOUR REPRESENTATION - Please use a separate sheet for each representation.**

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

Section

Paragraph

Policy

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 Purzeby and District Civic Society makes representation against the proposal for housing on the Green Belt. It is not opposed to the proposal for infilling on the Holme Wood estate. This representation is made on the basis of soundness. See attached sheet.

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.

To extract from the plan all proposals for development on the Green Belt.  
(see 5).

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"/>
<input type="checkbox"/>

No, I do not wish to participate at the oral examination

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:

[Redacted Signature]

Date:

19/3/14

## TONG VALLEY PROPOSALS

Regarding the revised plan for housing development on greenbelt countryside in the Tong/Westgate Hill area the Pudsey & District Civic Society has three major objections. These concern the SOUNDness of the proposals.

1

The 1,800 homes built on this greenbelt land would not be the end of the development. There are also plans for a major highway through the middle of the site linking the new housing to Tong Street to the south and the Leeds/Bradford Road to the north. Tong Street is already the most congested road in Bradford, a town notorious for its congested roads. The Leeds/Bradford Road has similar problems with mile long queues at busy times.

An increased population of about 2,700 (the 900 homes proposed for 'infill' sites within the existing estate are not being opposed by the FTVA) would require additional services

notably:           water and sewage disposal  
                      schools  
                      health services

The already massive Holme Wood estate has had to grapple with many social pressures consequent on its size. Thanks to various social agencies Holme Wood is at last beginning to develop a sense of identity and pride in the community. To increase its size by about a third would not only create a new lot of social pressures but would also undermine the progress already made on the original estate.

2

As an extensive rural area in the middle of a densely populated part of the West Riding it is important as a recreational lung and is well used by walkers and horse-riders. It is also an important 'buffer zone' between the cities of Leeds and Bradford helping to prevent the area becoming one huge, anonymous conurbation. The boundaries of the present greenbelt are clearly defined by lanes, becks etc whereas the proposed new boundary is not so defined. This would facilitate piecemeal encroachment into the surviving greenbelt and the remainder of Fulneck valley.

3

The area from Scholebrook, along Raikes Lane, up New Lane towards Westgate Hill and along Holme was, until the early C20, part of the Tong Hall estate. As such, except for some small-scale coal and ironstone mining, it remained unaffected by C18 and C19 development. The area retains its ancient lanes and stone 'causies', and contains at least seven, C17 and early C18 farmsteads, all of which are 'listed' of historic interest: Maythorne Farm, Scholebrook Farm, Raikes Farm, Raikes Hall, Calverley Clough Farm, Gib Stubbings and Rycroft. It also includes three woods, Black Carr Wood, Park Wood and Kit Wood. At least part of this woodland is recognised as 'ancient woodland'. Although the woods and some of these farmsteads are not destined for direct development all would be affected by the surrounding housing and the overall rural context would be lost. This unique landscape survival in the heart of the industrial West Riding should be regarded as an important historical document and cared for accordingly.