

Bradford Local Plan Core Strategy

Representation from The Worth Valley Ward Councillors.

As the Worth Valley Ward Councillors, I Councillor [REDACTED] Miller & my colleagues Councillors [REDACTED] Brown and [REDACTED] Poulsen, have a number of concerns regarding the Core Strategy, as detailed below.

- The projected housing requirement numbers for the district and specific sections of the district appear over-estimated and not representative of likely future demand.
- The needlessly high figures proposed for outer areas are indicative of an inadequate methodology for allocating future housing need.
- The damage to the green belt and subsequently the distinct character of individual rural communities caused by the erosion of the open fields between settlements.
- The piecemeal development of numerous sites throughout rural communities will result in the failure of transport, sewer, schooling and other infrastructure investment to keep up with proposed housing and commercial development.

Worth Valley and district wide housing demand.

Whilst we do not accept that the proposed figure of 42,100 new homes for the Bradford District is either accurate or attainable, our specific concerns are as follows.

- Though it is clearly predictable that there will be significant population growth within the district, the Housing Requirement Study acknowledges that the bulk of this will be “within the City of Bradford including Shipley & Lower Baildon” and in particular “the more deprived areas of the District”, without making adequate provision to provide the new smaller accommodation that has been identified as required in these areas. Instead, housing increases have been allocated throughout the district proportionately to the current population counts, which do not reflect anticipated future need. There is no evidence provided which indicates the future need for 500 houses in Haworth, 200 in Oakworth and 100 in Oxenhope and these are likely to satisfy need that actually exists elsewhere, which is not the responsibility of Bradford Council and does not contribute to the reduction of the council’s overall housing need.
- Many of the 28,650 new homes proposed for in or around the city will almost certainly not be delivered due to viability problems, with the Local Plan Core Strategy (including the utilisation of Policy ID2), offering little suggestion of how to alleviate the problem. This will make sites in the outer towns and villages all the more attractive to developers, whilst placing increased pressure upon the council to see these areas developed. This series of events will place needless and potentially pointless pressure upon the outer towns and villages (including the green belt), with no likelihood of them contributing in any significant way to the alleviation of housing demand within Bradford District, as they are closer to Leeds and North Yorkshire, whose demand they are more likely to satisfy than the inner city of Bradford.