

Core Strategy Development Plan Document

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

Publication Draft - Representation Form

Monday 17th February until Monday 31st March 2014

This is your opportunity to comment on the Core Strategy Publication Draft document. The Council would like to hear your views on the 'soundness' of the Plan, legal compliance of the Plan and on the duty to co-operate.

You can access the Core Strategy documents online and additional copies of this form from our website:

www.bradford.gov.uk/ldf.

For further information you can contact the Local Plan Group by:

- **Emailing us at:** ldf.consultation@bradford.gov.uk
- **Phoning us on:** (01274) 433679

Please make your representation on this official form that has been specifically designed to assist you in making your representation to cover the matters the Inspector will consider in the report on the plan. A copy of this form will be provided to the Inspector.

This form has three parts:

- **Part A** – Personal Details
- **Part B** – Your Representation(s). *Please fill in a separate sheet for each representation you wish to make.*
- **Part C** – Equality and diversity monitoring form

The Council has produced a separate **guidance note** to assist you in making your representation. This contains detailed information on legal compliance, the duty to co-operate and on soundness. You are strongly encouraged to read to this information to make the fullest use of this opportunity.

Please return this completed representation form to the Local Plan Group by either:

- **E-mail to:** ldf.consultation@bradford.gov.uk
- **Post to:** Local Plan Group, City of Bradford Metropolitan District Council,
2nd Floor South, Jacobs Well, Nelson Street, Bradford, BD1 5RW

**For your representation to be 'duly made' the Council must
receive it no later than 5pm on Monday 31st March 2014**

For Office Use only:

Date		
Ref		

Core Strategy Development Plan Document

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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	Kelly	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	Bradford	
Post Code	BD4 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 28 TH MARCH 2014

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.

For Office Use only:

Date

Ref

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

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

Section	3,4,5	Paragraph	5.3 ,5.4, Figure BD1 SPATIAL Vision	Policy	Sub-area Policy BD1 E 1. Policy EN4 A
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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.

Grounds of Representation

I contend that the plan is unsound on the following grounds:-

1. It is not in accordance with National Policy with regards to Greenbelt
2. It is not positively prepared
3. It is not justified
4. It is not effective

Particulars of the Representation

1. Greenbelt.

The whole of the urban extension at Holme Wood situated within the Tong Valley in South East Bradford, sites SE099 and SE100 on the SHLAA map, are on Greenbelt land. The massive release of Green Belt land here is of itself a cause for concern because it violates national policy on the issue of Greenbelt land. The five purposes of green belt land identified by national policy would be compromised here.

There would be urban sprawl from Bradford; there would be coalescence between Bradford, Leeds and Kirklees; the countryside between Leeds and Bradford would be encroached upon in an irrevocable and polluting fashion and the ancient settlements of Tong and Fulneck would be severely harmed. Once this green belt is lost it would never be regained and this area of Bradford suffers from a paucity of green space as it is. No where else in this area can the populations of 3 large metropolitan areas gain access to such a large area of green open spaces and sites of historic and cultural importance which have been largely unspoilt such as those found in Tong Village and the Fulneck Settlement.

2. Infrastructure

At the moment, the A650 which takes traffic along Tong Street and into Bradford is severely congested. Apparently it is the most congested road in Bradford, the third most congested city in the UK! This is the street onto which the traffic generated by 2700 houses would be directed! Should the new inhabitants of these houses work in Leeds, then the traffic would almost certainly be channeled through Tong Village, already a heavily-used rat-run, into Leeds. Bradford Road which links East Bierley and Birkenshaw to the A650 is also a heavily congested Road. This Urban extension would severely impact on the lives of those inhabitants.

Pressure would almost certainly be put on the schools in the area, many of which fall within the Leeds and Kirklees boundaries. Furthermore, the healthcare providers would be strained.

3. Flooding

It is of great concern that there has not been a sufficient appreciation in the Core Strategy of the implications of a large-scale housing development on the watercourses in the Tong Valley, The Publication Draft gives no indication of any co-operation with Leeds MDC or the Environment Agency or Yorkshire Water over the effects of such a large scale housing construction at the head of Tong Valley. The only comment in the Sustainability Appraisal Report by AMEC of October 2013 as regards flood risk

and water equality is " The Holme Wood area is not located within the floodplain. Notwithstanding this, as an urban extension there is a greater potential for new housing development to impact upon local water quality. There are several watercourses in this area (e.g. such as Kit Wood Beck". Surely the water run-off from such a large-scale housing project has the potential to cause severe flooding further down into the valley where the water runs off into the Pudsey, which then becomes the Farnley, Beck? At the moment, when there is heavy rain, there is flooding in the field abutting Tong Lane where it meets New Lane and also where Tong Lane meets Roker Lane. This causes severe traffic disruption and does not bode well for the houses located at Troydale Park! We do have in our possession photographs of the flooding of Pudsey Beck caused in 2007. This surely degrades the landscape within the valley.

Given all of the above factors, the Holme Wood Urban Extension is an unwanted and thoroughly ill-conceived plan.

We propose that all references and intentions to build an Urban Extension at Holme Wood are struck from this plan.

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?

No	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:



Date:

28th March 2014

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM





