

Paul White

From: [REDACTED]
Sent: 28 March 2014 18:07
To: LDF Consultation
Cc: [REDACTED]
Subject: Draft Local Plan - Implications for Wharfedale

I am emailing to comment on your draft local plan. I'm concerned about the implications for Wharfedale and missed opportunities for Bradford. I reside in Ben Rhydding almost adjacent to a green field which is to be redesignated for housing development. My concerns are:

1. In drawing up a plan there does not appear to have been independent professional advice about achieving public policy objectives. It appears as if developers preferences about where they wish to undertake developments have simply been sought and collated for the plan.
2. There is no clear explanation about why the preservation of green spaces described in the current plan is being abandoned. If the council wish to prioritise the preservation of green spaces it could meet its overall target for units of accommodation from brownfield sites. A deliberate decision has been taken to encroach on greenfield sites without an explicit statement that this is now a policy objective. Policy objectives should be made explicit and not obscured.
3. No strategic overview has been taken despite this being a council function. In aggregate the plans of Leeds and Bradford councils give permission for an almost continuous ribbon development along the A65 from Leeds to Addingham. This abandons a central tenet of post-war planning. At the very least the plan should clearly describe and explain the rationale for proposing a ribbon development.
4. The projected growth in population is associated with the city of Bradford itself not Wharfedale. The additional housing should be provided in the area where the population requires it and where there are ample brownfield sites to accommodate it. There is no need to encroach on the green spaces either in terms of capacity or the expected location of the population.
5. As a consequence of this lack of strategy a great opportunity for the city of Bradford is being missed. The city possesses many fine redundant stone buildings as well as vacant brownfield sites. Leeds has developed as the Yorkshire regional employment hub. It is readily accessible from the centre of Bradford by train. Bradford could repopulate its centre with new residential buildings and adapted buildings. This would enhance the physical environment, add to public security and create economic activity.

In summary the lack of a strategy based upon the public interest will lead to a needless loss of green land and miss the opportunity to regenerate the city of Bradford. This includes permitting the continued decay of magnificent buildings. The result will not be in the public's interest but simply benefit developers with short-term targets for returns. The civic leadership of Bradford should think again about what they really want to achieve for their area and its communities.

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Sent from my iPad