



For Office Use only:		
Date		
Ref		

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	Spoerry	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	[REDACTED]	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Ilkley	
Line 4		
Post Code	LS29 [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	Paragraph	Entire	Policy	Spatial, economic and environmental
---------	---	-----------	--------	--------	-------------------------------------

4. Do you consider the Plan is:

4 (1). Legally compliant	Yes	[]	No	No
4 (2). Sound	Yes	[]	No	No
4 (3). Complies with the Duty to co-operate	Yes	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.

I am 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 developer's 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.

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.

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.

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, 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:

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM

Bradford Council would like to find out the views of groups in the local community. Please help us to do this by filling in the form below. It will be separated from your representation above and will not be used for any purpose other than monitoring.

Please place an 'X' in the appropriate boxes.

