

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	Bosomworth	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Burley in Wharfedale	
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	

Signature:

[REDACTED SIGNATURE]

Date:

30.3.14

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.

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	4.3	Paragraph		Policy	
---------	-----	-----------	--	--------	--

4. Do you consider the Plan is:

4 (1). Legally compliant	Yes		No	
4 (2). Sound	Yes		No	X
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.

As a lay member of the public, I find this format for response is complex and difficult to make sense of I do not feel I am qualified to comment on the legal compliance of the plan, or its compliance with the duty to co-operate. I do, however, think that the plan is not sound.

My concerns relate to the incompatibility of the stated aim of ‘retaining the character’ of both Burley in Wharfedale, and Wharfedale in general. The essential character of Wharfedale is that of small towns & villages, with distinct separation between the various communities. I do not see how Green Belt release can do anything but harm to this character.

From a recent clarification letter (3-3-14) from Nick Boles, Parliamentary Under Secretary of State (Planning) to the Planning Inspectorate, it is made clear that the National Planning Policy Framework makes clear that ‘ a Green Belt boundary may be altered only in exceptional circumstances ‘ and that the Framework ‘reiterates the importance and permanence of the Green Belt’. Further the letter states that in the case of adjustment of the Green belt boundary, it should be ‘transparently clear that it is the local authority itself which has chosen that path’. I would suggest that there is no justification for the release of Green Belt on the scale proposed for Burley in Wharfedale and that no ‘exception circumstances have been demonstrated.

There are some suitable sites for development in Burley, such as the Greenholme Mills site which would give in the region of 90 dwellings, with minimal Green Belt impact – Green Belt release should not be required in Burley. I would also question why, in terms of the SHLAA, are existing permissions in Menston being counted towards the total count of new homes, whilst existing permissions in Burley (for example, 39 dwellings on the Moor Road site, and 9 dwellings on the Malt Shovel site) apparently are not? This is totally inconsistent.

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.

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?

x	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]

Date: 30-3-14

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.

1. Do you live within or have an interest in the Bradford District?

