

Core Strategy Development Plan Document

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

Publication Draft - Representation Form

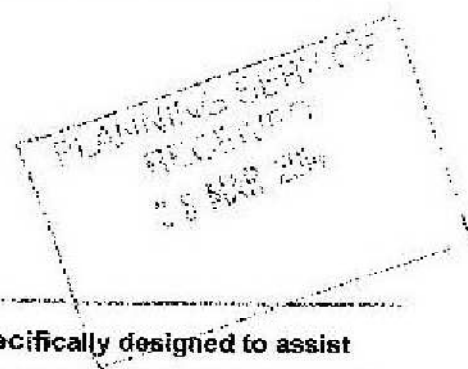
Monday 17th February until Monday 31st March 2014

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 'duty 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

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 if the full contact details of the agent in box 2.*

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mrs	
First Name	[REDACTED]	
Last Name	Finnigan	
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 March 2014

Personal Details & Data Protection Act 1998

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City of Bradford Metropolitan District Council

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

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

Sections	All	Paragraphs	All	Policies	All
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4. Do you consider the Plan is:

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

to challenge the Plan on the grounds of legality for two reasons.

First representation

1. The consultation process was flawed at the last stage when the Core Strategy Further Engagement Draft was put out for consultation. At the same time, we were told, there was going to be a consultation on the Home Wood and Tong Neighbourhood Development Plan (NDP) and that the consultation on the Further Engagement Draft would run in parallel, but that was not what happened.
2. We didn't know whether our concerns about the NDP were being taken into account for the Local Development Framework Core Strategy Further Engagement Draft and vice versa.
3. As it happened the NDP process began and before it completed the Further Engagement Draft consultation started. The Further Consultation Draft put the urban extension at Home Wood into a strategic context and contained much information about the wider area that wasn't available under the NDP Consultation.
4. The NDP Consultation then closed, and before the Council collated, analysed or even looked at the details of the consultation it held an Executive meeting to approve the urban extension.
4. The Council was in disarray over the consultations because so many people complained that the Further Engagement Draft consultation had been scheduled over the Christmas and New Year Holidays to reduce people's chance of registering concerns. The Council therefore extended the consultation on the Further Engagement Draft.
6. But it was too late because by then it had already taken the decision on the urban extension and furthermore in doing so the councillors said they were discounting the views of anyone who was not a Bradford resident, and made it clear also that they were only really interested in the views of people living within the Home Wood estate.
7. This made a mockery of the consultation and put people off putting in further comments on the Further Engagement Draft.
8. The cat was clearly doing the horse in that the NDP was driving the Core Strategy rather than being informed by it.

Second representation

I think too much weight has been given by Bradford and by its consultants preparing reports to Bradford to the status of the NDP. I don't think that the NDP is really a neighbourhood development plan as the current legislation provides.

It isn't really representative of any neighbourhood area, and indeed it doesn't seem to take any account of Tong Village where I live.

It is really only representative of the views of the Council and its Communities which manages most of the houses in the Holme Wood estate.

So where consultants say that the proposal to build houses in the Tong Valley has been "supported" by the Neighbourhood Development Plan, all they are saying is that the Council's proposals have been supported by the Council and its Communities.

AB

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?

City of Bradford Metropolitan District Council

<input type="checkbox"/>
<input checked="" type="checkbox"/>

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:

I am sure that there are many people who can say what I have set out in these representations but I would be happy to clarify anything by oral examination.

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9. Signature:



Date:

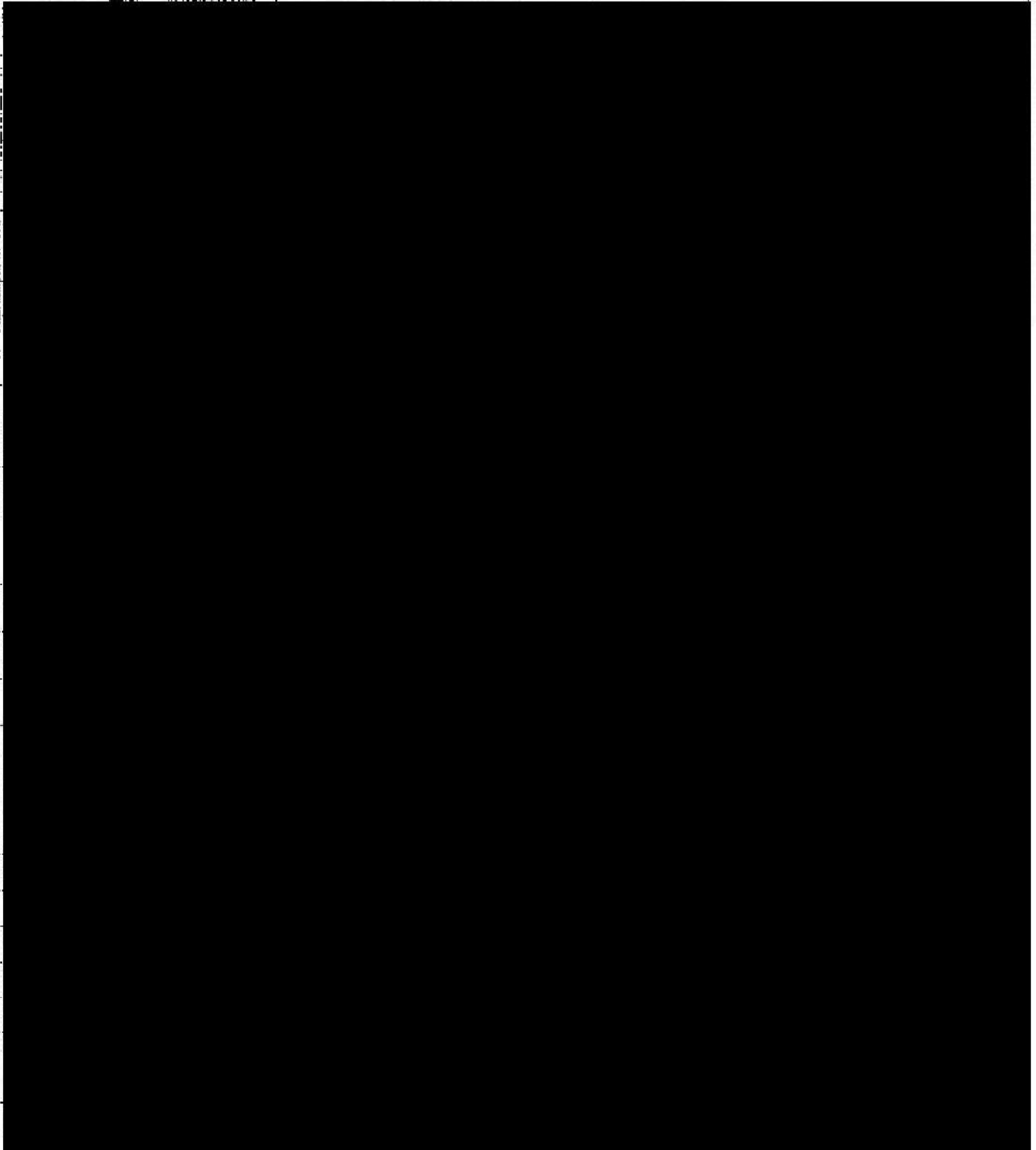
28 March 2014

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.





City of Bradford Metropolitan District Council

Core Strategy Development Plan Document

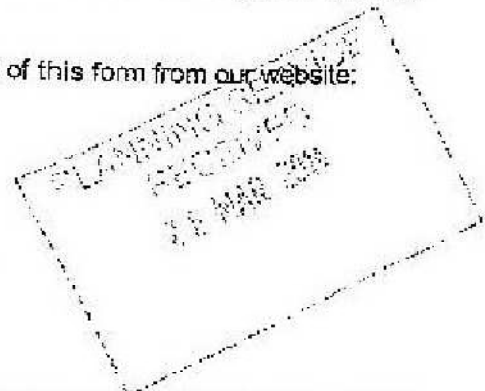
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Publication Draft - Representation Form

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Publication Draft - Representation Form

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	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mrs	
First Name	[REDACTED]	
Last Name	Finnigan	
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: 20 March 2014

Personal Details & Data Protection Act 1998

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

Sections	All	Paragraphs	All	Policies	All
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4. Do you consider the Plan is:

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

The Plan fails on the grounds that the 'Duty to Co-operate' has not been observed. Also the Plan fails to show how Bradford considers that it has fulfilled this duty. There appears to be no documentation in Bradford's report that identifies those with whom it has co-operated, how this has been done, and what has been achieved through the process.

I am concerned about the lack of cooperation in relation to the urban extension at Holme Wood?

The fact that Leeds lodged a formal objection to this shows that there has been no cooperation on this aspect of the Plan.

Not only that Bradford not consulted with Leeds and Kirkstall at the preparation stage of the Plan, its Councils have shown an appalling lack of consideration for the views or concerns of neighbouring authorities, particularly Leeds, as if there was conflict between them, rather than a common interest in making sure that developments on the edge of the authorities are planned and executed in such a way as to ensure that the interests of everyone on either side of the boundary are taken into account and that the developments are undertaken as part of a bigger and coherent strategy for the whole region.

There has been talk of a Leeds Bradford Corridor, but local councils don't seem to agree on what that means. It seems to us that Tong and Holme Wood are not the focus of the Leeds Bradford Corridor, yet the Green Belt between the two MDCs is at its most sensitive just there.

There is no sign of any committed and sustained co-operation between Leeds and Bradford despite the sensitive geographical adjacency of the green belt protected land that separates them. The Core Strategy fails to identify the process that has been followed to meet this requirement, either in the ongoing process of the formation of the Core Strategy or in the completion of its final form.

Also Leeds had no evidence of co-operation with health authorities and water companies or the environment agency despite the increased health care challenges that would result from the Urban Extension, and the increased flood risk that would be brought to Pudsey Beck and Troysdale.

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.

City of Bradford Metropolitan District Council

Please be as precise as possible.

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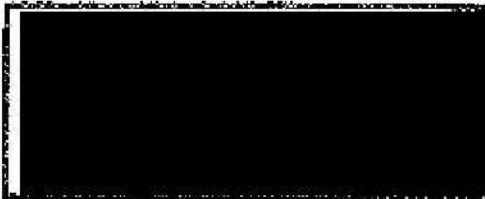
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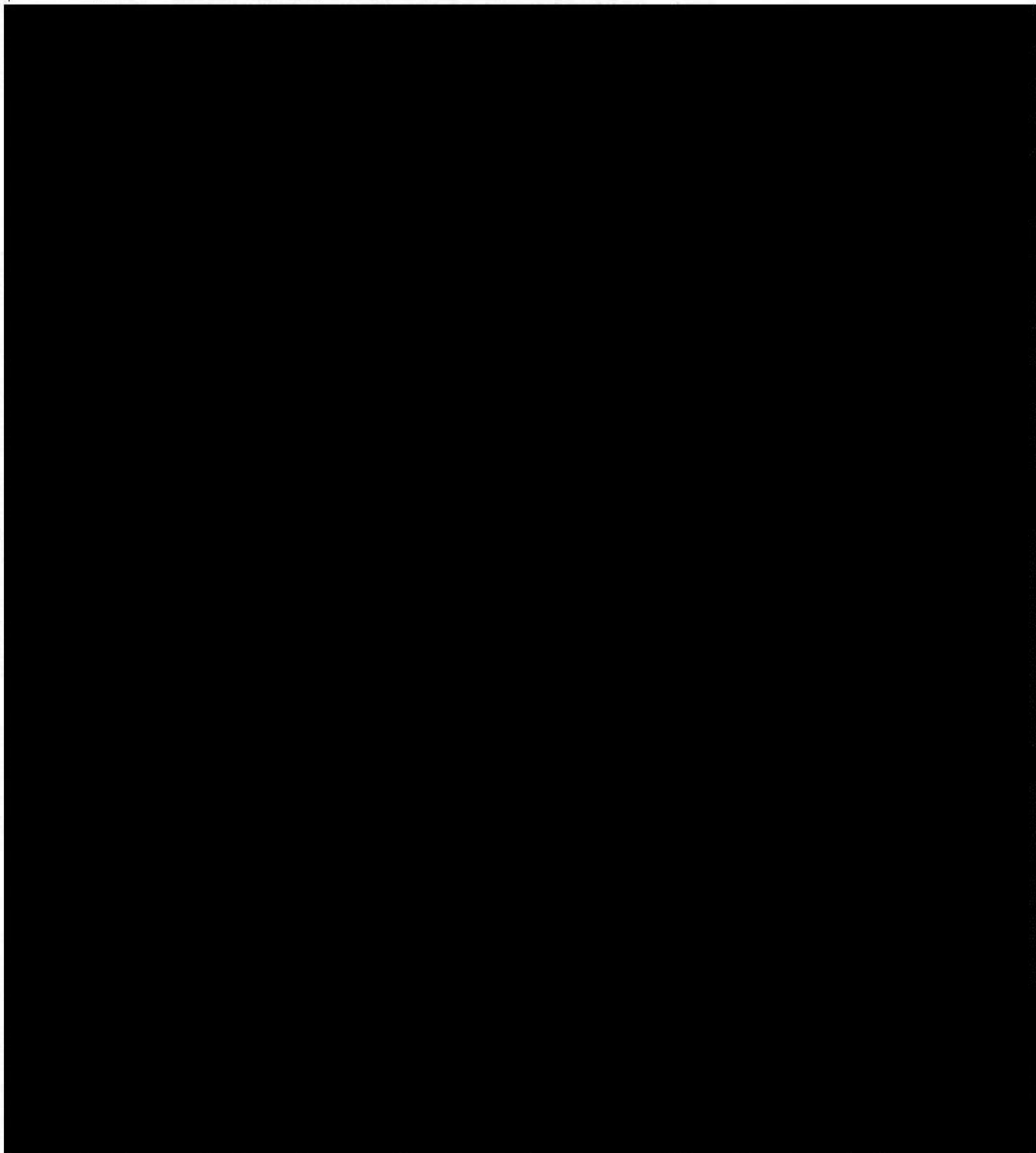
27 March 2014

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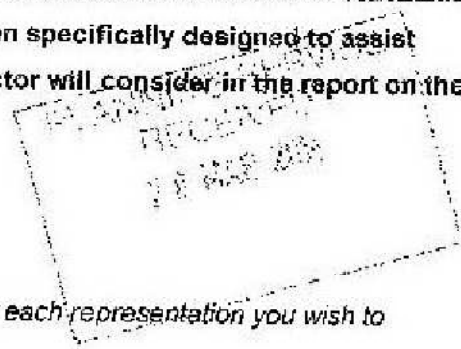
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Core Strategy Development Plan Document

Regulation 26 of the Town & Country (Local Development) (England) Regulations 2012.

Publication Draft - Representation Form

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	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	MRs	
First Name	[REDACTED]	
Last Name	Finnigan	
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 March 2014

Personal Details & Data Protection Act 1998

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

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

Sections	3, 4 and 5	Paragraphs	All references to urban extension at Tong	Policies	Sub-Area Policy BD1 Sub-Area Policy BD2 Policy HO2
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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.

Local Representation

This Plan has not sound because it has not been positively prepared - it hasn't been prepared based on a strategy which needs to meet objectively assessed development and infrastructure requirements.

My concern is about the parts of the Plan that show an urban extension at Holme Wood. As a resident of Tong Village this will adversely affect me because the numbers of houses planned are too large, the Green Belt land that will be taken is irretrievable and the lack of infrastructure planning will result in long term overburden of the roads in and around Holme Wood. Bradford has not taken into account any of the objections raised by local residents, both inside the area of Holme Wood immediately affected and those like me in the adjoining areas which will suffer from the inadequate thought that has gone into strategic infrastructure planning.

We were originally told that Bradford was planning for up to 7000 houses in Tong Valley. They reduced that figure in the consultations about the neighbourhood development plan for Holme Wood to 2700, but that figure is far too high. It is totally out of proportion to the number of houses planned in other parts of the Bradford District. Bradford has been planning this large number of houses for Holme Wood and Tong for at least 6 years and it has never given any serious consideration for the alternatives.

All the reports indicate that the biggest housing need is nearer to the City Centre. People want to be able to have easy access to their place of work. In Tong we have the greatest difficulty getting in to Bradford because of the abysmal road congestion, and I see nothing in the Plan that shows how Bradford are going to handle the present congestion, let alone what would result from all these new houses. It is obvious that if Bradford builds houses right at the southern fringe of the City the new residents will not be going to work in Bradford and the others will not be people living in Bradford who want to continue working there. The Plan does not admit that.

I can't see how new estates built right at the edge of Bradford are going to be sustainable without a lot of new infrastructure work being carried out in conjunction with Leeds and Kirkstall, and the Plan doesn't include any sign of that.

I am seriously concerned at the dangers that this reckless planning can bring about. Already it can take me up to 40 minutes to get from Tong Village to our nearest Health Centre on Tong Street, and in bad traffic up to an hour to get to the Bradford Royal Infirmary. It is quicker to get to the Leeds General Infirmary!

I understand that Bradford may be planning a planned development between Tong Lane and Railton Lane with only minor infrastructure at the start. That would be a disaster.

The new roads that lead from Tong to Holme Wood are entirely unsuited to carrying the increases in traffic that would result from the urban extension, and further additional traffic increases in Tong Lane through the Tong Village would be a nightmare - it is difficult enough getting in and out of the Village at rush hours as it is.

The Plan seems to me to be confused about how the traffic problem will be tackled. When the first neighbourhood development plan consultation took place and 7000 houses were possible we were shown an excellent viable top site with a link road marked on it from Westgate Hill Roundabout on the A650 to Luptonville on the A6177, and the next consultation said there would be an East Bradford Link Road, but this plan does not show it and at the last neighbourhood forum the local councillors said there would never be a link road and that all that was planned was some upgrades to Tong Street at the junctions and that would not happen for at least six years.

We don't want a Link Road because that would bring even more traffic into the area and would ruin the beautiful Tong Valley, particularly the ancient woodland at Black Oak Woods and the lovely hilly woodland area at Hill Wood. It would also be an intolerable noise hazard for everyone both in Holme Wood and Tong.

Second Statement

The Plan is not sound because it is not justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportional evidence.

Green Belt Priority The area of green belt protected land should not take place unless there is no alternative. However I don't think Bradford has given serious consideration to the alternatives to taking the green belt land at Holme Wood. I read in the newspaper that the Minister of Housing thinks that Bradford should build twice as many houses as it is planning in the Canal Road area.

At the last round of consultation Bradford was able to find a lot of less sensitive green field sites around the district and said it was looking for more brown field sites yet we do not see any sign of this having been a priority with those who are making these proposals, and the numbers of houses planned for those areas have been substantially reduced in this draft whilst there has been no change to the plans for Holme Wood.

The fact that Bradford passed a resolution for the urban extension at Holme Wood two years ago means that it has not given fair consideration in this draft of the Plan to the alternatives, and that the consultation on the last draft of the Plan was a sham because the decision on strategy had already been made.

Our Council doesn't seem to have a Green Belt policy and it hasn't set out in the Plan how it would want to continue the existing. I am appalled that Bradford hasn't done what Leeds has done to protect the green belt in the area surrounding Tong Valley. The Plan should set out a policy for protecting and enhancing the green belt in Tong Valley and for making the maximum use of this lovely countryside for the benefit of everyone in South Bradford and West Leeds.

There should be a clear strategy to develop countryside walks, to maintain and improve the paths and bridle ways, to help the rural communities, the farmers who produce their own beef and lamb in the Tong Valley and market it in their own shops, the dairy farmers and their ice cream parlours, the market gardeners, the liver and riding stables, the small businesses reliant on speedy broadband.

The Plan says nothing about this aspect of our District, and it should do so.

Third Representation

The Plan is not sound because it is not effective -- the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

There is no sign of any cross boundary agreement for the urban extension despite the enormous impact it would have on the roads, and the pressure on the schools and health services and other social and economic facilities that such a development would have for Leeds and Kirkstree.

I am also concerned that there was land flooding in the Baker Lane and Trovate area a few years ago, when one of my neighbours had his car swept away in the swollen bank. If the urban extension goes ahead at Kettle Brook I would want to know that all the authorities had considered the flood implications of all that surface water run off from 2700 houses at the top of the bank. There is nothing in the Plan that even suggests this might be a problem and no indication that this has been the subject of cross boundary working.

Also I know from experience that Leeds and Bradford have stopped working together over the management of the paths and bridle ways in the Tong Valley. Everyone who uses the footpaths thinks that the Tong Valley should be integrated with the West Leeds Country Park, and when I first moved to Tong there was a joint Tong Cuckoo scheme, but Bradford pulled out.

We need more co-operation between authorities and less squabbling.

I find it confusing to understand Bradford's time table for the urban extension. At the first consultation we were told that it would come right at the end of Bradford's development plans, when until the Canal Road scheme had been finished. However reading the Plan, although Bradford says that the urban extension has the lowest priority, after brown field sites and smaller green belt releases, the Plan also says that the urban extension should be showing positive developments between year 4 and year 8 of the Plan. This is contradictory. The Plan needs to set out in clear terms when Bradford plans to release the land from Green Belt, otherwise the whole area is bogged with uncertainties for years to come and this will have a negative effect on the community.

City of Bradford Metropolitan District Council

Fourth Re-examination

The Plan is not sound because it is not consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

I am concerned about Bradford's place for the urban extension at Holme Wood as this seems to me to be a clear breach of the guidelines in the NPPF without any very exceptional circumstances to justify it.

There are five purposes of the green belt set out in the NPPF and this is how they affect the urban extension:

1. To prevent the spread of urban sprawl

Tong Valley is a green lung between Leeds and Bradford. The Green Belt is the only present strategic control on the growth of urban sprawl both between Tong and Holme Wood, and between the Metropolitan Districts of Bradford, Leeds and Kirkstall. There is a good and effective natural boundary to the green belt provided by Westgate Mill Street, Holme Lane and Red Lane. The proposed sites and boundaries that we have been told about at the earlier consultation are arbitrary and largely indefensible.

2. To prevent the merger of neighbouring towns

Vital Lung: The green belt provides a vital countryside lung between the neighbouring authorities. The threat of conurbation between Bradford and Leeds was why Leeds objected to the Tong and Holme Wood Neighbourhood Development Plan and the last draft of the Core Strategy and nothing has changed since. If Bradford reverts to its original plan for 7000 houses in Tong Valley, there will be no gap at all between Holme Wood and Pudsey, and Bradford have certainly been considering sites well down the Valley as well as those set out in the Neighbourhood Development Plan.

3. To safeguard the countryside from encroachment

The current boundaries allow gentle access to the beautiful countryside within the Tong Valley. There are possibilities for this area to become more accessible and to allow a wide range of recreational activities apart from walking, such as horse riding, bird watching and other country pursuits. There is nowhere else in South Bradford that offers these opportunities. If Bradford goes ahead with a major new highway between Westgate Hill and Thimbury this would further destroy important countryside, and threaten one of our woodlands at Black Carr Woods.

4. To preserve the setting of historic towns

Tong and Farncliffe are different but equally important historical settlements. The recreational benefit that they offer to the substantial number of visitors who benefit from them requires a strong maintenance of the protection currently secured by the green belt land that surrounds them. Both are rightly identified as Conservation Areas, and both offer unique historical and cultural attractions within the largely urban life of West Yorkshire. Farncliffe became the key settlement of the Moravian Community in the 18th century, and has retained much of its unique character. Tong is included in the Domesday Book; Tong Hall is a Grade One listed Queen Anne building; Tong Church is also Grade One, has Saxon and Norman origins, and has original 19th century fittings and furnishings from its rebuild in 1827 by leading Methodist preacher, John Nelson. Tong Village has a wide range of other listed buildings and features.

5. Recycling of derelict and other urban land.

My biggest concern is that if you allow the Green Belt to be used first then developers won't bother to use the brown field and other derelict sites in the City and Bradford will continue to need regeneration for decades to come. Our local councillors say that the developers have to be offered sweeteners to do any work at all on brownfield sites and that means they have to be offered greenfield sites as well to tempt them to the area. That is nonsense and it says to us that the councillors have been listening to too much sales pitch from the developers and have had too little regard to the important protections set out in the NPPF. The need therefore to maintain protection for the Tong Valley is vital to ensure that the substantial areas of Bradford land that need regeneration is given priority.

6. Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound, having regard to the text 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.

All references to the Urban Extension on the plan at Page 67, at Policy B07 C.1 (page 73), Paragraph 4.1.3 (substituted by 2030) (Page 64), Sub-area Policy B07 E (Page 79), Paragraph 5.3.22 (page 181), Paragraph 5.3.34 (Page 181), Paragraph 5.3.36 (Page 182), Paragraph 5.7.37 (Page 182), Policy M07 B.2 at Paragraph 5.3.37 (Page 183), Paragraph 5.7.42 (page 184), Paragraphs 5.3.61 (Page 189), Table 1 to Appendix 6 at Page 108 and Appendix 8 paragraph 1.9 (Page 100) should be deleted and the reference to the target number of 600 in respect of SE Bradford at paragraph 5.3.33 amended to 3,900 (reflecting the 2100 homes envisaged by the MDP to be constructed in a green belt release at Holme Wood) with the 2100 added as appropriate to other sector allocations either in the Regional City of Bradford or the wider District, and a supplement included in Paragraph 5.3.93 (or elsewhere if appropriate) recognising the need to retain the Green Belt in the Tong Valley;

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.

City of Bradford Metropolitan District Council

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?

<input type="checkbox"/>	No, I do not wish to participate at the oral examination
<input checked="" type="checkbox"/>	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:

I am sure that there are many people who can say what I have set out in these representations but I would be happy to clarify anything by oral examination.

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:

26 March 2014

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.