



WILSDEN NEIGHBOURHOOD PLAN 2020-2038

Consultation Statement



Wilsden Parish Council

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ABBREVIATIONS

The following abbreviations have been used within this Neighbourhood Plan

CBMDC	City of Bradford Metropolitan District Council
CIL	Community Infrastructure Levy
NPPF	National Planning Policy Framework
RUDP	Bradford Revised Unitary Development Plan
SHLAA	Bradford Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document

1. Introduction and Background

This statement summarises the consultation undertaken in the development of the Wilsden Neighbourhood Plan ('The Plan'). It is a requirement under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 that a Consultation Statement be submitted alongside the plan proposal. The consultation statement is a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The Wilsden Neighbourhood Plan Working Group ('the Working Group') was established under the auspices of Wilsden Parish Council to oversee the development of the Plan. Wilsden Parish Council was committed to a programme of community consultation and engagement from the outset to ensure that the Plan would be shaped and guided by local views.

2. Designation of the Wilsden Neighbourhood Plan area

Following the requisite statutory consultation period, the parish of Wilsden was designated as the Wilsden Neighbourhood Plan area by CBMDC (City of Bradford Metropolitan District Council) on 2 December 2014. A copy of the CBMDC Decision Notice can be found at <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=Wilsden\WilsdenReg5and6>.

3. Timeline of Key Events

Date	Event or action	Purpose
May 2014	Working Group Established	To lead the preparation of the Plan
Sept 2014	Consultation event	To outline the purpose of preparing a Neighbourhood Plan and its relationship the Bradford Local Plan and to obtain feedback on key areas. Details in Appendix 1.
Dec 2014	Designation of Neighbourhood Plan area	Wilsden is formally established as a neighbourhood plan area.

June 2015 – Sep 2015	Neighbourhood Plan questionnaire sent to all households in the Parish	To understand the key issues and potential future opportunities that the Plan might address. Details in Appendix 2.
June/July 2016	Neighbourhood Plan Work Group liaised with both key stakeholders on the issues to be addressed in the Plan	To provide advice and guidance in key stages in the development of the Plan including on emerging chapters.
Sep 2016 to Jan 2017	Residents' consultation on working draft of Plan	To raise the profile of the Plan and to seek views on the emerging priorities and policies.
May 2017 to July 2017	Pre-Submission consultation	To seek feedback on the Pre-Submission Draft Plan in accordance with Regulation 14.
Sep 2017 to March 2017	Review of consultation responses	Addressing the responses to the Draft Plan. The most significant response was from CBMDC with regard to what the Plan can say about developments in the Green Belt.
April 2017 to Feb 2021	Changes to NPPF with regard Neighbourhood Plans and the Green Belt and Parish Council decision to allocate sites in the Green Belt.	Worked with CBMDC and AECOM to establish a methodology for a Neighbourhood Plan to allocate sites that is consistent with CBMDC strategic responsibilities for modifying the Green Belt.
March 2021 to Dec 2022	Draft CBMDC Local Plan published for consultation including draft changes to the Green Belt. Wilsden Parish Council decides not to allocate sites.	In addition to updating the Draft Plan it was decided to take advantage of NPPF changes to develop a Wilsden Design Code. Further consultation surveys where supporting evidence needed to be strengthened.
January 2023 to March 2023	Pre-Submission consultation	To seek feedback on the Pre-Submission Draft Plan in accordance with Regulation 14.
May 2023 to Nov 2023	Review of consultation responses	Addressing feedback to the Draft Plan and updating for final submission

4. Publicity

The Working Group undertook a proactive publicity campaign throughout the development of the Plan. Communication was maintained to ensure that the community and stakeholders were kept up to date with progress, had an opportunity to ask questions and most importantly to take part. An example is shown at Appendix 3.

4.1 Wilsden Parish Council Website

A specific page on the Wilsden Parish Council Website was developed for the Plan. This can be found at <http://www.wilsdenparishcouncil.gov.uk/index.php/what-parish-council-does/planning/neighbourhood-planning>

The website provided background information on the plan, contact details and how to get involved, also details of the Working Group meetings and where the process was to date. The website was publicised through all the promotional literature.

4.2 Parish Notice Boards

Regular notices were placed on the Parish notice boards preceding key consultation events and outlining progress on the Plan.

4.3 Parish Council Meetings

Progress with the Plan was a regular item on the agenda for Parish Council meetings.

4.4 Bradford Metropolitan District Council Website

CBMDC website has a specific section, dedicated to the Plan. This provided details of the general progress on the Plan. This can be viewed at <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=Wilsden>

5. Getting Started

There were several activities undertaken to initiate the Plan, notably to inform the community about its development and how they could get involved.

5.1 Establishing the Working Group

The Wilsden Neighbourhood Plan Working Group was established in spring 2014 to prepare an application for designation and to develop an action plan to take the Plan forward. The group comprised parish councillors and other members of the community, including representatives from the local business. Meetings of the Working Group were generally held at Wilsden Village Hall.

5.2 Establishing the Action Plan

The Group initially reviewed what would be needed to develop a Plan and made contact with officers from CBMDC. The need for expert support through a neighbourhood planning consultant was identified and a number of candidates interviewed. From this process *Andrew Towlerton Associates* was retained.

5.3 Establishing contact with local partners and key stakeholders

Contact was made with established local groups and other parties who had an interest the production of a Plan. The need to make contact with local landowners along with interested developers was identified.

5.4 Liaison with City of Bradford Metropolitan District Council

The Working Group, from the onset, sought to establish a working relationship with CBMDC in the development of the Plan. Officers from the Planning Policy team were invited to attend Working Group meetings and consultation events, as appropriate.

5.5 Meeting with local landowners and developers

In summer 2016 contact was made with all landowners who had expressed an interest in development sites in and around Wilsden through the CBMDC SHLAA. These meetings were held with members of the press and public excluded in order to allow a more open exchange of information about potential housing sites.

6. Developing the Draft Plan

In 2010 Wilsden Parish Council published a Parish Plan and as part of this process had carried out a detailed survey of residents' views on a variety of issues. This established that the environment, especially the countryside around Wilsden, and the sense of community were highly valued. It was common for many residents to want to stay in the village when they moved house. Because Wilsden has a very stable population it was decided not to repeat the consultation for the Parish Plan but to issue a household questionnaire that focused solely on planning and development issues.

6.1 Household surveys on issues and opportunities

The Wilsden Parish Neighbourhood Plan questionnaire was undertaken during summer and autumn 2015. The survey was delivered to every household and could be completed both on paper and online. The response was 146 completed questionnaires, which is a 7% household response rate. [06]

Key Survey Findings:

- Residents were asked about the type of housing they currently occupy and what type of housing they will require up to 2030. The majority currently live in 3–4-bedroom houses. In the future, the proportion expecting to require this type of housing was lower, but it was still the most popular option.
- Over half of residents felt they could adapt their homes to meet their future housing needs.
- The majority of respondents felt that it was very important for new housing development to match the style and built form of the conservation area. Using sustainable design and energy efficiency was also very important.
- The majority felt that new housing development should be built as densely as possible to reduce the need for greenfield land to be developed.
- The greatest majority declared a preference for smaller housing developments of less than 50 houses.
- 42% of residents considered that Wilsden needed more employment but a third disagreed.
- Residents were asked which specific areas in Wilsden and Harecroft should be protected from development. The most cited area for protection was the Recreation Ground followed by the land between Wilsden and Harden.
- A further question asked which area of the Green Belt surrounding Wilsden should be protected. The highest priority for protection were the fields between Wilsden and Sandy Lane closely followed by land within Wilsden between the village, Wilsden Hill and Norr and the land between Wilsden and Harden.
 - Over 90% of respondents used footpaths and bridleways to access the countryside around Wilsden.
 - About 40% of residents found it difficult to access where they wanted to go by public transport. Particular locations cited included Keighley, Shipley and Halifax.

A report outlining the key outcomes from the household survey is attached as Appendix 2.

6.2 Consulting on the initial draft

The findings from the household survey were then used to develop an initial draft of the Plan.

In June and July 2016, the Working Group consulted with members of the community on whether the emerging aims and priorities of the Plan represent their views and priorities. The Working Group took positive and inclusive steps to inform and consult with the local community and other stakeholders on the consultation using a variety of means. This

included where the review documents could be viewed and the methods by which a response could be given. This included a letter that was delivered to all households in the Parish (see Appendix 4) and through the Parish Council website. Responses from the Drop-in consultation are given in Appendix 5.

6.3 Focused survey on Housing size

A further online survey took place in 2019 focussed solely on ensuring that the evidence on which the Housing Mix policy was based was as strong as possible. Details are given in Appendix 6.

7. Regulation 14 Consultations

7.1 Initial Pre-submission Consultation

Following the initial consultation with the community and stakeholders on the emerging Plan and subsequent consideration by the Parish Council, it was agreed to proceed with the formal pre-submission consultation on the draft Plan in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

The consultation period commenced on 14 June 2017 and ended on 26 July 2017. The draft Plan was publicised effectively in the local community and to wider stakeholders. This included where the plan could be viewed and the methods by which a response could be given.

The draft Plan was made available:

- Via email.
- Via the Parish Council website and dedicated NP webpage.
- Paper copies of the Plan were available to read and borrow at a number of locations in the village including Wilsden Village Hall and Wilsden Community Post Office.
- Drop-in Consultation events held during the consultation period allowed residents to find more details about the Plan and to understand why some policies, however desirable, could not be considered in a Neighbourhood Plan.

The community were informed about the consultation via:

- Flyers on the various Parish Council notice boards.
- Notices on the Parish Council website (See <http://www.wilsdenparishcouncil.gov.uk/what-parish-council-does/planning/neighbourhood-planning/pre-submission-consultation>)
- Email to members of the Neighbourhood Plan Work Group and others.
- Social Media.
- Word of mouth by parish councillors, other members of the Working Group and others.

Statutory and other consultees were informed via:

- Email and letter (the full list of statutory consultees is set out in Appendix 8 attached).

7.2 Second Pre-submission Consultation

Following the extensive consultation with the community and stakeholders on the emerging Plan and subsequent consideration by the Parish Council to take account of changes in the overall regulatory framework, through updates to the NPPF, it was agreed to proceed with the formal pre-submission consultation on the draft Plan in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

The consultation period commenced on 31 January 2023 and ended on 21 March 2023. This ensured there was more than the statutory 6 weeks available for consultation responses to be made.

The draft Plan was publicised effectively in the local community and to wider stakeholders on the same basis as with the previous Pre-Submission Consultation. This included where the plan could be viewed and the methods by which a response could be given.

In addition to the consultation methods used in section 7.1 above the following were consulted.

Owners/occupiers of the proposed Local Green Spaces and Wilsden Parish Local Character Buildings of Heritage Value were informed via:

- Email or letter.

Statutory and other consultees were informed via:

- Email (the full list of statutory consultees is set out in Appendix 8 attached).

7.3 Regulation 14 Conclusions

The Parish Council took positive and inclusive steps to inform and consult with the local community and other stakeholders. Electronic and hard copies of the draft plan were made available and consultation was publicised, amongst other ways, via the Parish Council website, emails to statutory and other bodies as well as via flyers on the Parish Council noticeboards and word of mouth. Hard copies of the Plan and supporting documents were available at both Wilsden Village Hall and Wilsden Community Post Office.

Many of the responses received were supportive of the Plan and its aims. The most notable issues raised were concerns about future development especially in the Green Belt. This was especially the case for 2017 Pre-submission consultation. There were also questions raised regarding some of the local green space designations. Detailed comments were received from CBMDC.

The responses received were considered by the Working Group. The Plan was then amended accordingly. A summary of the consultation responses received was produced for both consultations, setting out the main comments received and how the Plan has been amended. Details of the responses to the 2017 consultation are given in Appendix 7 and for 2023 consultation responses are given in Appendix 9.

The Parish Council formally agreed on the submission of the Wilsden Neighbourhood Plan on 4 December 2023.

8. LEGAL REQUIREMENTS

The Plan complies with legal requirements as described below.

The Plan is being submitted by a qualifying body.

The Plan has been submitted by the Parish Council, which is a qualifying body and entitled to submit a neighbourhood plan for the neighbourhood area covering the parish of Wilsden. The Plan has been prepared by a steering group comprising town councillors and other members of the community under the auspices of Wilsden Parish Council.

What is being proposed is a neighbourhood plan

The Plan contains policies relating to the development and use of land within the neighbourhood plan area and has been prepared in accordance with the statutory

requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

Appendix 1 - Neighbourhood Plan Consultation – 24 Sept 2014

Briefing Note for Facilitators

The purpose of the session is to assist in preparing a Neighbourhood Plan for Wilsden. Through earlier discussions and consultation, 6 'key themes' have been identified, which will be the focus of discussions. These are:

- **Housing and the built environment**
- **Economy and employment**
- **Economy and employment**
- **Natural environment and open spaces**
- **Local Services**
- **Transport**

People attending the seminar will be divided into groups. These groups can vary in size, but 6 – 8 is a good average to aim at. A facilitator will be identified for each Group who will lead and coordinate the discussions.

Each Group will also need to identify a 'note-taker' to record in bullet point form the main points raised by the Group. We have identified a number of volunteers for this task, but we may not have sufficient for each Group.

Each Group is asked to consider all of the identified key themes. Approximately an hour has been allocated for this exercise. This equates to 10 minutes a theme, but there is some flexibility here, and groups can determine to spend more time on one issue than others. Groups can also deal with the key issues in any order they determine.

The focus of the discussion is to identify key issues and any emerging solutions to these. There are no wrong or right answers, and everyone should be encouraged to contribute. To facilitate discussion, a series of sample questions have been identified below by theme. These are issues that earlier discussions have been identified as being important. We would stress that these are by way of a prompt and each Group can deal with any issue they consider to be important.

The facilitators task will be trying to keep the discussion on the theme that is being considered and to ensure nobody dominates the discussion. At the end of the session key points on each theme will be summarised on flip charts and the facilitator will present these to all.

Housing and the built environment

Do we want more executive homes with large gardens? This will increase land requirements? Would we prefer smaller houses that are more affordable? Do we need detached houses, semis or terraced houses? Do we need special accommodation to meet the needs of older people?

If 150-200 houses are to be built in Wilsden in the next 15 years, would you prefer that these are small number of larger developments like Crack Lane (82) or Low Wood (94) or in smaller developments of 35-40 houses

What do we think of lower cost affordable housing built from materials that would be less expensive than traditional stone? Do we want a new building to blend in with the conservation area, through the design and choice of materials?

Should we consider the containment of development by building a tower block- vertical rather than horizontal sprawl?

Economy and employment

Should we seek to attract more employment to the parish council area? If so, how might this be achieved? Do we have a view on the type of employment we wish to attract?

Do we value the local shops: are we concerned by a 'use it or lose it' warning? Does Wilsden need to retain its own shopping facilities in an age of increasing online shopping? How important is mix of shop types locally, fresh food shops or hot food takeaways?

Is our vision for Wilsden a vibrant, sustainable community or are we content to become a dormitory suburb of Leeds and Bradford?

A number of businesses in our area involve people working from home. Are the local facilities such as high-speed broadband sufficient to support their activities?

Natural environment and open spaces

Are there areas of Wilsden that we particularly value and wish to see preserved for the future?

What do we think of retaining open spaces, such as the recreation field?

Green Belt deletions are probably inevitable: are there parts of the Green Belt that we feel should be given priority for protection?

Local Services

Are we concerned that the Primary School in Wilsden may become oversubscribed in the event of extensive house building and that primary children may have to receive their education elsewhere in Bradford, as secondary schoolchildren do?

How will more homes affect the ability of the Health Centre to meet the village's needs in the future?

Transport

An increase in the number of houses will increase traffic volumes, particularly if 4-5 bedroom houses are constructed. What improvements will need to be made to Wilsden's roads and junctions to assure road safety for motorists and pedestrians?

As the population ages there may be increased reliance on public transport. What improvements need to be made to routes, frequency and ticketing arrangements?

Do we wish to see better connectivity with rail transport?

Should we seek better facilities for cyclists?

A summary of the key points made by each Groups is shown below

Theme - Housing and the built environment							
Group One	Group Two	Group Three	Group Four	Group Five	Group Six	Group Seven	Group Eight
Need for affordable starter homes.	Mixture of houses	Bungalows	Housing will happen anyway. What type of housing? Where?	Not high rise Lower rise without pitched roofs.	Expansion of existing housing.	Developers may influence the type of buildings?	Smaller rather than large
Concern about number of rental properties.	Encourage young to stay-cheaper and more affordable.	Affordable housing. Small housing.	Most land is Greenbelt	Low cost housing for first time buyers	Bungalows/smaller houses	Need to keep village status rather than 4-5 beds	Old trad design
Don't want huge developments. Want Wilsden as distinct village.	4 beds too expensive	School.	Guidelines on density.	Retirement- 1 and 2 bed.	Development within old buildings. Old mills more in keeping.	Accom for older people. Assisted living/disabled.	Don't like 3 storey as it obstructs view.
Don't want to lose village feel. Open spaces etc.	More bungalows. Sheltered accommodation for elderly.	Infill houses in gardens.	Smaller housing takes up less space. Go for smaller more affordable housing. Housing needed for older people	Low cost env friendly housing	Traditional more than modern. 3 Storey out of character.	200 4-5 beds take up more space than 200 terraces.	Address housing needs of older people.
Prefer small pockets of development.	Apartments less space. Purpose built apartments.	Smaller developments	82 houses- Crack Lane to count towards 200.	Stone faced terraces.	Would school be able to teach local children. Lots of kids who do not live in Wilsden attend the school.	Affordable housing for young.	No to tower blocks.
Important the buildings should fit in terms of materials used. Don't want them to all look the same.	Convert mills in village.	Match- York stone, red brick	CIL levy 25% to Wilsden.	Smaller developments preferred. Less than 40 spread around the village.		Bigger developments but out of village. Will lose village character.	

			Old stone preferable	Use waste land first		Continuum of villages not separate.	
			Three storey blocks views	No tower blocks		Affordable materials. What type of people will live here.	
			Amenities			Prefer trad materials	
			Tower block – old mill			No to tower blocks. Fill in bits of village.	

Theme - Economy and Employment							
Group One	Group Two	Group Three	Group Four	Group Five	Group Six	Group Seven	Group Eight
Important that there are job opportunities. Don't want to be a dormitory village.	Use the shops in Wilsden.	No to new businesses. We have more employment and businesses than Harden.	Industrial blocks but where?		Will we become a dormitory village or could employment be made.	Mixed views attracting employment to the village could cause congestion, community issues, very busy area. Rural life but tea shops, rural shops would be very popular.	No appetite for further industrial developments.
Facilities, businesses appreciate. Keep money local.	More car parking to support the shops.		Local use of shops needs to be raised – how?		If we could achieve more employment in the village it would ease traffic.	Wilsden should retain local shops for local people to use.	Local shops need supporting and generally seem to be well supported.
Good support for local shops. There are concerns about	Land next to the Co-op owned by Wilsden Autos. Not intending to build. Go to PC		Planning application for pharmacy.		If we have a lot of development in the village we should get	Could the council make it attractive to new small businesses by	Internet connectivity could be improved.

the future of the Post Office.	meeting for compulsory purchase.				sports facilities and schools.	making it affordable. Home workers- insufficient broadband access to support these people.	
Broadband availability is not good across the village. Problems with some mobile reception.	More small areas of parking. Village unworkable if we build more houses and there are no parking spaces.		Poor connectivity – new fibre down Main Street.		Greater clarity needed for sec. 106 levy which can be used for anything that is required – negotiation for best development.	Cable access denied. Poor phone reception/internet access.	
A List of businesses would be useful for residents.	Broadband important but sufficient at the moment.		Events arranged by Wilsdeners tend to be well attended.		SHLAA shows sites available in Wilsden.	Important to retain services/community spirit in our village. Older people especially need this.	
					Development on Greenfield site depends on brownfields.	Important to retain a post office in Wilsden.	
					Development on Birchlands would be away from village centre but more shops could be built there if required.		
					Bigger developments in Allerton could make a huge difference to Wilsden i.e. join		

					together schools, transport etc.		
					SHLAA document very import as it identifies 7 sites in village.		

Theme – Natural Environment and Open Spaces							
Group One	Group Two	Group Three	Group Four	Group Five	Group Six	Group Seven	Group Eight
Want to keep farmland, footpaths etc. for walking, running	Not to join up with Harden.	Placed for youngsters to play – football, cricket.	Mainly Greenbelt.	Retain park, Townfield, Norr Hill and Wilsden Hill.	Green Belt Deletions are inevitable.	More allotments to be available – only 2.	Value of different bits of green belt depends where you live.
Value play areas near Village Hall. Used by different age groups at different times.	Laneside field to be looked at.		Sad to lose dairy farms and equestrian.	Dry stone walling in small developments.	Boston Spa – Churchfields Taylor Wimpey.	Would prefer open spaces to be retained. Fields around the village (Wilsden Hill) with a compact village.	General agreement that Greenbelt between Sandy Lane and Wilsden should be given a priority.
Laneside a possible good site for development.	Use next field and connect to Birkshead.		Rather be Wilsden and Harden than Wilsden & (say) Allerton, as they are similar.	Maintain village with separate identity.	Cycle route improvement possible.	Field on junction of Crack Lane and Shay Lane.	Preference for pockets of housing set amongst the green fields.
	Small developments to intergrade into the village.		Rather keep small pockets of greens for younger generation.		Roads around here are too narrow for more traffic e.g. Crack Lane.	Many walks and footpaths would be spoiled if they are built on – Pie Hole.	Open spaces – won't go to well over recreation field.
	Recreation field should be retained.					Fields above Ling Bob onto Harecroft.	

	Complete unfinished sites.					Contain our village, build in the village and retain as many open spaces as possible.	
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Theme – Local Services							
Group One	Group Two	Group Three	Group Four	Group Five	Group Six	Group Seven	Group Eight
Pressure on school from people outside the village (and cars). Housing for young families in the village would mean spaces filled by local children.	Very concerned about primary school and nowhere for it to expand unless a new school is built.	More doctors, nurses. Longer surgery times.	School – oversubscribed at the moment – should be from Wilsden.	Concern about spaced in Wilsden Primary school. Approx. 50% of children are driven into the village. This adds to traffic congestion.		The school will not have enough places for all prospective pupils.	School pressure a primary level – rebuild elsewhere.
Difficulty getting appointments at local Doctor's surgery.		Infrastructure. Sewage – water – electricity.	Medical centre – new at Harden.	Future development – school bus for children.		Parking/dropping off is a big problem.	Efforts to relieve pressure on health service.
Pharmacy not as accessible for non-car drivers, but some people like the surgery and pharmacy adjacent.		New school.		More pressure on doctor's surgery.		New school between Wilsden and Harden.	

				Traffic concerns – potential chaos with increased housing.		Doctors o.k. at present but more patients would be problematic.	
				Increased broadband speed for new businesses.			
				Wholefood shop.			
				Hardware shop.			
				Charity shop.			
				More allotments.			
				No more takeaways.			
				Chemist on Main Street.			

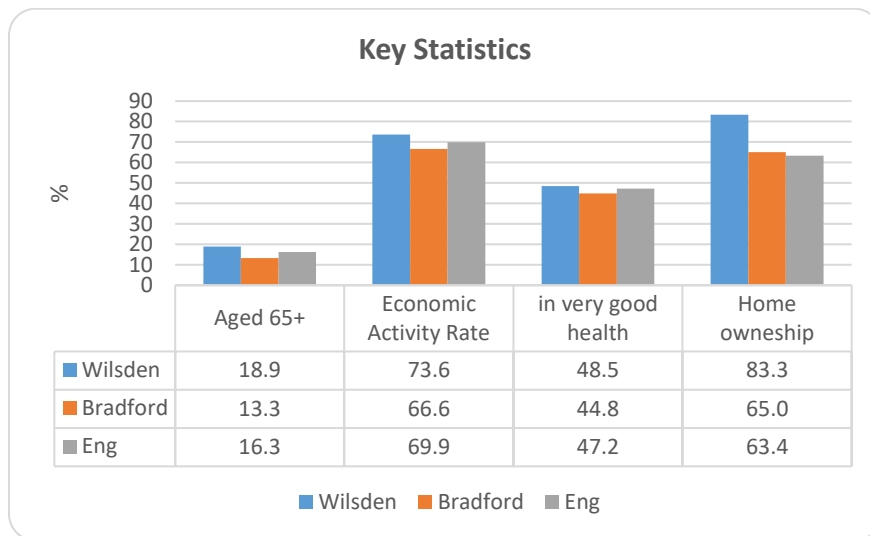
Theme - Transport							
Group One	Group Two	Group Three	Group Four	Group Five	Group Six	Group Seven	Group Eight
Additional traffic at Ling Bob roundabout would make getting out of the village problematic.	Bus service more reliable.	More buses.	More buses and links. Wider variety of bus routes – hoppers.	Improve public transport. Buses to Keighley earlier for works 7.30 a.m.		Need to restrict speed limit through village.	.Buses – high frequency. Better choice of routes e.g. Shipley.
Good half hourly bus service but the routes are limited.		Better connectivity with trains. Peak times.	First Bus and TLC amalgamation and coordination.	Cyclists – maintain better road surfaces.		Speed restrictions may force drivers on to the small country roads.	Trains o.k. Support off road tracks for cyclists.

Car parking spaces inadequate on the new developments.	More parking.	Hopper buses.	Trains o.k.	Speed bumps 20 mph Main Street.		Reliable service. More direct service is needed to Keighley.	Encourage use of buses.
Need to insist on two spaces per house minimum.	Need more parking on Main Street.	Speed control. 20.	Parking reduction.			Access bus would be a good idea.	
Cyclists – need to make sure footpaths/bridleways are clear to allow access.	New school with parking facilities.	Speed bumps.	Cycle lane.			Better facilities for cyclists – but don't know what.	
		Cycle facilities.	Horses.			Public transport is generally good.	
		Containment of development on perimeter of existing.					

Appendix 2 – Results of Community Survey 2015

Introduction to Wilsden Parish

Wilsden is a parish situated 6 miles west of Bradford. It had a population of 4,807 and 2,094 households at the time of the 2011 Census. The Parish has a higher than average proportion of older residents, with around 19% aged over 65 compared with 13% for Bradford as a whole and the 16.3% national average. The economic activity rate is somewhat higher than average with 74% of 16 to 74 year olds economically active compared with 66.6% for Bradford, 68.4% for Yorkshire and the Humber and the 66.9% national rate. People living in the parish are also more likely to be working full time and be self-employed when compared with the local, regional and national rates. Just under half (48.5%) of residents reported having very good health which is higher than the Bradford (44.8%) and national (47.2%) averages. Home ownership levels are particularly high with over 83% of households being owned outright or with a mortgage or loan against 65% for Bradford and the 63.3% national average. Privately rented households represent just 10.5% of households compared with 18.1% for Bradford and 16.8% for England as a whole.



The Survey

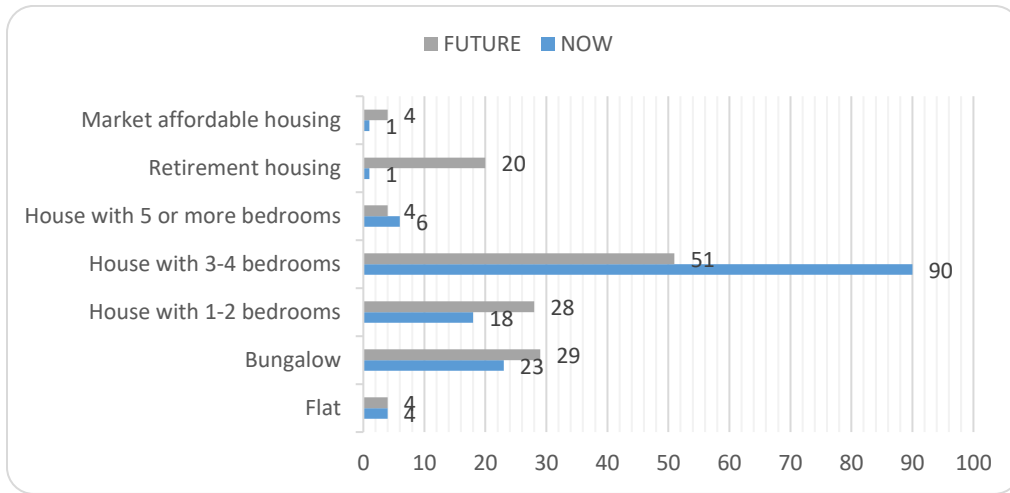
The Wilsden Parish Neighbourhood Plan Working Group carried out a household survey of parishioners to assist in the preparation of its Neighbourhood Plan. The Working Group is keen to engage with the whole community and the survey was conducted during the summer and autumn of 2015.

A questionnaire was produced by the Working Group and delivered to households throughout the Parish and the option to complete surveys online via survey monkey was also available.

A total of 146 completed questionnaires were returned. The number of valid returns represents a 7% household response rate. The printed survey responses were entered into an online survey analysis tool (survey monkey) by independent analysts.

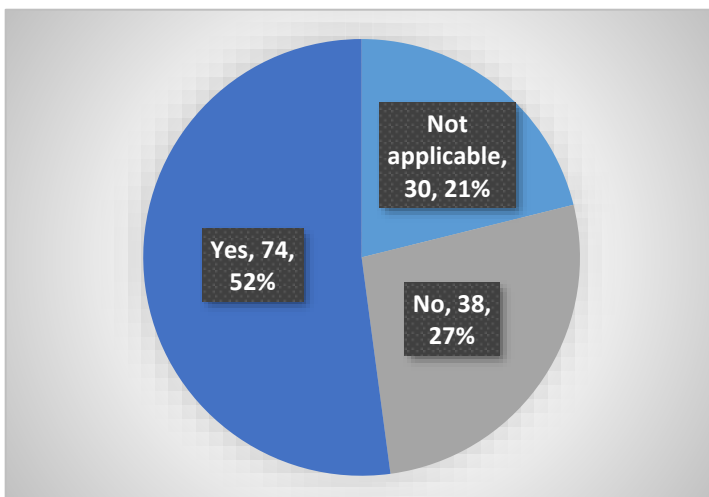
The following section provides a summary of the key findings.

Q1: What type of housing are you in now and what type of housing will your household require in the future, between now and 2030?



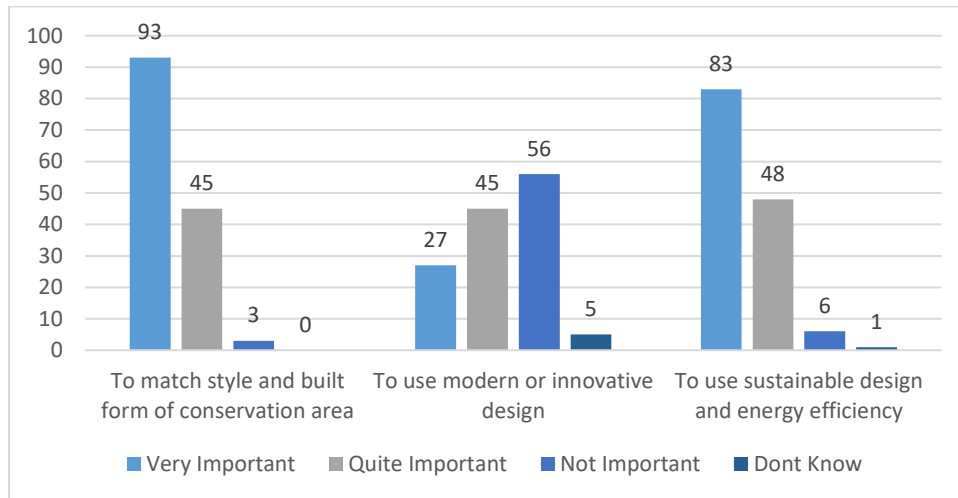
- 144 respondents reported on their current housing type and 140 indicated what they expect their future housing type requirements to be.
- Seven respondents stated they currently live in rented accommodation and 12 respondents indicated that they may require rented housing in the future, which may suggest a need for more affordable or social housing in the long term.
- The majority of respondents (63%) live in 3-4 bedroom houses and this is the type of property the highest proportion of respondents said they would require in the future.
- Bungalows and small houses were 2nd and 3rd choices for future housing needs.
- Respondents were asked if other types of housing may be required and several comments relating to housing for older people, e.g. retirement schemes, sheltered accommodation and bungalows were received. Other comments included the need for social housing, no desire to move and some were not able to anticipate their future housing needs.

Q2: Could you adapt your current home to meet your anticipated future need?



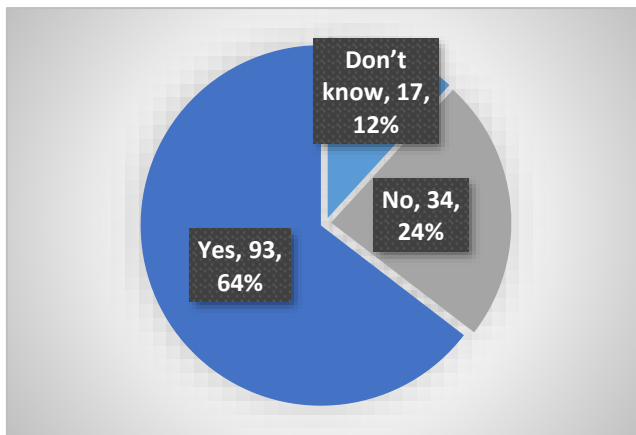
- Over half (52%) of respondents felt they could adapt their current home to meet future housing needs.
- 27% could not make adaptations.
- It was not applicable for 21% of respondents to adapt their current home.

Q3: How important do you think the following considerations are for new housing development?



- Respondents considered matching the style and built form of the Conservation Area as the most important consideration for new housing development.
- Using sustainable design and energy efficiency was also considered very important by respondents attracting the 2nd highest number of very important responses.
- Using modern or innovative design was considered the least important consideration.

Q4: Do you agree that new housing development should be built as densely as possible to reduce the need for green field land. This might include 'terraced houses' rather than 'executive detached', integral garages, etc.



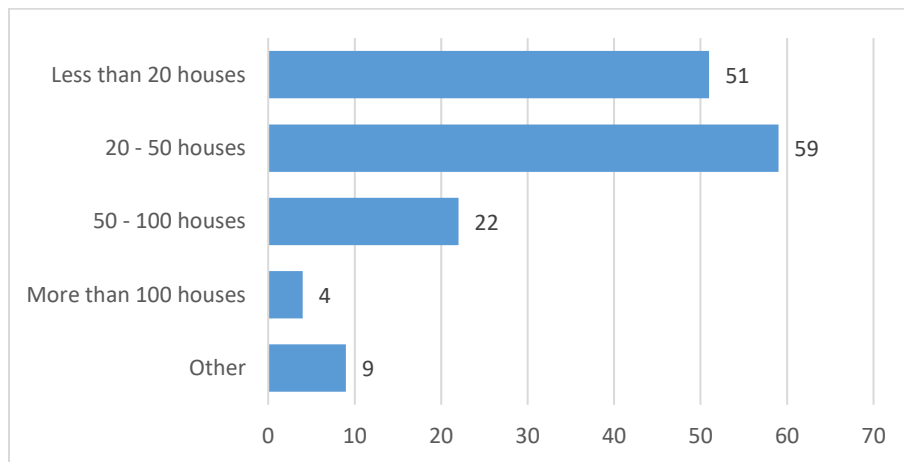
- The majority of respondents (64%) agreed that new housing should be built as densely as possible to protect green field land.
- Respondents were given the opportunity to add comments regarding housing density and 52 observations were received. These were categorised and the following themes observed:
 - Preserve greenspace (35%)
 - Provide mixed developments (31%)
 - Ensure adequate car parking (17%)
 - Make good use of existing land (12%)
 - Do not extend village (10%)
 - Avoid multi-storey buildings (8%)

- Ensure there is sufficient, affordable and quality housing (6%)

The following are examples of some of the comments received:

- “We need a variety of houses to suit differing needs.”*
- “Reclamation of derelict untidy sites would be better.”*
- “Need to use up any spare land within the existing village rather than extend the village further.”*
- “Design and density should be by need not by protection of green belt.”*
- “To keep village as a village & not encourage building in the greenbelt.”*
- “Have a sense that Wilsden has enough "executive" style homes eg Crack Lane.”*

Q5: Bearing in mind that we have to find land to build 200 extra houses over the next fifteen years which size of development would you prefer?



- The vast majority of respondents declared a preference for smaller housing developments with 35% (51) preferring developments of less than 20 houses and 41% (59) favouring 20 to 50 houses.
- Only 3% (4) said they would like to see developments of more than 100 houses.

There was also an open ended element to this question which asked for views on the size of future housing developments and any areas requiring improvements. Concerns were expressed regarding pressures on the local area and infrastructure; affordability; drainage; completing existing developments rather than starting new ones;

The following are examples of some of the comments received:

“Anything over 20 houses is a major development which puts too much pressure on the surrounding neighbourhood & infrastructure.”

“It depends on the land which is available. Location, local infrastructure etc.”

“5-10 separate developments over 15 years is easier to absorb rather than 1-2 massive developments.”

“Encourage developers to build affordable homes not 4 & 5 bed expensive ones.”

“Is it not possible to complete the sites to in Wilsden which already have been started to help with the building of the 200 houses?”

“Natural springs and culverts are a major concern in and around Wilsden. Any additional housing will affect the geology of the land. Additional resources must be given priority to water drainage of land access in and out of Wilsden is becoming increasingly difficult.”

“Wilsden has enough houses. Roads, schools etc. can not cope with more houses.”

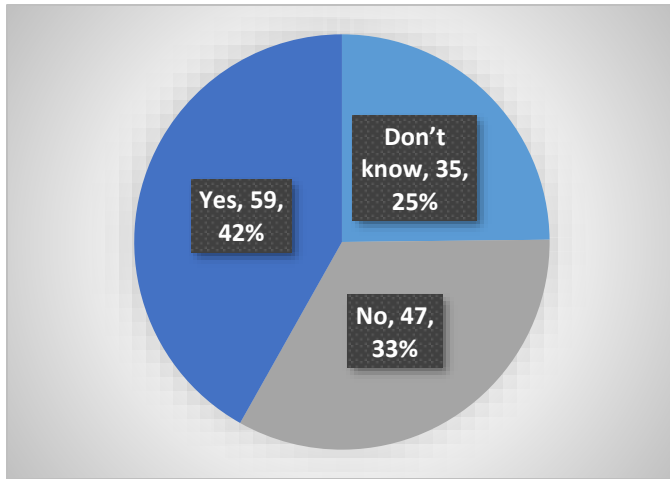
“Wilsden is a rural village, not a town or city, and thus should remain this way. To add more houses in Wilsden, will have a dramatic effect, both at the doctors, the local primary school, and the co-op.”

“We need to use more brown belt land and actively seek to convert old mills into apartments etc.”

“Why does Wilsden need more houses, the school and pre school are over subscribed there is no parking at the shops.”

Whatever type of house is built provision ought to be made for 2+ off road car parking spaces.”

Q6: Do you consider that Wilsden needs more employment?



- 42% of respondents were of the opinion that Wilsden needs more employment.
- A third (33%) disagreed with the need for more employment and a quarter (25%) were undecided.
- Respondents were invited to provide comments on the need for more employment and the following issues were raised:
- The need for small industrial units; retail; offices were mentioned by those wanting to see more employment in the local area.
- Several respondents said they would like to

see employment opportunities for young people.

- Some disagreed with the need for more employment stating that surrounding towns and cities supplied employment opportunities for residents.

Examples of comments made by respondents regarding employment in Wilsden include:

"Houses should not be built to merely create employment."

"We have cities surrounding us to supply employment."

"it would be nice to have a post office back in the village."

"Premises/office/workshop for small existing businesses and business start ups for young people leaving school."

"Light industry, retail and cottage industries."

"Opportunities for young people, with prospects."

"Shops with living accom over. Daily Centre for elderly."

"Wilsden is being overgrown by houses without a growth in businesses providing employment. Shops / vital village services are closing instead of growing!"

"I do not know but commuting is a problem now 200 extra houses will make it worse!"

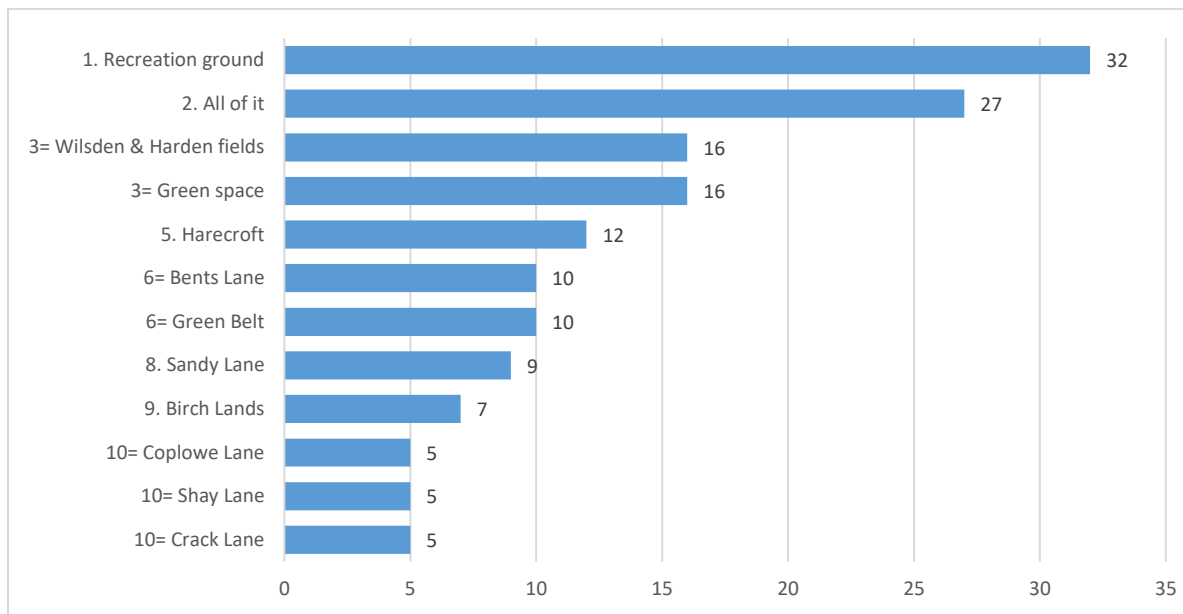
"Any employment would benefit people who are unemployed."

"Perhaps light industry, but sites not obvious - perhaps some still available in the old mills? There's room for more shops too."

"Wilsden is a small village if we are going to "have" to build more houses we need more resources in wilsden which in turn would offer more employment."

"On condition that it is possible to use existing sites (ex-mill or factory buildings) rather than use new "industrial estates."

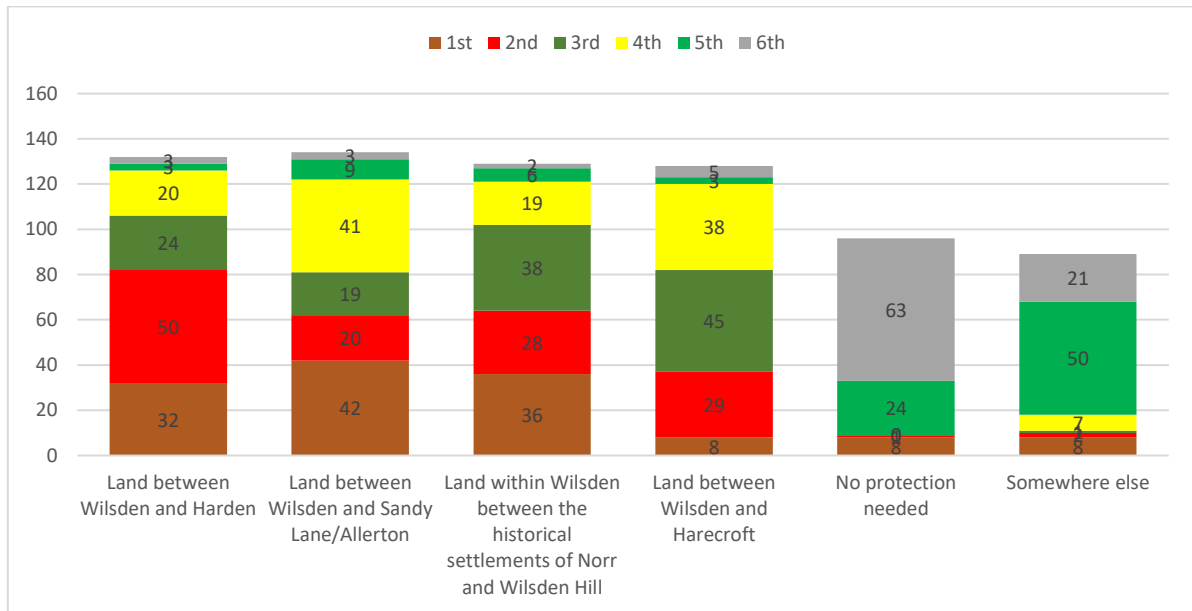
Q7: Which green and open spaces in the built-up areas of Wilsden and Harecroft SHOULD BE PROTECTED from development?



This was an open ended question, which gave respondents the opportunity to indicate which green and open spaces in the built-up area of Wilsden and Harecroft should be protected from development. 120 people provided commentary about which green and open spaces should be protected. The responses were categorised and the top 10 areas are illustrated above.

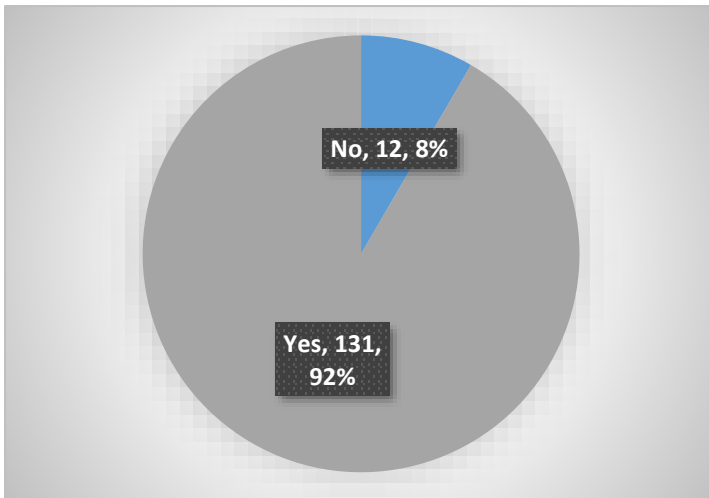
- The recreation ground attracted the most number of responses with 27% (32) of respondents making reference to this area.
- Around 23% (27) said that all of it should be protected. Some 13% (16) stated Green Space and a further 10 (8%) stated Green Belt, which reflects the importance residents place on protecting green and open spaces in the parish.
- Wilsden and Harden Fields attracted the 3rd highest number of responses with 13% (16) of the total.
- Other areas highlighted include:
 - Allotments
 - Ling Bob area
 - Village Hall
 - Townfield
 - Back Lane
 - Spring Mill
 - Wellington Road
 - Behind the church
 - The Banks
 - Lane Side
 - Lingfield Road
 - Birchlands, Bents Lane
 - Royd Street
 - Spring Farm Mews

Q8: Wilsden is surrounded by the Green Belt that enables it to have a village identity. Which part of this Green Belt SHOULD BE PROTECTED most from development, including wind turbines, in order to retain this characteristic? Please rank the following options in order of priority, i.e. 1st, 2nd, 4th, etc. You must assign a different ranking to each option.



- The land between Wilsden and Sandy Lane/Allerton was considered to be the 1st highest priority by over 30% (42) of respondents.
- The land within Wilsden between the historical settlements of Norr and Wilsden Hill was also considered a high priority, representing 26% (36) of 1st priority responses.
- The land between Wilsden and Harden received the 3rd highest number of 1st priority responses (23%, 32). This area was also identified in question 6 as a green and open space in the built up areas of Wilsden and Harecroft which should be protected from development. This area also attracted the highest number of 2nd choice priorities resulting in 59% of respondents identifying this area as their 1st and 2nd ranking priorities.
- A very small number (6% of responses) indicated no protection was needed as their 1st and 2nd priorities.

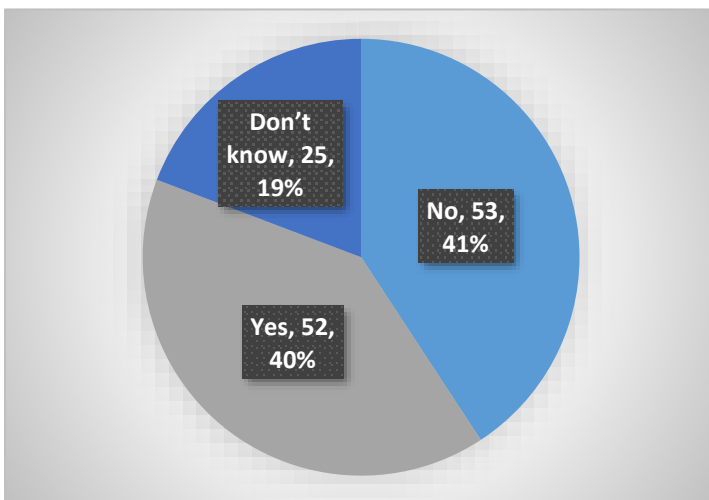
Q9: Do you use the footpaths and bridleways in Wilsden to access the countryside, by foot, horse or bicycle?



- The vast majority of respondents, 92% (131) said they use the footpaths and bridleways in Wilsden to access the countryside by foot, horse and bicycle, highlighting the importance of green and open space to people living in the area.

Q10: Are there any destinations that you find difficult to access by public transport from Wilsden?

- Around two fifths (41%, 53) of respondents said they found it difficult to get to some destinations by public transport from Wilsden.
- The most frequently mentioned areas that were difficult to get to were:



1. Keighley
2. Shipley
3. Haworth
4. Hospital
5. Halifax
6. Cullingworth
7. Denholme
8. Saltaire

Appendix 3 Letter to Wilsden Businesses

Clerk to the Council
Ruth Batterley
Tel. No. 07875 635 203
Email: clerk@wilsdenparishcouncil.gov.uk

DATE

Dear,

Neighbourhood Plan for Wilsden Parish

I am writing to you inform that the Parish Council is preparing a Neighbourhood Plan for Wilsden, and to seek your thoughts and input in its development.

The Neighbourhood Plan will set out detailed planning policies to guide how Wilsden will develop.

We expect that the Plan will cover issues such as where new homes, shops, offices and other development should be built and what it should look like; identify and protect important local green spaces and how transport in the Parish should develop.

It is anticipated that this process will run for about a further 12 months and over the coming weeks and months.

In shaping the proposed Neighbourhood Plan, the Parish Council is keen to involve a wide cross-section of the Parish. We will be promoting the Plan with the local community and arranging consultation events which we are keen for you to be involved in.

At this stage, I would be most grateful if you could confirm who is the most appropriate person to contact within your organisation for Wilsden Neighbourhood Planning purposes.

Also, if there any issues that you would like the Neighbourhood Plan to specifically address, and/or you consider are important to the Plan's development, if you could please draw these to our attention that would be much appreciated.

I look forward to hearing from you in relation to these issues and to keeping you in touch with progress as the Plan develops.

Should you require any further clarification or information, please contact either myself on 07875 635203 or Andrew Towleron on telephone 07913 640881 or email:

ruth.batterley@wilsdenparishcouncil.gov.uk; andrew.towleron@yourlocale.org.uk

The parish council maintains a list of businesses and we would like to check that the details we hold for you are correct. Please complete the attached form which you can e-mail or post to us so that we can update our records.

Yours faithfully.

Ruth Batterley
Clerk

PLEASE PRINT

Name of Business.....

Address of business.....

Main contact person.....

Telephone number.....

E-mail address.....

Please send information via e-mail to:

Ruth.batterley@wilsdenparishcouncil.gov.uk

Or post to the address at the top of this letter.

Thank you.

UPDATE ON THE
WILSDEN
NEIGHBOURHOOD
PLAN

Drop-in Public Consultation

Wednesday September 21st,

2 to 4pm and 7 to 9 pm

Wilsden Village Hall

- The Neighbourhood Plan gives residents some say about the type of new houses that are built and where they are built.
- The Plan must be approved in a referendum so it is **important** everyone knows what it involves.
- The Plan will have a major influence on how Wilsden develops between now and 2030.

If you cannot attend but want to know more about the Neighbourhood Plan please contact us on 07875 635203 or clerk@wilsdenparishcouncil.gov.uk



Appendix 5 Comments from Drop-in Consultation

NEIGHBOURHOOD PLANNING CONSULTATION EVENT 21ST SEPTEMBER 2016 COMMENTS RECEIVED FROM ATTENDEES

COMMENT	NAME	ADDRESS	E-MAIL
Concerns on the number of houses proposed for the Haven Farm Site (Station Road, Harecroft) as it is green belt. Ancient walled pathways to Wilsden Hill and Church Lane – what will happen to them?	Resident A	Redacted	Redacted
1. “Affordable housing” – many “affordable houses” are minute and too small for their purpose. I suggest that “affordable” be better defined. 2. Outline planning permissions for areas W1/12 and W1/15 do not meet the criteria of policy W/NE4 – landscaping. They were opposed by local resident in vain.	Resident B	Redacted	Redacted
Where local stone is thought to be important, take care to specify how local. There is some “local” stone of unsuitable colour not very far away.	Resident C	Redacted	Redacted
Further development on or near W1/008 would cause disruption to resident and as the road Firth Lane is very narrow and exits onto the main road near the pedestrian crossing. This a busy crossing	Resident D	Redacted	Redacted

used by the school children. We would be in favour of housing development at WH/009 adjacent to the Wilsden/Cullingworth Road as it would not increase the traffic congestion on Main St. Wilsden			
Important open views; add: panoramic view from land/Haworth Road, Birkshead, Shay Lane over Wilsden and Harden and beyond to the moors and on a clear day the hills of Airedale and Wharfedale. The value of footpaths through fields and open countryside is far greater than footpaths through housing estates.	Resident E		Redacted
Leave green belts alone. Wilsden has 1 main road. How about the flooding down Tan House Lane. Remember green belts are there so that further generation have flowers, space and trees.	Resident F	Redacted	Redacted
Hopefully the chicken site in Harecroft at Station Road will be developed housing. Having lived there for 15 years through the most horrendous stench is very soul destroying. I feel sure most residents would be happy to see closure for good of this detrimental amenity. Most of the houses on Harecroft are not over big, perhaps this could be a consideration.	Resident G	Redacted	
I'm relieved the proposals focus on smaller, sensitively built develops within		Redacted	Redacted

<p>the village or at the edges and hope final plans stay that way. Also pleased with the emphasis on smaller properties and support for small appropriate businesses. However, I remain concerned that the developers will be pushing for bigger developments and larger properties within the green belt.</p>	<p>Resident H</p>		
<p>I have concerns around school spaces and facilities/activities for the use of children and young people. The plan identifies young families as a priority but how is this influx of young families going to be catered for in regards to nurseys/school places. How will this impact families with young children currently in the village.</p>	<p>Resident I</p>	<p>Redacted</p>	
<p>If the council spent more cash filling potholes and less on putting car tracking/smashing lumps on to the roads, we would be more happy to have it done before the bad weather starts and the drain at Shay Lane sorted so that the water runs into and not past them and makes a black ice skid pan again this winter.</p>	<p>Resident J</p>	<p>Redacted</p>	
<p>We would urge that the floras, fauna and cycle ways and footpaths between Tan House Lane and the adjoin fields be preserved for the befit of the whole of Wilsden community. The glorious views and healthy walking, riding and cycling</p>	<p>Resident K</p>	<p>Redacted</p>	<p>Redacted</p>

give residents and visitors and true uplift and exercise opportunity.			
Further development is needed. Site W1/001 would be an ideal site for housing. A mix of family homes and bungalows should be built, taking to consideration residents of all ages. New sports facilities could be built on this development for residents of Wilsden. Building on this site would keep Wilsden and Sandy Lane as two separate villages.	Resident L	Redacted	Redacted
The important elements are covered in the plan. It is essential that Wilsden remains a separate village. House building is essential but small, mixed housing developments will not impact adversely on our village.	Resident M	Redacted	Redacted
RE: ADDRESS TRAFFIC ISSUES. Recent attempts to reduce traffic speeds along Main Street have been largely ineffective. Very few drivers adhere to 20msp MAX limit throughout this stretch. How can the Neighbourhood Plan address this blatant/persistent law breaking??	Resident N	Redacted	Redacted
Agreeably surprised that the plan is hopefully stuck to! Also pleased that at the moment we will not be joined to Harden or Bradford! Thank you to the Committee for all the hard work to look after Wilsden – long may Wilsden continue.	Resident O		
Green belt needs to be left alone regardless of people claiming it can't be sold.	Resident P		Redacted

<p>More knowledge needs to be obtained regards each parcel of proposed building sites. Do not want a re-occurrence of Crack Lane that hasn't been resolved is only affecting those who bought existing village properties.</p> <p>More needs to be done to protect countryside, wildlife and village appearance.</p>			
<p>Concerned with plans to build on land that is liable to flooding as shown in the recent wet winter. Areas need protecting from over development which will affect traffic, damage to wildlife and habitats. Green belt lands needs to remain untouched.</p>	Resident Q	Redacted	Redacted
<p>IS HEWENDEN MILL IN CULLINGWORTH? YES! (LISTED BUILDINGS DISPLAY)</p> <p>Being totally selfish my interest is in Hallas Bridge. Thank you for pursuing the conservation area plan. No new dwelling has been erected for over 100 years. It must be a fairly unique hamlet. However, as we're currently the parking places for Goit Stock waterfalls, we don't want to be a tourist hub. Hopefully the signs we've put up won't detract from the character of the place! The listed Bents Mill may already have a bearing on planning in the hamlet.</p>	Resident R	Redacted	
<p>Developments must be small – no big housing estates – not in keeping. Access</p>		Redacted	Redacted

must be considered for safety and bridle paths must be considered part of the community. Utilities/facilities must be adequate.	Resident S		
Policy W/H 03 – J “It doesn’t adversely affect neighbouring properties use by way of privacy etc.” These building plans would have a very negative affect on privacy and quality of life for neighbouring properties.	Resident T	Redacted	Redacted
We would prefer smaller dev of houses, using brown fill land. The boundaries should be kept and green belt not used. Protect bridal paths.	Resident U	Redacted	
Wilsden Juniors football team in need of local training facilities. David Wilson Homes have offered support. If a builder is going to build the preference is for them as they will invest in local sports facilities.	Resident V	Redacted	Redacted
Wilsden Juniors football club is in need of more training and pitch facilities. We are growing a Club by at least 2-3 teams annually and cannot accommodate the children who want to join. We are renting pitches at various other sites in Bradford including Winter training (3G) pitches.	Resident W	Redacted	Redacted
Planning policy Accessibility for inclusive village. Part M of buildings planning M1 std. M2 “Hidden features lifetime Homes stds” See Rowntree Foundation.	Resident X		

M3 fully accessible ?? Leeds have a draft policy for this. (Notes made by Jane)			

Appendix 6 Housing Mix Survey

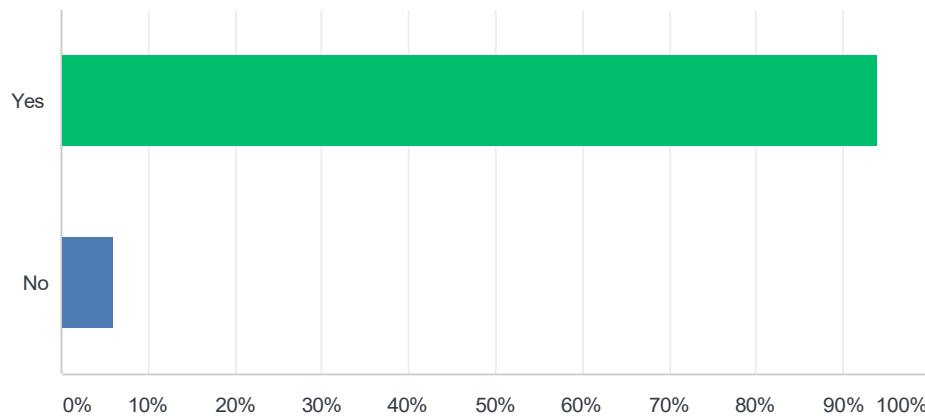
An online survey was carried out in 2019 to further establish resident's view on whether restrictions on the proportion of larger homes with a development. The survey, which took place between June and August was hosted in the Wilsden Parish Council website and promoted through the main social media platforms in Wilsden and Harecroft and resulted responses from 131 households.

All participants answered question 1, 2 and 3 but if you answered Yes to question 3 you were directed to question 4. If you answered No to question 3 you were directed to question 5 and 6.

The results are given below.

Q1 Do you agree that a larger house should be defined as one with four or more bedrooms?

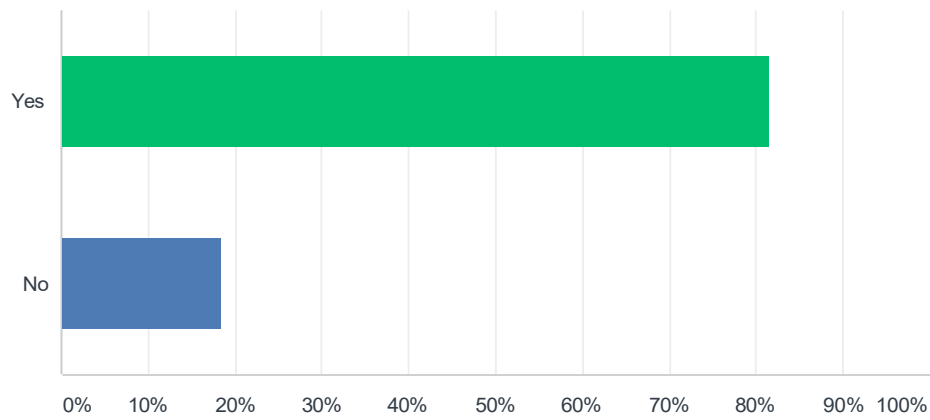
Answered: 130 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	93.85%	122
No	6.15%	8
TOTAL		130

Q2 Should the Neighbourhood Plan have a policy that limits the number of larger dwellings for all developments?

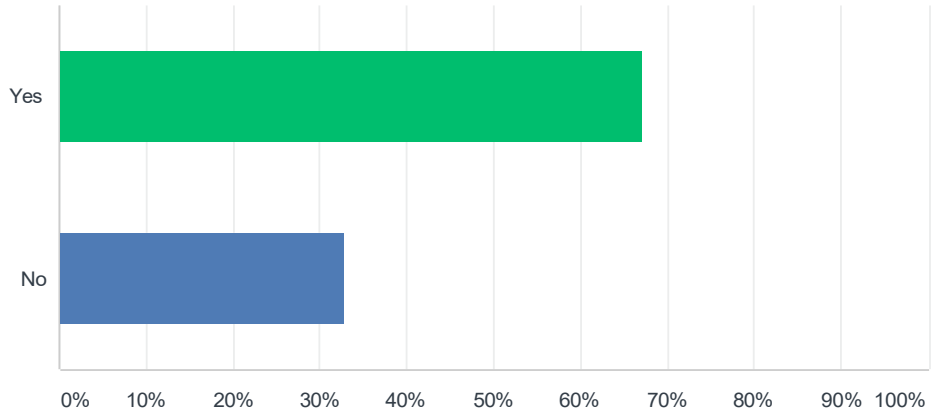
Answered: 130 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	81.54%	106
No	18.46%	24
TOTAL		130

Q3 Should the Neighbourhood Plan require that all developments, irrespective of the number of dwellings, have the same maximum proportion of larger houses? Practically this may not apply to developments with only one or two dwellings.

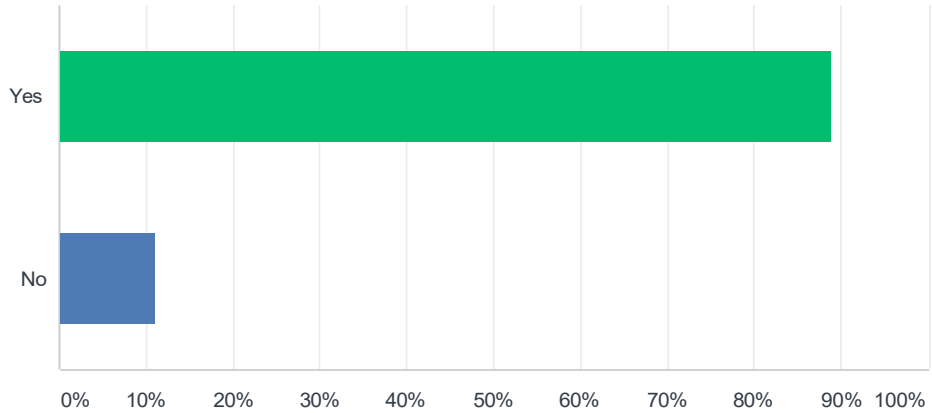
Answered: 128 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	67.19%	86
No	32.81%	42
TOTAL		128

Q4 Should the Neighbourhood Plan require that for all developments at least two thirds of dwellings are not larger homes? Practically this can only apply to those with three or more dwellings. If developers do not wish to conform to this policy they must submit evidence to indicate why there is a need for a particular mix of housing types.

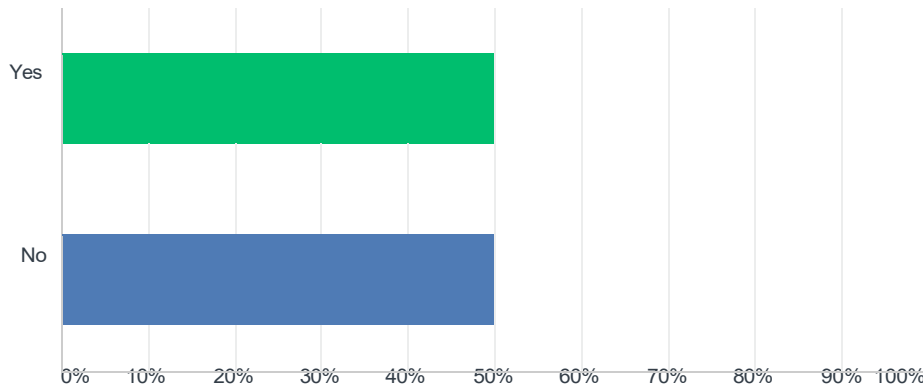
Answered: 81 Skipped: 50



ANSWER CHOICES	RESPONSES	
Yes	88.89%	72
No	11.11%	9
TOTAL		81

Q5 If you do not want this policy to apply to all developments should there be a requirement for those with 10 or more houses to have no more than one third of larger homes?

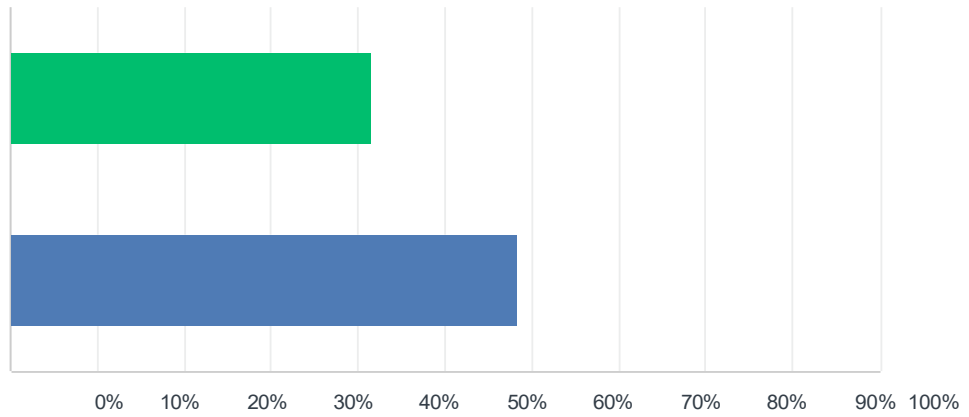
Answered: 36 Skipped: 95



ANSWER CHOICES	RESPONSES	
Yes	50.00%	18
No	50.00%	18
TOTAL		36

Q6 Should the Neighbourhood Plan require that any development with two or more dwellings must include some smaller homes?

Answered: 36 Skipped: 95



ANSWER CHOICES	RESPONSES	
Yes	41.67%	15
No	58.33%	21
TOTAL		36

Appendix 7 Pre-submission Consultation responses 2017

Wilsden Parish Neighbourhood Plan Pre-Submission Consultation Outcomes

Neighbourhood Plan Policy No.	Respondent	Main Comments	Response
General	Coal Authority	The draft Neighbourhood Plan appears to contain no recognition of the issue of unstable land or the issue of mineral sterilisation. Whilst Neighbourhood Plans are prevented from dealing with minerals issues, mineral sterilisation and safeguarding is clearly identified in National Policy as a matter for plans which allocate new development.	Noted that you have no specific comments to make.
	Highways England	You may already be aware that we continue to work closely with Bradford Council in regard to potential future development and growth in the area of which this Neighbourhood Plan helps inform and we remain engaged closely in the local plan consultation process. Whilst we have no formal comments at this point with regard to the Wilsden Parish Neighbourhood Development Plan proportion of the wider picture, on behalf of the Secretary of State for Transport, I would like to offer my thanks again for sending this through and keeping in touch.	Noted that you have no specific comments to make.
	North Yorkshire County Council	The Parish of Wilsden does not adjoin the boundary of North Yorkshire. Having reviewed the consultation documentation, as an officer response, it does not appear that there are any significant cross boundary issues that are likely to be of interest to the County Council and therefore at this stage we have no specific comments to make.	Noted that you have no specific comments to make.
	Natural England	Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the	Noted, and can confirm that a SEA (Strategic Environmental Assessment) screening assessment for the Plan is planned.

		<p>Habitats Directive. A neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the neighbourhood plan proposes development which have not been assessed and/or included in the Habitats Regulations Assessment for the local plan.</p>	
	Gladman	<p>To conform with the requirements of the Framework, the Council has submitted its Core Strategy DPD to the Secretary of State for examination on 12th December 2014. Subject to modifications the Inspector's Report confirms that the Plan meets the tests of soundness outlined in paragraph 182 of the Framework.</p> <p>The adoption of the Plan has been delayed following the Secretary of State's Holding Direction. The Government has now issued its response to the Council lifting the Holding Direction which will allow the formal adoption of the Core Strategy.</p> <p>The letter did highlight that "The Secretary of State acknowledges that the Plan does not alter the existing boundaries of the Green Belt and that any future changes to Green Belt boundaries will be through the preparation of Site Allocations."</p> <p>Accordingly, it is important that the WNP allows for flexibility and does not prevent the ability of land being released from the Green Belt where it no longer provides the functions required by national policy. Failure to ensure this flexibility could lead to conflict with the emerging Site Allocations DPD should any land</p>	<p>Noted. We can assure you that the Plan will "not prevent the ability of land being released from the Green Belt".</p>

		<p>be released, as s38(5) of the Planning and Compulsory Purchase Act states:</p> <p>'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).'</p>	
	David Wilson Homes	<p>At present DWH support large extents of the WNP, in particular:</p> <ul style="list-style-type: none"> - • The acknowledgement that existing allocations, sites with planning permission, previously developed sites and sites located within the current defined development limits of the Village, would not deliver the anticipated number of homes required by the Bradford Core Strategy. • The proactive decision to identify the release of housing sites from the Green Belt in order to deliver the number of homes required by the Bradford Core Strategy. • That an objective of the WNP is to protect important local leisure and community facilities, retail and employment provision, and wherever possible, enhance them. 	This general support for large extents of the Plan is noted and welcomed.
W/HO1: A Presumption in Favour of Sustainable Development	Avant Homes	<p>Advise that the policy wording is amended as follows: 27823/A3/CA 3 26th July 2017 "When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development as set out in paragraph 14 of the National Planning Policy Framework" - Then the policy would be supported.</p>	Partially agreed. The Policy will be removed. However, the supporting text will be retained as it provides a useful context for the Plan. Your suggestion will be reflected in the supporting text.
	Gladman	<p>Suggest that the wording of the policy is modified slightly to ensure that the policy will support the implementation of objectives of the Framework - "When considering development proposals, the Plan will take a positive approach towards sustainable development."</p>	Partially agreed. The Policy will be removed. However, the supporting text will be retained as it provides a

			useful context for the Plan. Your suggestion will be reflected in the supporting text.
W/HO2: Wilsden Sustainable Development	Avant Homes	<p>The policy would not meet the tests of soundness outlined in paragraph 182 of the National Planning Policy Framework (NPPF), namely it is not justified, effective or positively planned. There is no planning policy basis at a local or national level which justifies the restriction on the size of a site-specific development.</p> <p>This policy unnecessarily restricts the scale of development proposals coming forward to meet identified housing needs.</p>	Disagree. It is considered that the NPPF supports it. The proposed limit on the size of a site-specific development was a high priority of the community as evidenced by community consultation.
	Gladman	<p>It is important that suitable flexibility/support is provided within the Policy to ensure that the Plan will be supportive of any future decision of BCC to release land from the Green Belt in a future Local Plan review or Site Allocations DPD.</p> <p>As per our comments in respect of policy W/HO2, the size of new development should not be restricted. There are a number of factors to consider, such as site density which have a bearing upon the level of development that can suitably come forward on a site. [...]The ability to achieve suitable densities could be severely affected in certain instances if the size of development is restricted. There is no evidence to suggest why it is considered appropriate to limit development within the NPA to no more than 4 houses on greenfield sites. In restricting development to this maximum level the WNP is not conforming to the positive approach of the Framework, or the direction taken through the emerging Core Strategy and as such Gladman suggests this element of the policy is deleted. There are a number of other factors which are controlled through the planning system which ensure that the level of development</p>	Disagree. It is considered that the NPPF supports it. The proposed limit on the size of a site-specific development was a high priority of the community as evidenced by community consultation.

		which comes forward is suitable and appropriate for the location, such as highways considerations, landscape impacts etc and as such the reference to small scale development in part a) should be removed.	
	David Wilson Homes	<p>The policy would not enable the full benefits of housing development to be delivered. The restriction on a size of development, also restricts its viability potential and the benefits it can deliver. Benefits which include the ability to meet affordable housing policy requirements and the delivery of a more varied mix of homes, particularly two and three-bedroom properties.</p> <p>Finally, the restriction imposed by the policy would mean that more than one housing site would need to be released in order to meet the outstanding housing needs of the Village. Accordingly, this would result in two areas of the Village being impacted by the construction of new homes. It is our view that one site should be released to meet the outstanding needs of the Village and that this site should be DWH's Site Ref. WI/001.</p>	Disagree. It is considered that the NPPF supports it. The proposed limit on the size of a site-specific development was a high priority of the community as evidenced by community consultation.
W/HO3: Wilsden Settlement Boundary	No comments received		
W/HO4: Development Proposals Outside Wilsden Settlement Boundary	Avant Homes	It is assumed that land outside the settlement boundary will be Green Belt rather than open countryside and will be protected by Green Belt policies at a local and national level and as such we would question the need for this policy.	It is agreed to remove the policy, but to retain the supporting text as this provides useful context.
	Gladman	Land outside the defined Wilsden Settlement Boundary will be treated as countryside. As stated above the settlement is contained by the existing Green Belt boundary. It is not clear why this policy is deemed necessary. Gladman therefore recommend that the above policy is deleted.	It is agreed to remove the policy, but to retain the supporting text as this provides useful context.

<p>W/HO5: Housing Provision</p>	<p>Avant Homes</p>	<p>The neighbourhood plan itself cannot allocate sites for residential development, [...] the Parish Council are recommending that 3 sites are allocated by Bradford Council in their Allocations Plan.</p> <p>Moorside - The site is considered to be suitable, available and achievable and would therefore meet the requirements of paragraph 47 (footnote 11 and 12) of the NPPF and would represent a logical extension to the village that would “round-off” the settlement. Suitable vehicular access could be achieved from Wellington Road and the site is located in flood zone 1 and therefore represents a low flood risk. The site is likely to be of low ecological value having been heavily worked by horses. [...] Not considered to be any physical constraints that would prevent this site coming forward for residential development.</p>	<p>It can be confirmed that the Plan is not seeking to allocate sites for development. It considers that that is more effectively undertaken by Bradford MDC through their Allocations Plan. The Steering Group has considered the existing ‘commitments’ and considered them suitable for housing development.</p>
	<p>Resident 1</p>	<p>St Matthews Close -5-8; Manor House Road – 12; Moorside Farm – 10. Agree that these sites will provide approx. 30 dwellings. Also with existing approval is Wellington Road behind Medical Centre – 11. This would provide approx. 41 dwellings.</p> <p>W/HO9 Laneside – not in favour of this site as it is on the opposite side of the road to the existing house and would create a precedent for further building on other fields along this road.</p> <p>W/H013 Moorside Farm – this is a continuation of the approved sites around Moorside Farm and I therefore feel any further building should be limited to 20-30 homes maximum.</p> <p>This would give approx. 106 buildings in total and together with those already built would be 188 which I hope would be sufficient for planning needs.</p> <p>The site on Royd Street (further along from the co-op) should be used for housing. Instead of being allowed to be derelict and an eyesore.</p> <p>Bradford MDC should use the brownfield sites around the city before requiring greenfield sites.</p>	<p>Your comments are noted. The Plan supports your view that Bradford MDC should use the brownfield sites around the city before requiring greenfield sites.</p>

W/HO6: Haven Farm, Station Road, Harecroft	Coal Authority	The Coal Authority notes that Section 2.3 of the Plan relates to Housing Allocations with Policy W/HO6 indicating that residential development at the Haven Farm site at Station Road, Harecroft (for approximately 35 dwellings) will be supported.	Noted.
	Resident 1	Brownfield site for 35 dwellings should be first site to use.	Agreed.
	Resident 2	Can see logic in building here, improvement of chicken factory smell	This general support for this policy is noted and welcomed.
	Resident 3	In reference to the community recreation facilities what does this entail? I would appreciate some feedback please.	To be considered with the Steering Group.
	Resident 4	I am not in favour of a play area on Station Road as I am afraid this will cause the same problems that Wilsden, Cullingworth and Harden have. I also feel that there is insufficient demand from its intended target group. However, some small garden, bench, planter etc. would be nice. I would prefer money was spent on speed cameras.	To be considered with the Steering Group.
W/HO7: Windfall Housing Sites	No comments received		
W/HO8: Housing Mix	Avant Homes	Agrees that a mixture of housing types and sizes should be provided as part of new developments. Market forces should dictate the type of housing that is required in the area as this is likely to fluctuate over the plan period and greater flexibility should be provided within the policy. Consideration must be given to the repercussions of providing a range of house types and sizes on the viability of proposed developments. - it is recommended that a caveat is added to the policy, which makes it subject to viability. It is not considered that the policy fully accords with the adopted Core Strategy and as such fails to meet the requirements of paragraph 184 of the NPPF. However, it is considered that this could be rectified with the amendments to the policy suggested above.	The support that a mixture of housing types and sizes should be provided as part of new developments is welcomed. It is agreed to give more flexibility to reflect any changes that may take place over the lifetime of the Plan; also, to refer to viability.

	David Wilson Homes	<p>DWH agree with the first element of the policy which seeks to ensure that housing developments provide a mix of housing types to meet the existing and future housing needs of the Parish. However, DWH do object to the element of the policy that seeks to dictate that all developments of more than 3 dwellings should include no more than 35% of properties with more than 3 bedrooms. Whilst DWH support the intention of the policy to meet the housing needs of young families and older people, they believe the policy is too restrictive as currently worded.</p> <p>To ensure that development sites remain viable over the course of the whole plan period to 2030 developers need to be given as much flexibility as possible in order to react to market demand. The ability of developers to sell homes is the core driver associated with the viability of housing developments.</p>	<p>The support that a mixture of housing types and sizes should be provided as part of new developments is welcomed. It is agreed to give more flexibility to reflect any changes that may take place over the lifetime of the Plan; also, to refer to viability.</p>
	Resident 5	<p>Policy W/H08 - housing mix - I suggest the size of the houses is as important as the number of bedrooms. Many modern houses are the size of a shoe box! Floor area would be a more suitable measure. Too small is as bad as unduly large. I refer to Policy W/H01. I suggest policy W/H08 be re-phrased. I have spoken to a number of Lane Side residents who see themselves as being powerless to do anything to modify or prevent undesirable housing developments and suggest this is extremely unhealthy.</p>	<p>While the Steering Group has some sympathy it what you are suggesting, national rules concerning the development of neighbourhood plan mean that it is unlikely that a policy which sought to introduce a minimum size of a house would appropriate.</p>
W/HO9: Affordable Housing	Avant Homes	<p>The policy as currently drafted as it seeks provision of “at least 20-25%” affordable housing on developments of 10 units or more. This conflicts with Policy HO11 of the adopted Core Strategy, which seeks “up to 20%” provision in towns, suburbs and villages, which includes Wilsden. We would also advise that a caveat is added to the policy which states that the provision of</p>	<p>Agreed. The Policy and supporting text will be amended as you suggest.</p>

		affordable housing is subject to viability and is open to negotiation	
	David Wilson Homes	Whilst DWH support the delivery of affordable housing, they believe the policy as currently worded is not in accordance with the Bradford Core Strategy which requires the delivery of 20% of affordable homes on new housing developments in Wilsden.	Agreed. The Policy and supporting text will be amended.
	Resident 5	Policy W/H09 - affordable housing - I cannot find a reference within the plan to what this means. Unless this is specified in some form, the figure of 25% is meaningless.	Agreed. The Plan will define what is meant by 'affordable housing' based on BMDC's definition.
W/BH1: Locally Designated Buildings of Special Historical and Architectural Interest	Historic England	We welcome the introduction of the list and policies relating to non-designated heritage assets. Suggest that the title of Table 1 and policy 'W/BH1' use the same description (pg.26); we suggest "Locally designated building and sites of special historical and architectural interest". 'Sites' as there may be non-archaeological sites within the NP area which have been identified through the West Yorkshire Archaeological Services Historic Environment Record, and a policy which takes account of such known sites, as well as those which may emerge when a site is being developed would be welcomed.	Agreed.
W/BH2: Wilsden Conservation Area	No comments received		
W/BH3: Hallas Bridge, Birkshead and Norr Special Character Areas	Historic England	We welcome the identification of Special Character Areas and related policy 'W/BH3' with the wider Neighbourhood Plan Area, as well as the proposal that Bradford Council consider the designation of the Hallas Bridge Area as a Conservation Area.	This support is noted and welcomed.
	Resident 1	I am in favour of the Hallas Bridge area becoming a Conservation Area and would wish to protect the area surrounding Birkshead and Norr.	This support is noted and welcomed.

	Resident 6	One factual correction to the Birkshead Special Character Area is that Birkshead mill is not the first in the parish. All the mills in the Hewenden valley are earlier, as is Albion Mill.	Agreed.
W/BH4: High Quality Design Principles	Avant homes	Unclear as to whether it applies solely to new development within the Conservation Area or the village as a whole.	We can confirm that it relates to the whole of the village. This will be made more explicit.
	David Wilson Homes	DWH fully support the proposed development principles identified in Policy W/BH4. As a house builder that prides themselves in the delivery of high-quality residential developments, many of the principles identified in the policy align with their own.	This support is noted and welcomed.
	Resident 1	Emphasis should be on the traditional materials characteristic of the area.	Agreed.
W/BH5: Dry-Stone Walls	Resident 1	Every effort should be made to protect these walls as they are important to the local area.	This support is noted and welcomed.
W/NE1: Important Local Green Spaces	Gladman	Due to the lasting nature of this designation and the level of protection of these designations, similar to that of Green Belt, Gladman contend that robust evidence should support such a policy. Gladman contend that the evidence to warrant the inclusion of such a policy should be extremely robust and having not currently seen any evidence to support the inclusion of the designations in the policy recommend it is deleted from the plan. The map outlining the proposed designations is unclear however it appears that some of the designations may not be meeting all of the criteria for LGS designation.	It can be confirmed that each site has been assessed against the NPPF criteria. This will be detailed in a separate report. A more detailed map will be provided.
	Resident 1	Should be protected at all costs.	This general support is noted and welcomed.
W/NE2: Ecology and Biodiversity	Gladman	Generally, support the Parish Council's ambition to improve the biodiversity assets of the neighbourhood plan area, this policy should not prevent the delivery of sustainable development opportunities being delivered where these would lead to enhanced or improvements to biodiversity assets and landscape features or improve existing assets. The loss of some features	Agreed. The supporting text will be amended to reflect this.

		may be required to ensure the deliverability of a development proposal overall and in these circumstances, it is quite often the case that the loss of biodiversity assets will normally be compensated for through the replacement of similar features within a development proposal.	
W/NE3: Trees	Resident 1	Should also be protected and further planning as appropriate.	This support is noted and welcomed.
	David Wilson Homes	DWH support this policy as it will ensure that proposed developments mitigate any landscape and visual impact they could have.	This support is noted and welcomed.
W/NE4: Landscape	David Wilson Homes	DWH support this policy as it will ensure that proposed developments mitigate any landscape and visual impact they could have.	This support is noted and welcomed.
W/NE5: Important Open Views and Vistas	Gladman	Gladman consider that this policy lacks sufficient evidence to demonstrate why these views are of such value to the local community. Opinions on landscape are highly subjective, therefore, without further evidence to demonstrate why these views are considered special will likely lead to inconsistencies in the decision-making process. Gladman consider that to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. An area's pleasant sense of openness to open countryside cannot on their own amount to a landscape which should be protected.	Your concerns about the lack of sufficient evidence are noted. We consider that sufficient evidence has been provided. It is agreed, however, to produce a separate supporting evidence report which will underline their importance.
	Resident 5	Open views and vistas - I request that the view south from Lane Side be added to those shown in figure 9. Many walkers use Lane Side and obviously derive benefit from the current open aspect and views to the south. It would be regrettable for these benefits to be reduced. A photo showing views south from Lane Side would enhance the Plan. See section 4.4.	To be considered by the Steering Group.

W/NE6: Areas of Local Separation	Gladman	As Wilsden is currently surrounded by Green Belt, the very purpose of which is to prevent coalescence of settlements it is not clear why this policy is deemed necessary or what further detail this policy provides beyond that of the higher level national Green Belt designation. As Green Belt protection has been recently reaffirmed in the published Housing White Paper it is considered this policy is unnecessary and should be deleted. The policy does not reflect the criteria set out for development in the Green Belt from the Framework, in very special circumstances and as such may undermine this national policy designation.	The Policy was introduced to reflect concerns that while development in the Green Belt is strictly controlled and only allowed in special circumstances, there are instances where some types of development appropriate in the Green Belt such as infill housing was eroding the physical separation of the communities.
	David Wilson Homes	DWH support the intention of the policy, however, they believe that national and local planning policy guidance in relation to the Green Belt will provide sufficient protection. Specifically, as one of the five purposes of the Green Belt is to restrict urban sprawl. The current extent of the Green Belt beyond DWH's site would of course be retained should the site be allocated for residential development.	The Policy was introduced to reflect concerns that while development in the Green Belt is strictly controlled and only allowed in special circumstances, there are instances where some types of development appropriate in the Green Belt such as infill housing was eroding the physical separation of the communities.
	Resident 1	Of major importance to retain the physical and visual separation between Wilsden and the surrounding communities.	This general support is noted and welcomed.

	Resident 5	Policy W/NE6 - development in area WI/009 would diminish the separation between Wilsden and Harecroft. I request that the separation between Wilsden and Harecroft be added to the list shown in section 4.6 of the draft plan.	To be considered by the Steering Group.
W/E1: Existing Employment Sites	No comments received		
W/E2: New Business Development Proposals	No comments received		
W/CF1: Community Facilities	Resident 2	Wilsden services at breaking point - schools and doctors	Noted.
W/CF2: Community Facilities	Resident 5	Wilsden School - The joint efforts of developers and CBMDC have resulted in radical changes to the character of the village. No solution is proposed to the problems of traffic and parking congestion in the vicinity of the school. The school is adjacent to the centre of the village and an ideal site to build houses. The other proposed sites are some way from the village centre. Would it not be sensible to build a fresh school either at the Ling Bob roundabout or on the land between the bottom of the village and Harden, and then build the houses on the existing school site? This would solve the parking/congestion problem and put the houses adjacent to the village centre in line with policies W/SH4, W/TA3, while avoiding the need for additional cycleways in line with policy W/TA2. I am sure this would be a somewhat costly solution; however, the alternative would appear to fail to address the current parking problems, while placing additional housing in unsatisfactory locations. If CBMDC require the additional houses to be built, surely it is reasonable for them to shoulder some of the financial burden.	To be considered by the Steering Group.
	David Wilson Homes	DWH support the policy and believe that the delivery of new homes at the scale they propose will deliver significant benefits	This support is noted and welcomed.

		associated with the safeguarding and enhancement of new community facilities.	
W/CF3: Community Sports Facilities	Resident & Landowner 1	The need and desire for the delivery of new facilities for Wilsden AFC is significant for many residents of the Village. The club's many teams do not currently have any pitches of their own in the Village. At present, they drive 30 minutes to play their "home games" and have to find available pitches on a week-to-week basis.	Noted
	David Wilson Homes	DWH are in full support of these policies on account of their proposal to deliver new facilities for Wilsden AFC. As stated above, no other development site can deliver the desired new sporting facilities for Wilsden AFC. The health and community benefits associated with the delivery of the new facilities for Wilsden AFC would provide huge benefits to the Village.	Noted
W/CF4: Assets of Community Value	No comments received		
W/SH1: Wilsden Local Centre	No comments received		
W/SH2: Shops Outside Wilsden Local Centre	No comments received		
W/SH3: Shop Front Design in Wilsden Local Centre	No comments received		
W/SH4: Car Parking in Wilsden Local Centre	No comments received		
W/TA1: Transport	Resident 5	The proposed development WI/009 is beyond easy walking distance of the village shops. Development at the Ling Bob	Disagree. It is considered that the

		roundabout would be much more appropriate. The proposed development at Haven Farm would, for most people, require motor transport anyway in order to access shops etc.	NPPF supports it. The proposed limit on the size of a site-specific development was a high priority of the community as evidenced by community consultation.
	Resident 5	While the draft plan references traffic and congestion on Main Street, I request that the traffic flow on Haworth Road and Lane Side should also be considered. Haworth Road is not too bad, however traffic along Lane Side towards Cullingworth can sometimes move at very high speed. The problem is that a minority of drivers see the clear, straight road as an opportunity to put their foot down. Traffic moving from Cullingworth to the Ling Bob roundabout does not move so fast, however there have been numerous occasions when I have nearly been hit when exiting my drive due to the limited visibility towards Cullingworth and the traffic travelling towards Bradford. Development of area WI/009 would exacerbate this problem.	Noted.
	David Wilson Homes	DWH's proposed development site is situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services.	Noted.
W/TA2: Footpaths, Cycleways and Bridleways	David Wilson Homes	The proposed development masterplan identifies that a network of roads is showing a clear hierarchy and providing suitable permeability. In addition, pedestrian and cycle connectivity will be provided to enhance the site's accessibility by non-car modes to the services and facilities available within walking and cycling distance of the site.	Noted.
W/TA3: Traffic Along Main Street, Wilsden	Resident 7	We are all aware of the continuing concerns of the residents of the speed of which vehicles continue to use Main Street despite the existing speed reduction measures in place. I consider it may be appropriate to modify the last paragraph to read: - "Local	It is agreed to refer to the existing speed reduction measures and

		people have expressed concerns about road safety, noise and vehicle emissions associated with the volume, speed of traffic and non-effective speed calming measures along Main Street”	their partial success (or not).
W/DC1: Developer Contributions	Resident 7	<p>Wilsden’s existing services infrastructure, in particular surface and foul water services, can at present only just cope with the housing developments that have been added to the Parish over the last 20 years or so. Flooding of Main Street adjacent to Well House Mill being a particular case in point. The Beck is expected to deal with the surface water run off due to lack of road gulleys and the result of hard standing for off road parking that has reduced garden frontages. The gardens of properties adjacent to the Beck down Crack Lane have been affected during periods of heavy rain with foul water contaminating the gardens and resulting in clean-up operations by Bradford Council. I understand the problem has been investigated by Yorkshire Water and work is ongoing to resolve the matter, but it shows how near to capacity the infrastructure is in Wilsden, especially surrounding Main Street.</p> <p>I consider it may be appropriate to include the following paragraph: -</p> <p>* Investment in projects to improve the existing services infrastructure i.e. Electricity, Water, Gas, Telephone, Data and Surface and Foul water services to support the proposed developments</p>	To be considered by the Steering Group.
	Resident 5	Developer Contributions should include local infrastructure improvement, including parking provision for the village school and modifications to the traffic calming speed cushions on Main Street. I refer to policy W/TA3.	It is agreed to refer to local infrastructure, including along Main Street. It is not considered appropriate, however, to specifically highlight the issue of parking provision for the village school.

	David Wilson Homes	DWH support the proposed policy and believe that this adds further weight to the proposed allocation of their site to meet the outstanding housing needs of the Village, ahead of other smaller, piecemeal, developments.	Noted.
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Wilsden Parish Neighbourhood Plan Policy No.	Respondent	Main Comments	Response
Community Action 1: Housing Allocations Within the Green Belt	Resident 8	Site w1/009 We wish to object to the proposal to build houses on the field marked w1/009 on the plan shaa3 2015. The field in question is located between two well established farms. To effect housing between these fields will be detrimental to livestock in my opinion. Each house will be designated as a parking space adding to the already congested infrastructure. Adding additional traffic from new housing will only add to the congestion.	To be considered by the Steering Group.
	Resident 9	I am writing to formally object to the proposed development. I own New Holland Farm Wilsden, which is a large working farm of approx. 600 sheep and lambs and poultry. The impact of this development on our livestock and businesses would be huge. It would open the floodgate for further development. We are upset that housing needs and being put above local environment and agricultural businesses, which contribute greatly to the local economy.	To be considered by the Steering Group.
	Resident 10	W1/009. This is in the centre of green farming land on either side and doesn't make any sense. W1/013 makes more sense.	To be considered by the Steering Group.
	Resident 11	Laneside cannot cope with more traffic. Parking in the village is getting difficult. Can the school and medical centre cope with more pressure. Laneside has a very valuable farm. If this is affected we have lost something very special and irreplaceable.	To be considered by the Steering Group.
	Farmer 1	The proposed development of this Green Belt land would quite seriously alter the landscape of the countryside. I am also quite	To be considered by the Steering Group.

		worried about the impact the building of these houses would have on our family run farm.	
	Resident 12	The proposed development on the opposite side of the road to the existing houses. It breaks up the green fields. It sets a precedent for further building along that side of Laneside. This would be the thin edge of the wedge.	To be considered by the Steering Group.
	Resident 13	I fully understand the pressure on the Parish Council. Laneside is A NATIONAL ROAD, and now very busy. The speed of vehicles has increased lately and could be a danger to further housing occupants. <u>Laneside</u> A national road traffic has increased significantly in the last couple of years and a small number of drivers are now driving at high speeds (I conservatively estimate at up to 70 mph). It seems that BMDC are aware of this. However, allegedly they comment that “until a death or a serious incident occurs. No action will be taken”.	To be considered by the Steering Group.
	Resident 13	<p>I have serious concerns about the housing development, in particular W1/009, and I look forward to your comments on the following issues.</p> <p>1) This location (W1/009) is adjacent to the National Road B 6144, on a section of approximately 1/4 mile of straight road. Over the last few years, traffic has increased significantly on this section of road. Despite my pleading with the Parish Council, and Bradford MDC, concerning excessive speeds of vehicles occurring on the road (60 + mph) nothing has been done, and “allegedly” Bradford MDC say that “No traffic calming would be done until a serious incident or death occurs”. Speed cameras would stop all this, or speed cushions and tables would dramatically reduce speeds towards the 30-mph limit which exists on this road.</p> <p>2) It has been noticed by me that elderly and young cyclists are using the pavements at this location, probably because they are frightened of the speeding traffic.</p> <p>3) In the light of the above, it would be very difficult and dangerous for traffic to exit the proposed development (W1/009).</p>	To be considered by the Steering Group.

		<p>Please confirm whether or not, these points have been discussed in Council Meetings, and if action has been taken to resolve these issues.</p> <p>4) Finally, I understand that Green Belt land has in the past, been earmarked for a large proportion of houses in Wilsden, including 268 homes in Harden Lane and Bents Lane.</p>	
	Resident 14	<p>I am not sure this is sensible on this plot of land as it is right in the middle of working farms. The fields directly adjoining it on three sides are lambing and calving fields. Developments brings families, dogs, children, cars and along with it noise and pollution. This could cause major disruptions and stress to the birthing mothers and possibly result in miscarriages or stillbirths. Our direct neighbours have other animals such as Turkeys which arrive from October and also chickens all year round. All this animal husbandry brings with it undesirable pests such as large amounts of rats and vermin. We are constantly fighting to keep the foxes away from livestock and the foxes will probably be even more attracted to the area with all the bins and rubbish that is produced by developments. Not to say the fright it will cause to residents to see the size of the rats around here. Farming is a very important part of our livelihoods and disruptions such as developments so close to the heart of the farms could be disastrous.</p>	To be considered by the Steering Group.
	Resident 15	<p>I have to say I was quite shocked. I have lived at this property for the last 17 years and this is the very first time I have heard anything about this site being used for building. It is greenbelt, it has been greenbelt for hundreds of years and an area of it is currently being used for grazing horses. I have had no paperwork or notifications to advise me of any interest in this area and yet I am directly associated with it, being at the end of my drive. I am aware of the other sites on the plan and have been for several years. But I am not sure how it benefits to pluck a field out of the middle of other fields and develop it. Once greenbelt has been developed it will never exist again. The soils in these greenbelt areas have taken millennia to develop into the lush pastures they are today.</p>	To be considered by the Steering Group.

	<p>Absolutely essential pathways between areas of green for hundreds of species of wildlife. We have hares, curlews, hedgehogs, stoats, voles, butterflies, bees, chaffinches, goldfinches, redstarts, sparrows, nesting swallows and house martins, bats, toads and many more all travelling between these areas. Curlews have been arriving steadily over the last five years in all the fields around this area and they are very much in decline losing much of their habitat to development. Building houses and bringing in all the noise and disruptions it will cause, right in the middle of the breeding/nesting areas, is sure to kill them off completely. We thought this was the whole point of Greenbelt Protection, surely. All the farmers adjoining this plot have offered to buy the land from the owner as he has not lived in this area for a number of years. The farm next door to us directly adjoins this land and he has to transport his sheep to areas in Cullingworth for extra grazing land. We have offered to buy this field to graze our horses when we first moved in and we had to rent land up near The Guide instead. It is getting to the stage where farmers do not sell land to graze animals but to developers. Ultimately, we will have no fields left to graze our animals to feed the ever-burgeoning population that supposedly require these houses. There are huge areas of brownfield sites in Central Bradford that could be developed like they have in London. That way people who work in the city could live in the city, like they do in London, and that would cut down on traffic and congestion, fumes, air pollution etc. Many people do not like the dust, rats, mice, fleas etc. that living in and around working farms brings in and city dwelling is a popular choice given the options. We simply cannot keep churning up precious resources like Greenbelt land. There is also an issue with the traffic on Laneside. it is a major route for commuting traffic who do not live in the village but use it as a shortcut. The huge housing development in Cullingworth has yet to show its impact on our road networks. I had to get out of my drive directly on to Laneside every morning for the school run for !0 years and believe me at 7am to 9.00am it was a nightmare. Huge amounts of traffic comes from</p>	
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		<p>Cullingworth to Bradford and from Bradford to Parkside and Cullingworth Primary Schools at that time in a morning and houses built on Laneside will only exacerbate it. There are no facilities in the village for an extra amount of people. The Co- Op is dreadful to park outside, it is extremely difficult to get a doctor's appointment, the dentist doesn't take any more local NHS patients, we have to travel to Cottingley (again more traffic). The library and post office are only open because local volunteer staff it just to provide a service. The yoga class had to go to Haden due to lack of facilities. Wi- Fi in this area is very slow and the pylons which overlook the whole site make a dreadful constant buzzing noise which takes years to get used to, never mind the ill health associated with it. All these points came out according to your website where I found documents pertaining to be from various surveys carried out. None of us in the farms on Laneside know about these. It seems to have been put forward in a meeting in 2014, that none of us attended, and none of us know who put the site (W1/009) forward. Architects in London are looking at exciting new developments in the cities based on Scandinavian designs where they incorporate green spaces/parks/restaurants/shops all based in one development, almost building a whole village utilising brownfield sites, whilst being within walking distance of facilities that cities offer such as theatres, cinemas, hospitals etc. Bradford has some beautiful heritage buildings that would be perfect for this. For these reasons we are totally against the development on Laneside (W1/009)</p>	
	Resident 16	<p>I wish to object to the proposed building of houses in the fields marked W1/009 and W1/013 for the following reasons:</p> <ol style="list-style-type: none"> 1.This land is agricultural land and green belt. 2.The plot w1/009 is surrounded on three sides by fields that are owned by both Honey Pot Farm and New Holland Farm. Sheep graze on these fields throughout the year. 3. One of the farmers informed me that sheep will not graze happily if houses are built around them. 	To be considered by the Steering Group.

		<p>4. Farmers are having a particularly hard time due to Brexit.</p> <p>5. These fields have been farmed for generations and is part of our heritage.</p> <p>6. Laneside is a very narrow road with only a pavement on one side. Also, there is regular speeding.</p> <p>7. Laneside is therefore not a viable or safe highway for all the extra traffic a new housing development will generate.</p>	
	Resident 17	<p>I am writing to view my objection to the proposal of the inclusion of land w1/009 on the above plan. The land is marked as Green Belt and is surrounded by farm which use their land for farming activities. The use of the land for housing will disrupt the lively hood.</p> <p><u>Traffic</u></p> <p>The increase in traffic along Lane Side, which is already busy and at sometimes during the day is faster than the speed limit of 30 mph. Has any thought been given to the entrance of the development and the consequences of the entrance would have on the current residences.</p> <p><u>Planning</u></p> <p>Looking through Bradford Council Planning Policies the development hardly meets any of the infill, using brownfield sites etc. Has any thoughts been given to more suitable sites, thoughts on schools and local amenities.</p> <p>I understand houses have to be built somewhere but using Green Belt land when there are brown belt sites which would be better use.</p>	To be considered by the Steering Group.
	Resident & Landowner 1	<p>In addition to being a local resident, my interest in the Neighbourhood Plan is also associated with my role as the landowner of David Wilson Homes' land interest at Harden Lane/Bents Lane, Wilsden (Ref. WI/001) for residential development and the delivery of new playing facilities for Wilsden AFC.</p> <p>The land area which I have entered into an agreement with David Wilson Home is approximately 17 hectares in size. Of the</p>	To be considered by the Steering Group.

	<p>17 hectares, I have offered as part of the proposals to provide a total of 7 hectares to be developed to deliver new facilities for Wilsden AFC. Which is a significant proportion of my land. I consider this to be a rather unique offer and I am unsure of any other similar offers that have recently been made in the Village and wider area.</p> <p>As a resident of the Village I am aware of the current plight of Wilsden AFC. I therefore made the early decision that I would very much like to provide as many benefits as possible to the Village through the release of my land. Which is why I would like a significant proportion of my land to be delivered as new facilities for Wilsden AFC. Rather than hold onto any future development potential it may have.</p> <p>The need and desire for the delivery of new facilities for Wilsden AFC is significant for many residents of the Village. The club's many teams do not currently have any pitches of their own in the Village. At present, they drive 30 minutes to play their "home games" and have to find available pitches on a week-to-week basis. The release of my land to enable the delivery of the desired facilities will help to eradicate the current issues faced by the Club.</p> <p>I appreciate the Parish Council's decision to identify potential housing sites to be released from the Green Belt. However, I am concerned that my land has not been chosen given the many social and community benefits it can provide to the Village. Particularly, as my land is the only land that can deliver the desired facilities for Wilsden AFC due to land availability, topography and funding.</p> <p>I fully understand that there may be future potential to develop my land after 2030, within the next local plan period. However, I do not think the potential to provide new facilities for Wilsden AFC will be. If their current struggles to find pitches for home</p>	
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		<p>games continue, who is to say that the club will still be operating in 13 years' time?</p> <p>In my role as landowner of the Harden Lane/Bents Lane site, I request that the Parish Council re consider their current proposals in the Neighbourhood Plan and identify my site as the preferred housing option for the Village. Especially, given the unique and huge benefits it can provide to many residents of the Village.</p>	
	<p>Resident & Developer 1</p>	<p>In addition to being a local resident, my interest in the Neighbourhood Plan is also associated with my role as the Managing Director of David Wilson Homes, Yorkshire West Division, who as you will be aware are promoting a land interest at Harden Lane/Bents Lane, Wilsden (Ref. WI/001) for residential development and the delivery of new playing facilities for Wilsden AFC. Over recent years I have become heavily involved with Wilsden AFC, which has allowed me to fully understand their need for new facilities and the benefits they can deliver to the Village.</p> <p>You will recall that I provided the Parish Council with a presentation on the 19th July 2016 on behalf of David Wilson Homes in respect of our proposed development of the Harden Lane/Bents Lane site. Our planning consultant, PB Planning will be providing a more detailed response to the WNP on behalf of David Wilson Homes.</p> <p>The main purpose of this letter was to place on record my commitment as Managing Director of David Wilson Homes to ensuring the delivery of a high-quality development that the Village can be proud of and as a local resident to urge the Council to support my company's proposals for Harden Lane/Bent Lane on account of the significant local benefits that the development can provide.</p>	<p>To be considered by the Steering Group.</p>

		<p>I fully support the proactive approach being taken by the Parish Council in respect of proposing preferred housing allocations to be released from the Green Belt. I thank you for taking this difficult decision. I also appreciate that the Parish Council may be concerned that David Wilson Homes' proposals could deliver an increase of homes above that which is currently earmarked in the Bradford Core Strategy. However, the figures in the Bradford Core Strategy should be treated as a minimum, especially if a proposal is put forward which can deliver significant community benefits for the parents and children of the Village.</p> <p>The need and desire for the delivery of new facilities for Wilsden AFC is significant for many residents of the Village. The club's many teams do not currently have any pitches of their own in the Village. At present, they drive 30 minutes to play their "home games" and have to find available pitches on a week-to-week basis. I know from first-hand knowledge the stress and frustration that this can cause the club's players, parents, committee, and coaches. Which is a key factor behind why David Wilson Homes' proposals are unanimously supported by the club.</p> <p>Importantly, my company's proposal is the only one that can deliver the desired facilities for Wilsden AFC due to land availability, topography and funding. Without the release of my company's site interest at Harden Lane/Bents Lane for residential development the opportunity to deliver the new facilities for Wilsden AFC will be lost until at least 2030, after the current plan period. There is no public funding available and the club do not have the funds to purchase the required area of land or indeed to deliver the new facilities.</p> <p>The package of benefits being offered by my company's site is unrivalled when measured against those which other proposed developments of the Village can offer. Through my role as Managing Director I will ensure that the development proposals would be of the highest quality, would deliver first class facilities for Wilsden AFC and would truly be to the advantage of the Village. Importantly, I will also commit to undertaking a</p>	
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		<p>comprehensive community consultation programme with the Parish Council and existing residents to ensure that the development proposals would take into account any concerns raised.</p> <p>I would welcome the opportunity to meet with the Parish Council again to discuss the points raised in this letter. In the meantime on behalf of myself and my household I ask you to consider the contents of this letter alongside the representation from David Wilson Homes before finalising the WNP. Should you need any further information please do not hesitate to contact me</p>	
	David Wilson Homes	<p>We set out below in detail our client’s development proposals and the benefits that they can deliver to Wilsden.</p> <p>You will recall that DWH provided the Parish Council with a presentation on the 19th July 2016 in respect of their proposed development of Site Ref. WI/001. The presentation provided the following information:</p> <ul style="list-style-type: none"> • A background to DWH, their focus on design quality and importantly their local connections to the Village; • How the development of the site would be in keeping with the objectives of the Bradford Core Strategy; • The ability of DWH’s development proposals to deliver a much-needed new home (playing pitches and changing facilities) for Wilsden Juniors AFC, and how DWH’s site is the only site in the Village that can deliver this. • The benefits associated with the delivery of new homes in the Village in respect of: <ul style="list-style-type: none"> o 25% of future Community Infrastructure Levy monies; o Affordable housing; o New construction employment opportunities; and o The safeguarding and enhancement of local services and facilities. • How the neighbourhood plan process could be used by the Parish Council to ensure the delivery of the aspirations of the whole 	To be considered by the Steering Group.

		<p>Village, even if this resulted in an increase of homes above that prescribed by the Bradford Core Strategy. However, it is our view that the only potential housing site that can deliver the visions and objectives of the WNP is DWH's site at Harden Lane/Bents Lane. We acknowledge that the Parish Council would prefer that the outstanding housing needs of the Village are met through piecemeal, small-scale, developments. However, we do not believe that this approach will deliver the visions and objections of the WNP. More importantly, it will not enable the delivery of the desired new facilities for Wilsden AFC. Whilst the Parish Council may not have decided to pursue the allocation of DWH's site on account of its size and the potential for it to deliver a number of new homes in excess of that prescribed by the Bradford Core Strategy. It is important to stress here that Paragraph 184 of the NPPF identifies that Neighbourhood Plans can promote additional development to that prescribed in the Local Plan, especially where development proposals can be considered to achieve the NPPF's principles of sustainable development. In accordance with Paragraph 184 of the NPPF, it is our strong belief that DWH's proposed development at Harden Lane/Bents Lane would ensure that the Village gets the right types of development for their community; would still be in general conformity with the Bradford Core Strategy; and would not promote less development than set out in the Bradford Core Strategy. We therefore believe that the WNP should be amended to replace all of the current proposed housing allocations of the WNP with DWH's proposed development at Harden Lane/Bents Lane (Site Ref. WI/001) in order to meet the housing needs of the Village; deliver the desired new facilities for Wilsden AFC; and to provide additional benefits associated with the delivery of one larger housing site. Our clients are therefore very keen to continue their engagement with the Parish Council in order to assist in the preparation of a sound and robust Neighbourhood Plan which complies with national planning legislation and policy guidance.</p>	
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	David Wilson Homes	<p>DWH's development proposals at Harden Lane/Bents Lane provide the most appropriate development site in the Village in respect of meeting the identified Visions and Objectives of the WNP. The Site itself is located to the south of Bents Lane and to the west of Harden Lane. The site is broadly rectangular and has an area of approximately 17 hectares. The Site comprises of numerous parcels of land, is currently in agricultural use and is generally flat. The site's topography renders it the most appropriate site in the Village to deliver the desired facilities of Wilsden AFC. A significant proportion of the site's area, a total of 7 hectares, is proposed to be developed to deliver new facilities for Wilsden AFC. A high quality, landscape led, residential development is proposed to be delivered on the remaining site area. Enclosed with these representations is an indicative development masterplan identifying the proposal to deliver residential development on the eastern parcel of the site and the new facilities for Wilsden AFC on the western parcel. The site is bound to the east and southeast by existing residential properties of the Village. To the west and north beyond Bents Lane lie open fields. Vehicular access to the Site is proposed from Harden Lane (residential site) and Bents Lane (recreational facilities), with pedestrian and cycle connectivity provided from both Bents Lane and Harden Lane. The need and desire for the delivery of new facilities for Wilsden AFC is significant for many residents of the Village. The club's many teams do not currently have any pitches of their own in the Village. At present, they drive 30 minutes to play their "home games" and have to find available pitches on a week-to-week basis. The new facilities that DWH are seeking to deliver will include new pitches, changing facilities and car parking. The club's committee, coaches, players and parents are unanimously behind the proposals. Proposals which cannot be delivered without the release of DWH's land on account of: -</p> <ul style="list-style-type: none"> • The area of land needed to deliver the facilities; • The gradient of land needed to deliver the facilities; & 	To be considered by the Steering Group.
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	<ul style="list-style-type: none"> • The funding that will be provided through the delivery of DWH's proposed residential development. Without the release of DWH's Site Ref. WI/001 for residential development the opportunity to deliver the new facilities for Wilsden AFC will be lost until at least 2030, after the current plan period. As there is no public funding available to purchase the required area of land or indeed to deliver the new facilities. With regards to the proposed residential development at the site, DWH intend to deliver a secure and sustainable development of modern family homes in a safe, green and welcoming environment. The following points summarise the initial design concepts for the Site: - <ul style="list-style-type: none"> • A high quality, low density, development proposal which respects the character of the Village. • Significant public open spaces to form a multi-functional landscape network. • A sensitive scale and form of development. • Creation of green networks/landscape planting along the site's northern boundary in order to ensure the delivery of a long-term defensible boundary to the site and the Village. • Buffer planting along the Site's boundaries with existing residential properties to mitigate any perceived loss of amenity. • The safeguarding of existing areas of landscape and biodiversity value within the development proposals. <p>Strategy > Partnership > Delivery</p> <ul style="list-style-type: none"> • A network of roads showing a clear hierarchy and providing suitable permeability. • Pedestrian and cycle connectivity will be provided to enhance the site's accessibility by non-car modes to the services and facilities available within walking and cycling distance of the site. <p>The illustrative masterplan scheme can deliver between 100 to 200 dwellings at a density of 25 Dwellings per hectare. The total number of homes to be provided at the site would be</p>	
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	<p>commensurate with any decisions taken by the Parish Council in respect of the future housing and development needs of the Village.</p> <p>The delivery of the higher proposed level of homes will of course enable the full provision of the proposed facilities for Wilsden AFC, alongside the delivery of a proportionate uplift in benefits associated with the delivery of new homes.</p> <p>Which in respect of the WNP would include the provision of 25% of any Community Infrastructure Levy (CIL) payments from the site to the Parish Council. Based on an average house size of 90.sqm, a CIL charge for Wilsden of £20sq.m and the Bradford Core Strategy affordable housing requirement of 20% on site, DWH's development proposals could deliver a CIL payment of up to £288,000 (based on 200 homes). Which of course is another important factor that should be taken into consideration when deciding on whether the full extent of DWH's development proposals should be supported.</p> <p>With regards to the site's current location within the defined Green Belt, we believe that DWH's Site Ref. WI/001 does not currently fulfil any of the NPPF's five Green Belt purposes for the following reasons: -</p> <ul style="list-style-type: none"> • <i>The development of the site would not result in unrestricted urban sprawl</i> due to the masterplan vision of delivering a landscape led scheme that delivers new strong defensible landscape boundaries on the site's northern and western boundaries (through the new Wilsden AFC facilities); retains existing biodiversity features within the site; and delivers strategically placed on-site open space. • <i>The development of the site would not result in the merging of adjacent settlements</i> as the nearest detached settlements to the site are Cullingworth to the west and Harden to the north, the proposed enhanced defensible boundaries and existing landscape features will ensure coalescence is prevented. 	
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		<ul style="list-style-type: none"> • The site does not assist in safeguarding the countryside from encroachment on account of the significant areas of open countryside that exist to the west and north of the site, along with the defensible boundaries created by Harden Lane to the east and Bents Lane to the north. • The proposed development of the site will have no detrimental effect on the setting and special character of historic features as there are no assets of historical value located within proximity of the site. • The fifth purpose of Green Belt to assist in urban regeneration, by encouraging the recycling of derelict and other urban land is a general purpose which will not be adversely affected by the site. <p>Further to the above, in accordance with Footnote 11 of Paragraph 47 of the NPPF, we believe that the site can be considered a Deliverable residential development site.</p>	
	Resident & Landowner 2	<p>I am writing as a local resident of the village in response to the draft Wilsden Neighbourhood Plan (WNP) published for consultation in June 2017. My main objection to the plan is the building of housing at Laneside site ref. WI/009 which Bradford SHLAA identifies as a potential development of 62 homes. The site lies to the south of Laneside and is outside of the village's current boundary. The site is not in keeping with current settlement from the village as it protrudes to the south of Laneside. The site would create an adverse landscape and visual impact on the areas of Green Belt and surrounding area. In my opinion, site ref. WI/001 land at Harden Lane/Bents Lane is by far a more suitable place for development. I am aware that the residents of Wilsden have not been allowed to attend any of the Neighbourhood Planning meetings, and that the proposed areas for development have been allocated on a points system. I would welcome the opportunity to view this points system to understand why WI/009 is a preferred option to WI/001.</p>	To be considered by the Steering Group.

	Resident 2	Why put a development in the middle of farming land? it will 'blend' with nothing!	To be considered by the Steering Group.
Community Action 2: Hallas Bridge Conservation Area	Historic England	We welcome the proposal that Bradford Council consider the designation of the Hallas Bridge Area as a Conservation Area.	This support is noted and welcomed.

Appendix 8 Consultee List 2023

DRAFT WILSDEN STATUTORY AND OTHER AGENCIES MAILING LIST

A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;

CBMDC - planning.policy@bradford.gov.uk; iain.cunningham@bradford.gov.uk

Adjoining Local Planning Authorities

- Calderdale Council – spatial.planning@calderdale.gov.uk

Craven District Council – localplan@cravencd.gov.uk

Harrogate Borough Council – planningpolicy@harrogate.gov.uk

Kirklees Council – local.development@kirklees.gov.uk

Lancashire County Council – lmwf@lancashire.gov.uk

Leeds City Council – localplan@leeds.gov.uk

North Yorkshire County Council – mwjointplan@northyorks.gov.uk

Pendle District Council – ldf@pendle.gov.uk

Adjoining Town Parish/Councils

Bingley Town Council – townclerk@bingleytowncouncil.gov.uk

Cullingworth Village Council – clerk@cullingworthparishcouncil.gov.uk

Denholme Town Council – becky.crabtree@denholme.org

Harden Village Council – clerk@hardenvillagecouncil.gov.uk

Sandy Lane Parish Council – haskinseve@gmail.com

Government Bodies/Agencies

Body/Agency Name	Address	E-mail
Coal Authority	200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	planningconsultation@coal.gov.uk
Homes England ¹	Development Directorate: Northern Division, 1st Floor Lateral, 8 City Walk, Leeds, LS11 9AT	enquiries@homesengland.gov.uk
Natural England (Yorkshire & Northern Lincolnshire Team)	Foss House, Kings Pool, 1 to 2 Peasholme Green, York, YO1 7PX Lateral, 8 City Walk, Leeds, LS11 9AT Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ	consultations@naturalengland.org.uk
Historic England ²	37 Tanner Row, York, YO1 6WP	yorkshire@historicengland.org.uk
Environment Agency	Sustainable Places Team, Lateral, 8 City Walk, Leeds, LS11 9AT	sp-yorkshire@environment-agency.gov.uk
National Highways ³	Lateral, 8 City Walk, Leeds, LS11 9AT	planningYNE@highwaysengland.co.uk
Office of Rail & Road	25 Cabot Square, London, E14 4QZ	dutytooperate@orr.gsi.gov.uk
Civil Aviation Authority	Aerodrome & Air Traffic Standards Division, Safety Regulation Group, Aviation House, Gatwick Airport South, West Sussex, RH6 0YR	aerodromes@caa.co.uk

¹ Previously the Homes & Communities Agency

² Previously English Heritage (The Historic Buildings & Monuments Commission for England)

³ Previously Highways England

Marine Management Organisation	Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH	consultations.mmo@marinemanagement.org.uk
West Yorkshire Combined Authority	Wellington House, 40 to 50 Wellington Street, Leeds, LS1 2DE	customerfeedback@westyorks-ca.gov.uk
South Pennines Park (South Pennines Local Nature Partnership)	Butler's Wharf, New Road, Hebden Bridge, HX7 8AF	info@southpenninespark.org.uk
Yorkshire West Local Nature Partnership	-	rosa.foster@environment-agency.gov.uk

Network Rail	Town Planning Team (LNE), Property, George Stevenson House, Toft Green, York, YO1 6JT	townplanning.LNE@networkrail.co.uk
Canal & River Trust	Fearns Wharf, Neptune Street, Leeds, LS9 8PB	planning@canalrivertrust.org.uk
Sport England	1 st Floor, 21 Bloomsbury Street, London, WC1B 3HF	planning.north@sportengland.org
West Yorkshire Fire & Rescue Service	Oakroyd Hall, Bradford Road, Birkenshaw, BD11 2DY	robert.davison@westyorkshirefire.gov.uk ; information@westyorkshirefire.gov.uk
West Yorkshire Police	Designing Out Crime Officer, Lawcroft House, Lilycroft Road, Bradford, BD9 5AF	lisa.reardon@westyorkshire.police.uk
West Yorkshire Ecology		wye@wyjs.org.uk

Any person—

To whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and

Who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

Organisation	Address	E-mail
MBNL (EE & Three)	Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX	info@mbnl.co.uk
Cornerstone (Vodafone UK & Telefonica UK (O2))	The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA	EMF.Enquiries@ctil.co.uk
BT	BT Centre, 81 Newgate Street, London, EC1A 7AJ	newsroom@bt.com
BT Openreach		newsite.leeds@openreach.co.uk
Virgin Media		newbuild@virginmedia.co.uk enquiries@virginmedia.co.uk
Talk Talk		customerservices@talktalkbusiness.co.uk

Clinical Commissioning Group/NHS:

Organisation	Address	E-mail
Bradford & Craven Clinical Commissioning Group	Scorex House (West), 1 Bolton Road, Bradford, BD1 4AS	communications@bradford.nhs.uk
NHS Property Services	99 Gresham Street, London, EC2V 7NG	town.planning@property.nhs.uk planningteam@property.nhs.uk
NHS England	Quarry House, Quarry Hill, LS2 7UE	england.contactus@nhs.net
Bradford Teaching Hospitals NHS Foundation Trust	Duckworth Lane, Bradford, BD9 6RJ	communities@bthft.nhs.uk

Airedale NHS Foundation Trust	Airedale General Hospital, Skipton Road, Steeton, Keighley, BD20 6TD	anhsft.communications@nhs.net
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Utilities

A person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(8);

A person to whom a licence has been granted under section 7(2) of the Gas Act 1986(9);

A sewerage undertaker;

A water undertaker

Company	Address	E-mail
National Grid	National Grid House, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA Consultations should be sent to via e-mail to Avison Young, Central Square, South Orchard Street, Newcastle upon Tyne, NE1 3AZ	nationalgrid.uk@avisionyoung.com
Northern Powergrid	98 Aketon Road, Castleford, WF105DS	yourpowergrid@northernpowergrid.co.uk
Northern Gas Networks	1100 Century Way, Thorpe Business Park, Colton, Leeds, LS15 8TU	stakeholder@northerngas.co.uk
Yorkshire Water	Western House, Halifax Road, Bradford, BD6 3SZ	planningconsultation@yorkshirewater.co.uk

**Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
Ruth is there Bradford CVS or similar but would also suggest**

Company	Address	E-mail
Campaign to Protect Rural England (West Yorkshire)	58 Alexandra Crescent, Birkdale Road, Dewsbury, WF13 4HL 5 to 11 Lavington Street, London, SE1 0NZ	info@cprewestyorkshire.org.uk info@cpre.org.uk
National Trust	York Hub, Goddards, 27 Tadcaster Road, Dringhouses, York, YO24 1GG	n.customerenquiries@nationaltrust.org.uk
Yorkshire Wildlife Trust	1 St. George's Place, York, YO24 1GN	info@ywt.org.uk wildlife.enquiries@ywt.org.uk

Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;

Company	Address	E-mail
National Federation of Gypsy Liaison Groups		info@nationalgypsytravellerfederation.org
Leeds Gypsy & Traveller Exchange	Crown Point House, Cross Green Lane, Cross Green, Leeds, LS9 0BD	contact@leedsgate.co.uk

Bodies which represent the interests of different religious groups in the neighbourhood area;

St Matthews Church, Main Street, Wilsden BD15 0DZ

Trinity Church, Chapel Row, Wilsden BD15 0EQ

Bodies which represent the interests of persons carrying on business in the neighbourhood area;

Bradford Chamber of Commerce, Devere House, 62 Vicar Lane, Bradford, BD1 5AH

E-mail info@bradfordchamber.co.uk

Awaiting contact details

Bodies which represent the interests of disabled persons in the neighbourhood area;

Other

Developers
PB Planning
PO Box 827
York YO31 6EE

Barton Willmore
3rd Floor
14 King Street
Leeds LS1 2HL
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Appendix 9 Pre-submission Consultation Responses 2023

Wilsden Neighbourhood Plan Pre-Submissions Outcomes

Neighbourhood Planning Policy	Respondent	Main Comments	Response
General	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan. Government planning Policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places are vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities are important. It is essential therefore that the neighbourhood plan reflects and complies with national planning Policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields Policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_Policy Sport England provides guidance on developing planning Policy for sport and further information can be found via the link below. Vital to the development and implementation of planning Policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#planning_applications</p>	Response noted

Neighbourhood Planning Policy	Respondent	Main Comments	Response
General	Sport England Continued	<p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance/</p>	
General	Sport England continued	Any new housing developments will generate additional demand for sport. If existing	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
		<p>sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan Policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning Policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-Policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not</i></p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
		<p><i>associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p> <p>Yours sincerely Planning Administration Team Planning.north@sportengland.org</p>	
W/TA 3	Resident at Public Consultation Drop in event.	<p>W/TA 3: Traffic Along Main Street Wilsden</p> <p>My concern presently and going forward is the volume of traffic along Main Street and the excessive speeding and parking on double yellow lines, especially whilst using shops e.g. sandwich shop, butchers, hairdressers, Estate Agents (this is no fault of the shop owners). This causes a buildup of traffic, pollution and danger to pedestrians.</p>	<p>Response noted.</p> <p>The specific issues raised are not land use planning related so cannot be addressed in a Neighbourhood Plan.</p> <p>The Parish Council has agreed to take account of these concerns when discussions take place on the traffic and dog fouling issues, out with the Neighbourhood Plan.</p>
W/SH 4		<p>W/SH 4 Car Parking Wilsden Local Centre</p> <p>Further to my comments (re W/TA 3: Traffic Along Main Street Wilsden) above, car parking also occurs on pavements and makes it difficult for pedestrians to travel safely esp. wheelchair/pushchair/mobility scouter and people with mobility walking issues.</p>	
General		<p>N.B. My wife (name redacted) and myself have lived in the village for 5 years and are very happy indeed to have moved here (apart from vehicle/dog waste issues).</p> <p>Further comment: Dog Waste</p> <p>Whilst most dog owner/walkers do keep their dogs under control and pick up and dispose of dog waste, a small number leave waste bags on walls, trees, footpaths etc. and do not have their dogs on a lead. This is a minority, but a significant percentage of people.</p>	
General	Historic England	<p>Wilsden Pre-submission Consultation Draft Neighbourhood Development Plan Consultation: Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012</p> <p>Thank you for consulting Historic England in connection with the Pre-submission draft of the Wilsden Neighbourhood Development Plan.</p>	<p>Response noted</p>
General	Historic England continued	<p>We do not wish to comment in detail upon the draft Neighbourhood Plan, as we consider that the advice contained on our letter of 25th July 2017 remains relevant to the current Pre-submission</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
	Historic England continued	<p>Draft. We would however offer the following general advice. Historic England provides comprehensive guidance on its Neighbourhood Planning webpage, as well as publishing Historic England Guidance Note 11, Neighbourhood Planning and the Historic Environment. You may also wish to view our Neighbourhood Planning webinar. We consider that the planning and conservation staff at the Bradford City Council are best placed to assist you in the development of your Neighbourhood Plan and, in particular how the strategy may, we do not consider that there is a need for Historic England to be involved in the further development of your plan. If you have not already done so, we would recommend that you speak to the staffs at the West Yorkshire Archaeological Advisory Service who look after the West Yorkshire Historic Environment Record. They should be able to provide details of not only any designated heritage assets but also locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.</p> <p><u>Letter of 25th July 2017 as referred to above:</u></p> <p>Wilsden Pre-submission Consultation Draft Neighbourhood Development Plan Consultation: Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012</p> <p>Thank you for consulting Historic England in connection with the Pre-submission draft of the Wilsden Neighbourhood Development Plan. We are responding to the documents at the link within your e-mail of 14 June 2017, which we understand to be the latest version the draft Neighbourhood Development Plan.</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
WH/BHI	Historic England continued	<p>In summary we welcome what we consider to be a thorough and comprehensive document; we provide advice below which we hope will be helpful in finalising the document in advance of Examination.</p> <p>The Wilsden Neighbourhood Plan area is situated to the north-west of Bradford, and contains 22 grade II listed buildings, 1 Scheduled Monument, a late prehistoric enclosed settlement as well as the Wilsden Conservation Area. The Wilsden Neighbourhood Plan area is also likely to include buildings and sites of local historic interest (which may upon investigation be considered to be of greater significance). There are no entries in the 2016 Heritage At Risk Register for the Wilsden Neighbourhood Plan area.</p> <p>We welcome the identification of Special Character Areas and related Policy W/BH3 with the wider Neighbourhood Plan Area, as well as the proposal that Bradford Council consider the designation of the Hallas Bridge Area as a Conservation Area. Historic England can provide advice and support for community groups undertaking the area's appraisal and developing a Conservation Area Appraisal and Management Plan in appropriate circumstances.</p> <p>We welcome the inclusion of a list and policies relating to non-nationally designated heritage assets and locally designated buildings; we would suggest that the title of Table 1 and Policy WH/BHI use the same description (pg. 26); we suggest "Locally designated buildings and sites of special historical and architectural interest".</p> <p>We include the term "sites", as there may be non-designated archaeological sites within the Neighbourhood Plan Area which have been identified through the West Yorkshire Archaeological Advisory Services Historic Environment Record, and a Policy which takes account of such known sites, as well as those which may emerge when a site is being developed would be welcomed.</p> <p>We hope the above advice is helpful and look forward to being consulted by Bradford Council in relation to seeking a Strategic Environmental Assessment Screening</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
		Opinion, and then on the Submission/Examination version of the Neighbourhood Development Plan in due course.	
	National Highways	<p>Many thanks for the opportunity to be consulted on the Wilsden Neighbourhood Plan by the Parish Council. On behalf of National Highways I confirm that we have no formal comments to make due to the parish' location in relation to the strategic road network.</p> <p>I remain sighted and active in commenting on all the formal consultations which pertain to the setting of the Bradford Borough Local Plan, and the complimentary Parish Council Neighbourhood Plans (the potential impact of which are subsumed into that process).</p>	Response noted
General	Letter from a resident	<p>I write in relation to the Wilsden Neighbourhood Plan 2020-2038.</p> <p>Firstly, may I congratulate all who have worked on producing the plan and all the accompanying support documents. A truly mammoth undertaking and one that should be appreciated by the whole community.</p> <p>Apart from my opposition to building on green belt land and to allowing building on the fields above West Royd, the traditional breeding ground of the endangered brown hare, I was struck by something in the supporting evidence that I didn't find reference to in the plan.</p> <p>In the, "Supporting evidence locally important builds and structures", on page 23, with reference to, "The Tap Yard", in the section on, "What is it about the asset that provides this interest", it states, "Location of clean drinking water. Piped to tap yard from fields above West Royd. This source of free-flowing water are the very fields that Bradford Council propose to build houses on. I know from my own experience how flooded these fields can become. A couple of years ago after a period of sustained heavy rain there was a sudden surge of water, akin to a tidal bore, down the snicket</p>	<p>Response noted.</p> <p>The extremely positive comment about the draft Plan is welcomed. With regard to the specific issues raised a letter was sent to the resident explaining the constraints on what a Neighbourhood Plan can decide upon and what is reserved to the LPA.</p> <p>With regard to the potential for water gathering on the fields around Wilsden and causing issues for existing housing this is a recognized issue that is generally addressed by specific planning conditions at the application stage. Although outside the</p>
General	Letter from a resident continued.		

Neighbourhood Planning Policy	Respondent	Main Comments	Response
		<p>running from the path bordering these fields into North View. Thinking something might be amiss I put on my boots and waded against this stream that was running like a river and found that it came from the fields above West Royd. The build-up in water on the fields had been so great that they had broken through the dry-stone wall, forcing it outwards, and from this water continued to pour. The water continued to flow like a river for hours afterwards. These are the same fields referred to in your supporting evidence and the same ones Bradford Council are proposing to build houses on.</p> <p>In light of the above historically proven water gathering tendency of these fields I would urge you to make it a core requirement of the build requirements of this plan that anyone developing housing on the fields above West Royd must provide, in advance and proof against bankruptcy, an indemnity sufficient to provide immediate reparation against any water damage or ingress or dampness in any properties built there upon.</p> <p>Rather than wait for the inevitable to happen and then spend years seeking redress through the courts I feel that it is the responsibility of planning to ensure that the problems do not arrive in the first place. Any omission of such measures to prevent such a clearly known and evident risk would constitute-a failure in the planning process that might be constituted as negligence. I would urge that this matter be brought to the attention of Bradford Council as part of this planning process so that suitable decisions can be made as to an appropriate way forward.</p>	<p>scope of this Plan the Parish Council undertakes to campaign for the implementation of solutions that will address the concerns of the resident.</p>
	<p>DPID Planning on behalf of Avant Homes</p>	<p>Wilsden Neighbourhood Plan 2020-2038</p> <p>Vision and objectives, page 12</p>	<p>Response noted.</p> <p>When considering our response the following</p>

Neighbourhood Planning Policy	Respondent	Main Comments	Response
Policy W/HO1		<p>We support the vision of the plan to sustain and enhance the character of the area. In particular we support the objectives to support the delivery of housing to meet the needs of the community in the right location and to manage and influence development.</p> <p>Policy W/HO1 - Development within Wilsden Village</p> <p>We support proposed Policy W/HO1.</p> <p>Having regard to section 1.4 of the Plan and figure 3 which are discussed in more detail below, the Policy wording should be amended to remove reference to the ‘figure’ to ensure that it is suitable and consistent with future potential changes to the Green Belt as shown in Figure 3 of the Neighbourhood Plan. The wording should be amended to:</p> <p><i>Within the Settlement Boundary for Wilsden, defined as land not in the Green Belt, development proposals will be supported where it can demonstrate that it has taken into account the following.</i></p> <p>Section 1.4 Review of the Green Belt.</p> <p>We acknowledge and support the Plan’s aim in seeking to ensure it is consistent with the adopted plan and potential changes associated with the emerging plan. Section 1.4 of the Plan refers to the Review of the Green Belt and defines two strong defensible boundaries to be maintained in the village. We support the identified defensible boundaries in the plan (The B6144 and the valley of Wilsden Beck).</p>	<p>should be taken into account.</p> <ol style="list-style-type: none"> 1. This neighbourhood plan does not allocate sites. 2. In responses from CBMDC it has been noted that the emerging Local Plan is still at an early stage in its preparation, having reached the Preferred Options stage under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and still has to complete a number of stages before being given any weight. <p>We are therefore unable to accept the proposed additions to paragraph 1.4.</p>
Policy W/HO1 continued	DPID Planning on behalf of Avant Homes continued	<p>The final paragraph of section 1.4 acknowledges and supports potential changes to Green Belt boundary as recommended in the Draft Local Plan, sites W12/H and W13/H.</p> <p>We support the proposed paragraph and figure 3 of the plan which shows the potential sites to be included in the settlement boundary for Wilsden to meet identified housing needs in a sustainable manner.</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
Policy W/HO1 continued	DPID Planning on behalf of Avant Homes continued	<p>Additional Text required to paragraph 1.4</p> <p>We support the proposed text in section 1.4 which supports the inclusion of sites WI3/H and WI2/H in the settlement boundary subject to their removal from the Green Belt via the Local Plan process. However, the wording of the final paragraph of section 1.4 is not clear and should be amended to read:</p> <p><i>Based upon the available data we would acknowledge changes to the Green Belt boundary may be required as recommended in the Draft Local Plan. The Neighbourhood Plan supports the inclusion of designated sites WI2/H and WI3/H (as shown on Figure 3) within the Wilsden Settlement Boundary.</i></p> <p>In addition to the proposed amended wording, we consider it is necessary for further paragraphs to be added to the end of section 1.4 to provide a clearer Policy framework for the future in the context of the emerging Local Plan.</p> <p>Section 1.4 should include additional text to follow on from the amended text above (page 18 of the NP) to explain that subject to future Local Plan changes a revised Settlement Boundary for Wilsden would be relevant and Policy W/HO1 would be relevant. The following paragraph provides suggested wording:</p> <p><i>Subject to changes to the Green Belt boundary determined by the CBMDC Local Plan, the settlement boundary as shown in Figure 3 (including sites WI2/H and WI3/H) will be adopted for use in accordance with Policy W/HO1 of this Neighbourhood Plan.</i></p> <p>Section 2.2 Housing Provision, Page 21</p> <p>Section 2.2 of the Neighbourhood Plan (NP) considers the existing and emerging housing requirement for Wilsden set out in the CBMDC Core Strategy and emerging Local Plan. The text states the emerging Local Plan identifies a requirement of a minimum of 125 homes in Wilsden between 2020 and 2038.</p> <p>Page 15 of the NP states that the community consultation shows that Wilsden village is generally a more appropriate and sustainable location for development than other parts of the district.</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
Policy W/HO4		<p>The second to last paragraphs on page 22 should be deleted or reworded. The language used conflicts with the aims and objectives of the plan and the text included on pages 15 and 17 which acknowledge the importance of the Green Belt but accept and support the need for changes to deliver the housing requirement. The paragraph conflicts with the benefits associated with housing development as referred to in section 2.1.</p> <p><i>Changes required</i></p> <p>The second to last paragraph on page 21 of the NP as repeated below should be deleted from the plan.</p> <p><i>The consultation shows that the community is concerned about the scale of housing development proposed for Wilsden. Residents feel strongly that the land in the Green Belt should be protected. They are also concerned about the adverse impact it will have on the distinctive character of the parish, and that it will inevitably worsen the already high levels of commuting away from the Parish for jobs and services.</i></p> <p>Policy W/HO4 Wilsden Design Code</p>	<p>The NP states that Wilsden village is a more appropriate location than other parts of the Parish (not the district). For this reason there is no inconsistency in the NP.</p>
Policy W/HO6		<p>We support the proposed wording of Policy WHO4. Policy W/HO6 Housing Mix</p>	<p>Response noted</p>
Policy W/HO4 Continued	<p>DPID Planning on behalf of Avant Homes Continued</p>	<p>The Policy proposes that priority should be given to the provision of smaller dwellings (less than 3 Bedrooms) to meet the needs of young families and older people who wish to downsize. For development proposals of 3 or more dwellings, the Policy states housing mix should include no more than 35% of properties of 4 bedrooms or more.</p>	<p>Response noted.</p>
Policy W/HO7		<p>We consider the proposed Policy and threshold is acceptable and support the potential for developments to deliver an alternative mix subject to suitable and robust justification.</p> <p>Policy W/HO7 Affordable Housing</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
Policy W/BH4		<p>The affordable housing requirements are set out in the Core Strategy and emerging Plan in relation to the affordable housing target and ratio of mix. We support Policy W/HO7 which supports the delivery of affordable housing on site with offsite delivery permitted in exceptional circumstances.</p> <p>Policy W/BH4 Dry Stone Walls</p> <p>The Policy states that development proposals that would result in the removal of or have an adverse impact on a natural stone wall will only be supported where it can be demonstrated to CBMBC that the benefits of the development will outweigh the harm caused by the removal of the wall, or a replacement dry-stone wall of equivalent value is provided in a suitable location in the parish.</p> <p>We support the Policy in seeking to ensure that these character features are retained but consider a change to the wording is required to allow for instances where development may be required to remove parts of a dry-stone wall for technical reasons. To account for these instances, the Policy wording should be amended to the following:</p> <p><i>. demonstrated to CBMBC that specific technical requirements and/or measures required to facilitate development necessitate removal of the wall or the benefits of development will outweigh the harm caused by.....</i></p>	Response noted.
Policy W/NE2 Policy W/NE2 continued Policy W/DC1	DPID Planning on behalf of Avant Homes Continued	<p>Policy W/NE2 Ecology and Biodiversity</p> <p>We support the thrust of the Policy to protect and enhance biodiversity. The Policy currently state that all development proposals should deliver biodiversity net gain.</p> <p>The wording of the Policy should be amended to refer to ‘as required by CBMDC Development Plan policies’</p> <p>Policy W/DC1 Developer Contributions</p>	<p>We do not support these changes as we feel the existing wording is sufficient.</p> <p>It is proposed to amend the wording of W/NE2 to read <i>The biodiversity of Wilsden, including local and nationally important sites as Identified in Figure 9,</i></p>

Neighbourhood Planning Policy	Respondent	Main Comments	Response
<p>Design Codes</p> <p>Code 2G</p> <p>Code 4</p>	<p>DPID Planning on behalf of Avant Homes Continued</p>	<p>We support the proposed Policy and which identifies five priorities and projects for CIL and planning obligations to contribute toward.</p> <p>We would suggest that the Policy wording is amended to confirm the geographical area that the objectives relate to, i.e. dry-stone walls in the Neighbourhood Plan area.</p> <p>Wilsden Design Codes, Wilsden Neighbourhood Plan, Dec 2022</p> <p>We support the general thrust of the Design Code to provide a baseline assessment of Wilsden to assist in guiding future development. We provide comments below on specific paragraphs of the document which we consider are too prescriptive and should be amended to ensure flexibility in the code to take into account site specific considerations.</p> <p>Code 2G Edge of Settlement</p> <p>The code recommends that development at the settlement edge should be of a lesser density than the rest of the settlement area to achieve a soft and graduated transition into the rural landscape.</p> <p>The code refers to and acknowledges that the density of development will need to be in compliance with the Core Strategy Policy HO5. The wording of the code should be amended to reflect the requirement to comply with the Development Plan more fully. We suggest the sentence of the code is amended to read:</p> <p><i>Development at the settlement edge should provide a density in accordance with the Development plan. Development at the settlement edge should have particular regard to the boundaries and need to achieve a soft and graduated transition to the rural landscape.</i></p> <p>Code 4- Parking, Gardens and Boundary Treatments</p> <p>Code 4B states that a maximum of 2 adjacent dwellings on a street will be permitted to provide parking in front of dwellings. The proposed wording is too</p>	<p><i>should be protected and enhanced. Wilsden Parish Council is committed to conserve and enhance biodiversity in the area with particular emphasis local Wildlife sites at Goat Stock Woods and Cottingley Woods – Black Hills along with sites it owns or controls, in particular Bilberry Bank and the closed churchyard on Laneside. All development proposals should deliver biodiversity net gain and if this cannot be delivered on-site it should be directed towards the above areas.</i></p> <p>Responses to the Design Code are noted but we do not support the proposed changes.</p>

Neighbourhood Planning Policy	Respondent	Main Comments	Response
<p>Code 4E</p> <p>5 5.2</p>	<p>DPID Planning on behalf of Avant Homes continued</p>	<p>prescriptive and should be amended to provide flexibility and enable a site-by-site response where such parking may be appropriate.</p> <p>The code wording should be amended as follows:</p> <p><i>Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street-scene. Where parking is to be provided at the front of a dwelling, front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows.</i></p> <p>Code 4E - Boundary Treatments</p> <p>The code states that timber fencing will not be an appropriate boundary treatment in future development proposals.</p> <p>The wording is too prescriptive and should be amended to provide flexibility. Whilst timber fencing is unlikely to be appropriate on-site boundaries there may be instances where a suitable fence is appropriate for plot division boundaries. The wording should be amended to enable flexibility for a site-by-site response.</p> <p>5 Site Responses 5.2 An edge of settlement site scenario</p> <p>We generally support section 5.2 which provides a sketch showing an edge of settlement site scenario informed by the proposed design code. We question however a potential conflict between the interpretation of Code 2D/5A to provide a planted green buffer and Code 2C which seeks to preserve views from within the site.</p> <p>The Code only sets out design principles, however, there will be a balance between the provision of a green buffer and reduced densities at the settlement edge (2G). In this regard the proposed indicative number of dwellings (80) is below the density requirement of Core Strategy Policy HO5 and should be amended to 90.</p>	

Neighbourhood Planning Policy	Respondent	Main Comments	Response
		We trust the comments will be taken into consideration and the Plan amended accordingly prior to submission to the local authority for independent examination. Should the Parish Council wish to contact Avant Homes in the interim regarding any of the above comments or wider preparation of the plan, please do not hesitate to contact Rachael Martin 07860 607892 in the first instance so that we can assist with open dialogue between parties.	
General	Avison Young on behalf of National Grid Avison Young on behalf of National Grid continued	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary:</p> <p>VR ROUTE: 275Kv Overhead Transmission Line route: BRADFORD WEST - KIRKSTALL A</p> <p>A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only.</p> <p>National Grid also provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2. 	Response noted
General	Avison Young on behalf of	Representations on behalf of National Gas Transmission	Response noted

Neighbourhood Planning Policy	Respondent	Main Comments	Response
	<p data-bbox="439 220 618 277">National Gas Transmission</p> <p data-bbox="439 903 618 1061">Avison Young on behalf of National Gas Transmission continued</p>	<p data-bbox="658 220 1664 300">National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p data-bbox="658 309 1043 335">About National Gas Transmission</p> <p data-bbox="658 343 1682 422">National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p data-bbox="658 432 1570 458">Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p data-bbox="658 466 1653 518">An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p data-bbox="658 528 1581 580">National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p data-bbox="658 588 1648 614">National Gas Transmission provides information in relation to its assets at the website below.</p> <ul data-bbox="658 622 1382 647" style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p data-bbox="658 679 1659 732">Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p data-bbox="658 742 913 767">Distribution Networks</p> <p data-bbox="658 775 1480 801">Information regarding the gas distribution network is available by contacting:</p> <p data-bbox="658 809 1003 834">plantprotection@cadentgas.com</p> <p data-bbox="658 842 835 868">Further Advice</p> <p data-bbox="658 876 1682 956">Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>	