

BRADFORD COUNCIL'S LOCAL PLAN CORE STRATEGY – MAIN MODIFICATIONS

ADDITIONAL STATEMENT by JEFFREY McQUILLAN PRIOR TO PUBLIC HEARING IN MAY, 2016

MATTER 3 – REVISED SPATIAL DISTRIBUTION OF DEVELOPMENT

(c) Wharfedale

The proposed figure of 700 houses for Burley seems only to be justified by adding the former allocation of 200 houses to the proposed scheme by CEG of 500 houses to the west of the village.

It is, in my view, a material consideration that a public exhibition was held by the developer (CEG) on 15th and 16th April, to which I attended. A proposed scheme was being promoted in concept form and seemed to have been prepared at considerable cost. It seems that discussions have already taken place with Bradford Council.

For local communities like Burley, this is an unfortunate premature step by the developer ahead of the Planning Inspector's Public Hearing in May and his further deliberations on the Major Modifications to the Core Strategy.

This 'commercial risk' by CEG seems to be an attempt to circumvent the proposals in the emerging Neighbourhood Plan of Burley, being prepared by Burley Parish Council and being made ready for a referendum vote. The cost of this is being borne by the ratepayers of Burley through local precept.

The local voice has already been heard through public consultations run by the Parish council, and it is clear that people do not want large scale housing developments, such as the one that CEG are preparing. We seek small schemes spread around the existing settlement. Bradford Council should be well aware of these emerging proposals in the Burley Neighbourhood Plan.

It is disingenuous of CEG to offer a new school and open spaces as 'carrots' (free infrastructure) to entice local community support when in fact a considerable Community Infrastructure Levy (CIL) will be imposed by Bradford Council for education and recreational open space should planning permission be granted for this scale of development. Planning conditions may also require works to be carried out. At the exhibition I could see no mention of this other than a polished, glossy, professional presentation.

This scheme is a deliberate challenge to local democracy just when the first of these neighbourhood plans are being rolled out under the Localism Act 2011 in places like Burley, Menston, Addingham and Ilkley.

The current position of Bradford Council to this CEG scheme needs to be made clear, given the successful challenge made by CEG at the Planning Inspector's last Public Hearing to the Council's Habitat Regulations Assessment. Bradford's position on Neighbourhood Plans also needs to be made clear to ensure that the Core Strategy is sound and well balanced in relation to Neighbourhood Plans.

