

## Planning Policy

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**From:** [REDACTED]  
**Sent:** 20 January 2016 08:49  
**To:** Planning Policy  
**Subject:** Core Strategy Main Modification Submission.  
**Attachments:** MM RepresentationForm\_Final Jan 2016.doc

[Core Strategy Main Modification Submission.](#)

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Further submission to Modifications below (difficulty accessing web)

### **MM1,2**

It is clear that the overall strategy is misconceived in that the Airedale and Wharfedale objective 2 to maintain the existing settlements is completely disregarded and damages the environment due to insufficient use of Brownfield ,windfall sites, already approved applications [ but yet to be built] while redundant homes are vacant and old homes over lock up shops, where these are now lock ups are not even considered to there fullest opportunity and for not using the sustainable land available [ 50% of Brownfield usage is below the governments suggestion of over 80%].

Some additional homes in the Wharfe and Airedale Valleys can be accommodated but not at the levels suggested and not when there is sufficient scope in the city and periphery of same. Definitely the Core Strategy is short on strategic housing, commercial and infrastructure solutions in a cohesive fashion.

### **MM7,52**

The designation of Burley-in-Wharfedale and Menston as Local Growth Centres are incorrect because any marked increase in numbers of homes will stretch further the lack of school places and access to transport and other infrastructure.

### **MM12,18,38-47,51,96**

The Government is saying Brownfield first yet the Core strategy document is biased in forming a greater percentage of the homes in green belt and is not sustainable due to the already saturation of services. Especially the lack of train station parking in Burley and Menston a result of which we have an inordinately high street and pavement parking problem.

The Allocations DPD has already commenced ahead of the consultation on the Major Modifications to be consulted upon.

Recent flooding has shown the error of planners approval of flooded homes in the flood plain as previously assessed and this needs to be reviewed in the light of the recent expansion of the flood plain. Land earmarked in the Core strategy will show that the Strategy needs a complete review.

**MM23,25,28,33,115/17**

The Environmental Assessment and SPA/HRA needs to be assessed by an independent assessor as the closeness of Rombalds Moor and Ilkley Moor to Menston and Burley is crucially important and is also relative to areas in the Aire Valley.

New homes too close to the Moor will damage the Moors eco system.

**MM34,127,128,**

The Infrastructure analysis on roads, buses and trains is unsound as assessed against the proposal in the core strategy for 42,000 homes by 2020 in Bradford [ based on the 2012 census which in Bradford is shown to be slowing down of population increase]. The problems of recent flooding has resulted in diversion of traffic from the A59 onto the A65 through Burley and has been extremely disruptive never mind the increase in pollution which occurred.

Note: Wharfedale and Airedale are remote areas of Bradford Met District and the cost to a future affordable residents living budget to travel into Bradford and Leeds would be too expensive to maintain a home. The councils academic assessment of its needs prior to the Local plan consultations is not conducive to getting unanimity on the needs of residents. This Academic Core Strategy Document is not in a style of language conducive to the publics ease of understanding and is against the principal of the Localism Act 2011 Local needs assessment. Therefore this Core strategy is not a credible document on many levels. There is significant land banking of 4800 sites at the moment and when added the increase use of Brownfield sites, homes over shops, unoccupied homes and especially the windfall sites a further 1000 in Ilkley which is already full within the greenbelt restrictions never mind other areas then the 42,000 requirement is clearly set way too high and around half this figure can achievable.

 Smith

Wharfedale Ward District Councillor