

Core Strategy Development Plan Document Proposed Main Modifications – November 2015 Representation Form

For Office Use only:	
Date	
Ref	

The Council are seeking comments on the Proposed Main Modifications to the Core Strategy, following the Examination in Public in March 2015. The changes are proposed by the Council to address issues of legal compliance and soundness and we can only accept representations on these matters.

Comments on the Proposed Main Modifications Schedule are invited from **Wednesday 25th November 2015** until **Wednesday 20th January 2016**.

REPRESENTATIONS MUST ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS.

You can access the Core Strategy documents online and additional copies of this form from our website: www.bradford.gov.uk/planningpolicy then 'Core Strategy Proposed Main Modifications', or you may request copies by:

- Emailing us at: planning.policy@bradford.gov.uk
- Phoning us on: (01274) 433679

Completed representation forms must be returned to Development Plans, by the deadline below, by either:

- **E-mail to:** planning.policy@bradford.gov.uk
- **Post to:** Core Strategy - Proposed Main Modifications
Development Plans Group
City of Bradford Metropolitan District Council
2nd Floor South - Jacobs Well
Nelson Street
Bradford
BD1 5RW

**ALL COMMENTS MUST BE MADE IN WRITING AND SHOULD BE RECEIVED
BY THE DEVELOPMENT PLAN GROUP AT EITHER OF THE ABOVE ADDRESSES
NO LATER THAN 4PM ON WEDNESDAY 20TH JANUARY 2016.**

Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district. Please note that the Council cannot accept any anonymous comments.

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PART A: PERSONAL DETAILS

* If an agent has been appointed, please complete only the Title, Name and Organisation in box 1 below and complete the full contact details of the agent in box 2.

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mr	
First Name	[REDACTED]	
Last Name	Fox	
Job Title (where relevant to this representation)		
Organisation (where relevant to this representation)		
Address Line 1	[REDACTED]	
Line 2	Ben Rhydding	
Line 3	Ilkley	
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 20.1.16

3. Please let us know if you wish to be notified of the following:

The publication of the Inspector's Report?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
The adoption of the Core Strategy?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Are you attaching any additional sheets / documents that relate to this representation?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
	No of sheets / documents submitted :	1		

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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.
(Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM52;MM127 etc

5. Do support or object the proposed main modification?

Support

Object

6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

Justified

Effective

Consistent with National Planning Policy (the NPPF)

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation shld cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

I consider the modification to the initial plan is unsound due to the recommendation that the number of houses proposed to be built in Ilkley and the Wharfe Valley be increased. The Sustainability appraisal does not appear to have taken into account Social, Environmental and Economic factors. For example there is no mention in the plan of how infrastructure of the Ilkley/Wharfedale area will be able to absorb the increase in population. Presently the schools in the area (in particular Ilkley Grammar School) are full to capacity and there is no mention in the plan of further schools being built. The same is true with health provision with services struggling to meet the needs of an aging population at present. Transport in the area is presently struggling to cope with the numbers of people commuting to the major centres of Leeds and Bradford. Road traffic is also increasing year upon year with daily congestion in major "pinch points" in the valley. This will only deteriorate if the number of homes mentioned in the plan are built.

Finally there are Environmental factors which have not been taken into account, in particular the risk of flooding, particularly on land identified in the plan east of BenRhydding, which has recently been subjected to major flooding. Additionally this land is presently designated as Green Belt and should not be released for development given that there is a presumption that “brownfield” sites are the first option for development.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The over reliance on the use of designated “Greenbelt” land for housing development needs to be addressed. Presently four areas of land in the Ilkley area have been identified as being suitable for release from protected Greenbelt status. I feel that this is out of proportion, for if that level of house building takes place it will have a major effect on the natural environment of Ilkley, namely the loss of wildlife habitats and green spaces which adjoin moorland and farming land. Once lost these areas cannot be replaced. This is contrary to the aims and objectives of the Plan. Such a level of building would result in large housing developments being built to the North, South, East and West of Ilkley, with the adverse effects as already noted. This is of course contrary to government recommendations which favours “brownfield first” Additionally since the Development plan was first announced there has been considerable housing development in the Ilkley area, possibly on Brownfield sites(. Which is commendable) In my own neighbourhood of Ben Rhydding I am aware of at least four recent major housing developments, including the complex at Clevedon House. In conclusion I believe that there should be an acceptance of not building on greenbelt land. Secondly the issues of the effects of house building on the local infrastructure should be addressed, particularly in light of the recent flooding in Wharfedale.

11. Signature:

[Redacted Signature]

Date: 20.1.16

Thank you for taking the time to complete this Representation Form.