

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	MRS	
First Name		
Last Name	PIPER	
Job Title (where relevant to this representation)		
Organisation (where relevant to this representation)		
Address Line 1		
Line 2	BEN RHYDDING	
Line 3	ILKLEY	
Line 4		
Post Code	LS29	
Telephone Number		
Email Address		
Signature:		Date:

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

The publication of the Inspector's Report?	Yes	X	No	
The adoption of the Core Strategy?	Yes	X	No	

Are you attaching any additional sheets / documents that relate to this representation?	Yes		No	X
	No of sheets / documents submitted :			

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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:

Several numbers throughout the modifications

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 should 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 wish to primarily object to the scale of housing development proposed for Ilkley (800 new homes) and Wharfedale as a whole (1600 new homes).

The main modifications seem to reflect a determination to build on wharfe valley green belt by developers who are keen that the housing allocation for Ilkley and Wharfedale be increased, and while the Inspector has yet to rule on the plan, Bradford Council appear to have bowed to this determination and have modified so that the Ilkley allocation has been INCREASED to 1,000 new homes, Burley in Wharfedale is up from 200 to 700 a huge 350% increase, and Menston goes up from 400 to 600. On the other hand in areas where there would appear to be traditionally more brownfield sites the allocation has decreased.

Currently, in the Wharfe valley and Ilkley in particular there are issues of congestion, parking, school places and other infrastructure inadequacies all of which would be considerable worsened as a result of the increase in number of homes. It should be noted that there is great landscape value in the green belt which surrounds both the town of Ilkley and Wharfe Valley, both to residents and to the many tourists who visit, and thereby rule that it should not be allocated for housing unless absolutely necessary ie before using all available brown field or pre used land first. Perhaps the recent acquisition of the land previously owned by Tesco's by a retirement company should have its planning reviewed to ensure this Brownfield land is allocated to general housing rather than more retirement housing in Ilkley?

The main modifications seem to have put more burden on the Wharfe Valley finding more homes despite the fact this mean more greenbelt being used to fulfil the numbers set out. There would appear to be more brownfield sites available elsewhere in Bradford eg centre, canal road etc. following the closure of various factories which should be used first – this would meet with the core strategy better ie use brownfield first then greenbelt. More homes in the Wharfe Valley means more greenbelt being used up.

Whilst no specific sites have yet to be allocated for development the Council have conceded with the modifications that a significant proportion will be on the green belt, as will any new schools together with provision for employment. Is this justified?

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.

11. Signature:

[Redacted Signature]

Date:

18/01/2016

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