

# Burley – in - Wharfedale Submission Neighbourhood Development Plan

## Revised Consultation Statement – February 2017



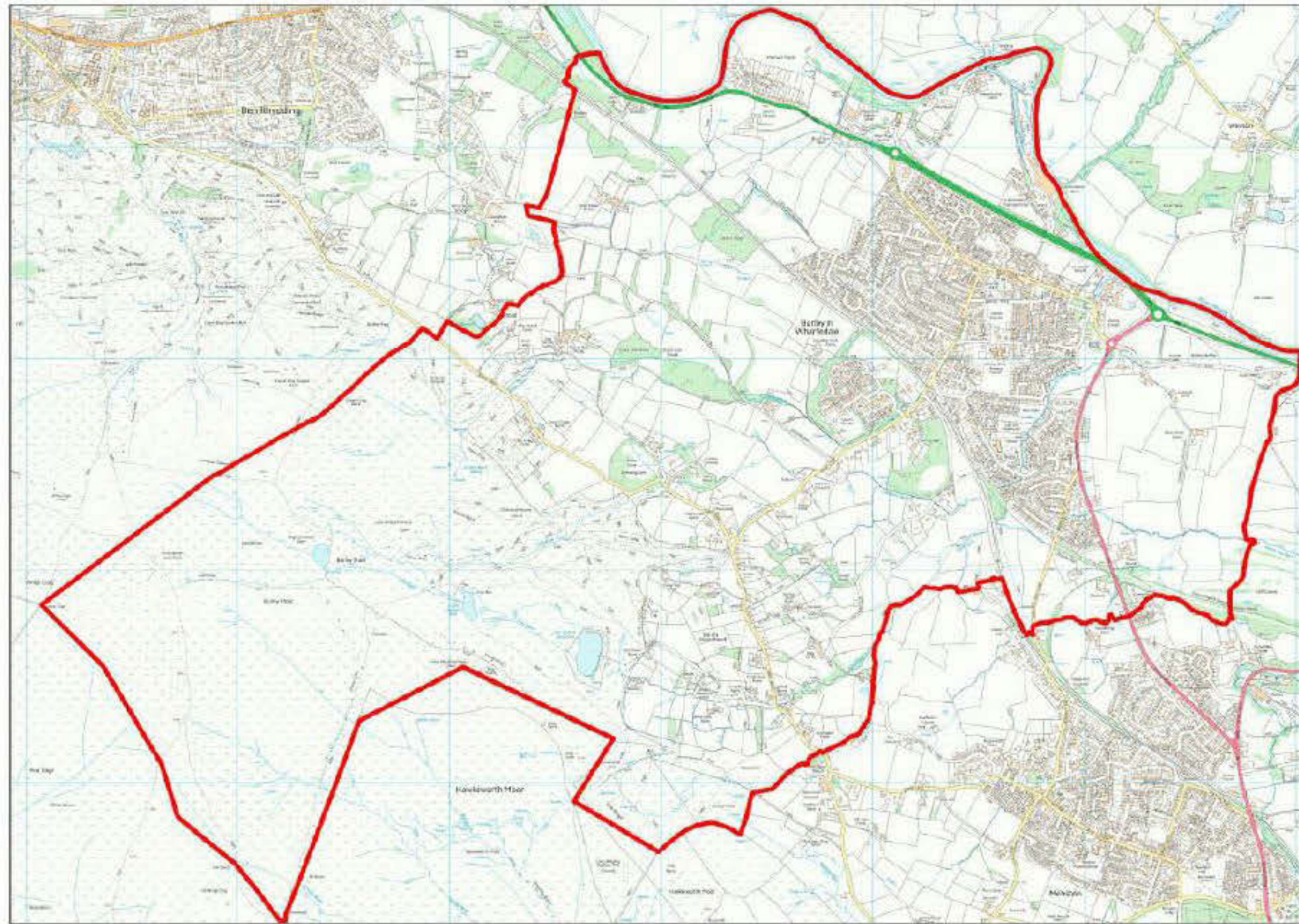
March 2014 Exhibition at Queen's Hall, Burley

**Burley – in - Wharfedale Parish Council**

Tel: 01943 864728 email: [clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk)



With assistance from  Kirkwells  
The Planning People



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## 1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)<sup>1</sup> which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
  - (b) explains how they were consulted;*
  - (c) summarises the main issues and concerns raised by the persons consulted; and*
  - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 The Burley – in – Wharfedale Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 On 29<sup>th</sup> November 2012 the Parish Council applied to the City of Bradford Metropolitan District Council for Designation as a Neighbourhood Area and the Designation was approved on 5<sup>th</sup> November 2013. The Designated Area follows the Parish Boundary and is shown on Map 1 above.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 2.1 The Parish Council has strived to engage stakeholders and local residents in the Neighbourhood Development Plan process throughout the preparation of the document. At an early stage, the Parish Council planned a number of events, the aim of which was to reach right across the various groups, businesses, individuals and landowners to build up a picture and evidence base for the development of the Burley-in-Wharfedale Neighbourhood Development Plan
- 2.2 As an initial step, data and information was gathered from a number of local organisations, including the Burley Community Trust, the Burley and District Chamber of Trade, Wharfedale Greenway, Burley Community Council and Greenholme Mills Developments, landowners, developers, focus groups, charity groups and the City of Bradford Metropolitan District Council.
- 2.3 The timeline below sets out the key stages in the preparation of the emerging Draft Plan, including public consultation and engagement.

<b>18 November 2013</b>	First meeting of the Neighbourhood Plan Task and Finish Group
<b>7 – 8 March 2014</b>	Two – day drop in session at Queen’s Hall, followed by an exhibition at Burley Library called <i>Burley’s Neighbourhood Plan – the next 20 years of change</i> which highlighted the seven main areas that would underpin the Neighbourhood Plan. Over 500 people visited and left over 400 comments about housing, transport, open space, retail and lots of other suggestions as to how Burley could move forward.
<b>20 March 2014</b>	Parish Council meeting to discuss the comments made in response to the exhibition
<b>30 July 2014</b>	Meeting with City of Bradford MDC planners who suggested that the next round of community engagement should focus on a series of options ranging from housing sites to the parameters for retail provision within the village, rather than draft policies
<b>11 October 2014</b>	Exhibition at Queen’s Hall showing options for development, including SHLAA sites. Around 400 people attended. A summary of the main points highlighted can be viewed on YouTube using the link on the Parish Council website ( <a href="http://www.burleyparishcouncil.co.uk/Burley-Wharfedale-PC/Neighbourhood_Plan_Status_16550.aspx">http://www.burleyparishcouncil.co.uk/Burley-Wharfedale-PC/Neighbourhood_Plan_Status_16550.aspx</a> )

As part of the consultation process on the day a questionnaire (see Appendix 1) was prepared asking questions about the strengths and weaknesses of living in Burley, views about building development, village facilities, transport, education, employment, business, retail and parish council spending. 160 people completed the questionnaire and a similar number completed the questionnaire on line.



**Exhibition, 11 October 2014**



**Central Location on Main Street**

**3 November 2014**

The Parish Council Planning Committee discussed the results of the survey questionnaire which had raised additional challenges about education and car parking and agreed to revise the Neighbourhood Plan to take account of the concerns raised as part of the consultation exercise, including proposed housing numbers, retail units, expansion of the conservation area and the strong need for additional recreational facilities.

**During 2015**

The Parish Council revised the Neighbourhood Plan during 2015 to take account of additional concerns raised as part of the consultation exercise, including proposed housing numbers, retail units, expansion of the conservation area and the strong need for additional recreational facilities.

By the autumn of 2015 a first draft Neighbourhood Plan was ready for informal consultation

**January 2016**

**Informal public consultation**

Building on earlier consultation events and to further promote the Neighbourhood Plan process, an exhibition was held on Saturday 16<sup>th</sup> January 2016 in the Queens Hall, Burley between 9.30am and 2pm to share the main recommendations in the Neighbourhood Plan. Social media, particularly the Parish website and Facebook, was used. Notices were posted on the four parish notice boards, in the post office and an advert placed in the Ilkley Gazette. Copies of the notice and press release are set out in Appendix 2,



**Informal Consultation Event, Exhibition January 2016**

Around 250 people attended the Exhibition and the majority wanted a reduction in the proposed number of new homes with strong concerns about the proposed increase from 200 to 700 new homes in the Core Strategy and the impact on the village and the Green Belt. The Parish Council explained that the Neighbourhood Plan could not determine where land within the Burley Green Belt could be allocated for new homes as this would be a decision for Bradford MDC as the strategic planning authority. Nevertheless, the Parish Council wanted to hear the views of the local community as part of this consultation exercise.

All comments received were carefully considered by the Parish Council and used to inform the next version of the neighbourhood plan, the Burley -in – Wharfedale Draft Neighbourhood Development Plan.

**3.0 Formal Consultation on the Burley-in-Wharfedale Draft Neighbourhood Development Plan – 6 weeks from 5<sup>th</sup> September 2016 to 17<sup>th</sup> October 2016.**

3.1 The public consultation on the Burley-in-Wharfedale Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

*Before submitting a plan proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*

*(i) details of the proposals for a neighbourhood development plan;*

*(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*

*(iii) details of how to make representations; and*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*

*(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

3.2 The Burley-in-Wharfedale Draft Neighbourhood Plan was published for formal consultation for 6 weeks from 5<sup>th</sup> September 2016 to 17<sup>th</sup> October 2016. At the same time, the Screening Opinion for the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) of the Neighbourhood Plan was published for consultation with Historic England, Natural England and the Environment Agency.

3.3 The Neighbourhood Development Plan could be viewed and downloaded from the Parish Council website:

[http://www.burleyparishcouncil.co.uk/Burley-Wharfedale-PC/neighbourhood\\_plan\\_formal\\_consultation\\_-15816.aspx](http://www.burleyparishcouncil.co.uk/Burley-Wharfedale-PC/neighbourhood_plan_formal_consultation_-15816.aspx)

and hard copies were available on request from Ian Orton, Parish Clerk, Burley Parish Council, Queens Hall, Main Street, Burley, LS29 7BT

Hard copies were also available at the following locations during normal opening times:

- Burley Parish Council, Queens Hall, Main Street, Burley, LS29 7BT
- Burley Library, Grange Road, Burley, LS29 7NF

- 3.4 Prior to formal consultation the Council agreed on 9<sup>th</sup> June 2016 that a 4 page supplement of the Neighbourhood Plan should be circulated to all homes and businesses in the parish.
- 3.5 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local groups and neighbouring town/parish councils. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. The complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix 3. A copy of the letter is provided in Appendix 4 and the Representation Form in Appendix 5.
- 3.6 A screenshot of the web page is provided in Appendix 6.



#### 4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

4.1 Detailed representations on the Draft NDP were submitted by the City of Bradford Metropolitan District Council. Representations were received from other Consultation Bodies including Historic England, the Environment Agency, Highways England and Natural England. The neighbouring Ilkley Design Statement Group submitted general / supporting comments and there were very detailed objections from a development company with an interest in a Green Belt site in Burley. There were also several detailed comments submitted by local residents and stakeholder groups. Overall representations were submitted by 12 different individuals and organisations.

4.2 Bradford Metropolitan District Council recommended a number of detailed changes to draft policies and supporting text. These are set out in the Formal Consultation Response Table set out in Appendix 7 and summarised below:

- *Structure of the plan. The plan would benefit from a reduction in text, further editorial control to promote the consistent use of terms, the deletion of lower case text that is unrelated to policies being promoted in the plan and the remedying of errors*
- *Section 1 – Detailed comments on wording, the Consultation Statement and the Planning Policy Assessment.*
- *Section 3 – The statement about the focus of new development is incorrect, given the promotion of Burley as a Local Growth Centre in Policy SC4 of the Core Strategy. The Vision needs to be amended as key elements cannot be delivered.*
- *Maps – A Composite Policies Map needs to be produced.*
- *Policy BW1 – The policy lacks clarity and could do more to apply a local perspective*
- *Policy BW2 – Modifications are required to ensure that this policy meets the basic conditions. The land outside the settlement boundary is within the Green Belt, and the policy as currently drafted conflicts with national and local policy*
- *Policy BW3 – Whilst the intended outcome is laudable, as drafted, the policy lacks clarity and requires modifications to improve its effectiveness. The policy needs splitting and amending to ensure that both its constituent parts can be properly applied in the determination of any development proposal.*
- *Policy BW4 – The term ‘infill’ must be defined for the plan to be properly used in the determination of any development proposal. The policy must be amended as it is overly prescriptive.*
- *Policy BW5 – The policy lacks clarity and requires modification to improve its effectiveness.*

- *Policy BW6 – No evidence has been included in the plan, or referred to justify the yield set in the policy. The yield and area thresholds conflict with Policy HO11C of the Core Strategy.*
- *Policies BW7 and BW8 – The local centre is defined in the Replacement Unitary Development Plan, but is incorrectly shown on Map 4. Map 4 must be amended to show the correct extent of land and buildings that comprise the defined Local Centre. These policies could be considered overly prescriptive*
- *Policy BW9 – The policy is overly prescriptive through the use of the words ‘protected’ and ‘permitted’.*
- *Policy BW10 – The policy would benefit from modification to improve its effectiveness*
- *Policy BW11 – In its current form, the aims and outcomes for this policy will not be achieved. The policy is overly prescriptive through the use of the words ‘protected from development’. The Local Green Space Assessment table is not considered to be sufficiently comprehensive or robust to justify the inclusion of sites.*
- *Policy BW12 – The policy is overly prescriptive*
- *Policy BW13 – As drafted, this policy is incapable of achieving its intended outcomes. The proposed new routes promoted in the policy need to be shown far more precisely*
- *Policy BW14 – The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.*
- *Policy BW15 - The policy relates to the protection and enhancement of 3 named GI links/corridors. These must be shown precisely on a Policies Map*
- *Policy BW16 - The text must be clarified to attribute the opinions, facts or solutions to the Council, the Parish Council or the community*
- *Policy BW17 - The policy is overly prescriptive. The relevant extent of existing community facilities, proposed to be protected under this policy, must be shown precisely on a Policies Map*
- *SEA Screening – Detailed comments*
- *HRA Screening – The HRA Screening is considered to be incomplete*

4.3 These representations have been taken into account in producing the revised, submission version of the NDP.

- 4.4 Natural England submitted comments regarding the lack of reference to national environmental designations in the Plan while Highways England considered that the Plan had been positively prepared and supported the policies that sought to retain and enhance cycleways, footpaths, bridleways and public transport. Historic England did not wish to comment on the Plan. Natural England's comments have been taken on board in the revised, submission version of the NDP.
- 4.5 In terms of local groups, landowners and individuals there were several detailed comments submitted. Full details of the representations received and the responses to them are set out in the Consultation Response Table (Appendix 7)
- 4.6 The responses from the Consultation Bodies (Historic England, Natural England and the Environment Agency) to the SEA/HRA Screening Report are set out in Appendix 1 of the SEA/HRA Screening Report Update, January 2017.

## Appendix 1 Questionnaire



## BURLEY IN WHARFEDALE NEIGHBOURHOOD PLAN PUBLIC ENGAGEMENT OCT

2014

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**Have your say about the future of our village!**

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**Burley in Wharfedale** needs a Neighbourhood Development Plan which will summarise the views of the local community in terms of:

**Development** – how much housing, offices, factories, shops, leisure facilities are required.

**Infrastructure** – green open spaces, play facilities, surgeries, schools, etc.

All development within our local area should meet the needs of the present without compromising the ability of future generations to meet their own needs.

The Government passed the Localism Bill in November 2011. It means that approved Neighbourhood Development Plans are protected by law and have to be taken into consideration when future development is proposed.

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**City of Bradford MDC** consider that around 42100 new homes are needed to meet the districts population up to 2030. **200** of these are to be absorbed into our village.

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**Help us to get the most out of the life we enjoy in Burley in Wharfedale:**

- ❖ **What matters most to you in what we have here?**
- ❖ **What aspects of our community need our support and protection?**
- ❖ **What changes do you want to see?**
- ❖ **What needs to be brought in or developed?**

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Please fill in this questionnaire. It has been devised with the help of the comments already gathered during the Focus Group discussions/street interviews around the village. The questionnaire is anonymous and will be used to understand what the community opinion as a whole is. This then provides the basis for the Draft Plan as a reflection of the consensus views of the residents.

The questionnaire has been produced by volunteers of the Parish Council's Neighbourhood Plan Steering Group and has been distributed as economically as possible.

If you need any more space for comments and or suggestions please include these on a separate sheet of paper.

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**Please help maximise its potential by using it to express YOUR views.**

If you would like any assistance with completing this questionnaire, please contact Ian Orton, Clerk to the Parish Council on 01943 864728 or 07971 772 181 or e-mail [clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk). Please return the questionnaire to Queens Hall, Main Street, Burley LS29 7BT by 5pm 7<sup>th</sup> November 2014

*Thank you for your support.*

## Section One – Village Statement ---

1 Which of the following describe the essential characteristics of Burley in Wharfedale? *(Please tick)*

	Not important 1				Highly important 5
Separation from other surrounding villages by fields, countryside and green open space					
Overall balance of population and facilities					
Varied building styles throughout the village					
Conservation area and its listed buildings					
Overall size of settlement					

2 What do you enjoy/love about living in Burley in Wharfedale? *(Please tick)*

Not important 1				Highly important 5
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Village identity/ feeling part of a community					
Village activities/community groups					
Quiet village					
Easy access to the country side					
Familiar service in local shops and businesses					
Rural atmosphere					

**Comments, if any** *(please write in)* .....

.....

.....

.....

**3 What do you consider the weaknesses' of the area?**

**Comments, if any** *(please write in)* .....

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.....

## Section Two – Building Development

From the public consultation in March 2014, the majority of comments in the feedback were that Burley in Wharfedale should not have any more large estates. But would you prefer to see a smaller number of larger developments rather than numerous small ones?

The sites indicated on **Map 2** have been suggested by developers and landowners as being available for development. These provide an oversupply of development sites.

Based upon analysis of March 2014 feedback **Map 3** indicates the preferred development sites.

	Not suitable at all 1				Highly suitable 5
Land off Sun Lane					
Moor Lane Centre					
Hag Farm Road					
Land off Weston View					
Greenholme Mills					
Malt Shovel Inn					
Scalebor House					
Burley House					
Land off Otley Old Road					

*If you answered 'Not suitable' to any of the locations above, please give reasons why you believe this to be the case. ....*



**Bearing in mind that some development will have to take place, are there any areas in the Burley Parish which you think are important to be protected as a green space?**

## Section Three - Village Facilities

1

How important to you, individually or as a family, are the following village facilities?

	Not important at all				Highly Important
	1	2	3	4	5
Burley House Field					
The Village Green					
Grange Park and the Bowling Green					
Recreation Ground					
Grange Park play equipment					
Scalebor football field and pavilion					
Proposed Greenway					
Riverside footpath and bridge over the river wharfe					
Allotments					
Local shops					

Any others? (please write in) .....

2

What needs to change in the area?

.....

## Section Four – Transport

1 In your opinion are any changes needed with regards to the following transport issues?

	No change needed 1				Change needed 5
Bus services					
Road maintenance					
Traffic calming					
HGV traffic					
Train Services					
More to help cyclists					

## Section Five - Education

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1 How well do you think the village is served with educational facilities? *(Please tick)*

	Don't know	Poor	Satisfactory	Good	Very good
Play groups					
Day Nursery provision / child minding					
Parent & toddler groups					
Nursery places					
<b>Primary school</b>					
Child places available					
Breakfast clubs					
After school clubs					
Holiday clubs					
<b>Secondary School</b>					
Child places available					
<b>Youth Services</b>					
General provision					
<b>Adult learning</b>					
General opportunities					

## Section Six – Employment / Commercial Zone

1 If a commercial Zone was introduced into the village where would you prefer it to be introduced? (See [Map 3](#))

	Not important				Highly important
Land at West end of Village					
Land adjacent to by-pass / Greenholme Mills					
Land off Otley Old Road					

## Section Seven – Businesses and Retail

### 1 What ideas would ensure a flourishing commercial and retail business? *(Please tick)*

	Strongly disagree 1	Disagree	Don't mind	Agree	Strongly agree 5
Private shops create a sense of individuality and should be encouraged					
Provide specialist design advice to create inventive signage and window displays (possibly provide grants for this)					
Hanging baskets in the summer/Burley in bloom should be encouraged					
Provide free and easy parking to compete with Ilkley, Otley and Guiseley					
Make the village centre a place where people want to be by providing free wifi					
Increase the visibility of local business promotions on the Burley website					
Make the station entrance colourful and welcoming					
Provide cycle stands near cafes and shops					

Provide brown tourist information signs to indicate the presence of shops in the village					
Preserve / promote the public toilets					
Create a list of available business meeting space or temporary office space for home workers to meet customers / suppliers, interviews etc					
Raise awareness of businesses not in the village centre to allow local businesses to buy from each other					
Support a 'Buy Burley' campaign					

**Is there any other support the village could provide to local businesses?**

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**Section Eight – Parish Council Spending** \_\_\_\_\_

Under proposed legislation The Community Infrastructure Levy (CIL) 25% of collected revenue is likely to pass to the Parish Council for spending on projects within the Parish.

1

**In your opinion where would you like to see this money spent? *(Please tick)***

	Not important 1				Highly important 5
All weather playing surface added to recreation field					
Contribution to Greenway project					
Footpath improvement					
Purchase of additional land for allotments					
Assist the provision of community use buildings including the Scout and Guides					
Free wifi					
Grants for retail signage					

**Comments, if any *(please write in)*** .....

.....

.....

.....

**Section Nine – Demographics (optional section)** \_\_\_\_\_



We would very much appreciate it if you could complete the following demographic questions. This information will demonstrate that we have gained the views of a cross section of the population, but rest assured it will not be used as part of the decision making process

Name (Optional) .....

Postcode (Optional) LS29 7 .....

To which age group do you belong?

Under 20	21-30	31-40	41-50	51-60	61-70	70+
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


What is your gender?

Male	Female
<input type="checkbox"/>	<input type="checkbox"/>

If you commute to work, how many miles do you travel (one way)?

*Thank you for taking the time to complete this questionnaire.*

## Appendix 2 Informal Consultation January 2016 Notice and Press Release



**Press Release**  
**Burley Neighbourhood Plan**

To help promote the Neighbourhood Plan process Burley Parish Council will hold an exhibition on Saturday 16<sup>th</sup> January 2016 in the Queens Hall between 9.30am and 2pm to share the main recommendations in the plan.

The last two exhibitions back in March and October 2014 were a great success with over nine hundred people attending and also giving the parish council over 500 comments on how the Neighbourhood Plan should meet the needs of the village.

The Parish Council has listened to all your ideas and have prepared some firm recommendation on housing, leisure, retail, commercial, sustainability, and lots more and we wish to find out what you think of these ideas. These recommendations will form the final Neighbourhood Plan which will go to ballot in Burley in the late spring and if agreed will determine planning and other infrastructure decisions for the next 15 years!

The next Neighbourhood Plan Engagement Exhibition Saturday 16<sup>th</sup> January 2016 9.30am to 2pm at The Queens Hall; please come along and let us know what you think about how the village should prepare for the next 15 years.

**This is your plan** and the Parish Council needs your views! See you on the 16<sup>th</sup> January 2016!

Cllr John Grimshaw, Chair of Burley Parish Council commented:

*Burley has realised the value of the Neighbourhood Plan and how decisions will affect the village for the next 15 years and the numbers attending the last two exhibitions confirmed this. The suggestions on housing, parking, recreation, retail etc. will help the parish council plan the final stage of the Neighbourhood Plan before the ballot in the late spring.*

*We now want to hear what people think of how these ideas can be used to develop Burley for the next 15 years. Please let us know what you think!*

For further information please contact Ian Orton Parish Clerk on:  
**01943 864728** or 07971 772 181 or via [clerk@burleyparishcouncil.co](mailto:clerk@burleyparishcouncil.co)

## **BURLEY PARISH COUNCIL**

The Neighbourhood Plan is almost finished but we would like your views on the key issues such as:

The number of new homes • Parking proposals  
New leisure facilities • More shops • Protecting green space etc

There will be an Exhibition of the main points in the  
Neighbourhood Plan in Queens Hall

Saturday 16th January 2016 from 9.30am to 2pm

Please call in and let us know what you think how  
Burley should look for the next 15 years!

**01943 864728**

[clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk)

Ian Orton • Parish Clerk

### Appendix 3 List of Consultation Bodies/Groups Consulted

Harrogate District Council	Leeds City Council	North Yorkshire County Council
City of Bradford MD Council	Baildon Town Council	Addingham Parish Council
Ilkley Parish Council	Menston Parish Council	Silsden Town Council
Steeton with Eastburn Parish Council	Otley Town Council	Environment Agency
Natural England	Historic England	West Yorkshire Police
Highways England	Network Rail	Sport England
Yorkshire Water	Yorkshire Wildlife Trust	Yorkshire Greenspace Alliance
Bradford Urban Wildlife Group	Pennine Prospects	Wharfedale and Airedale Review Development
Friends of Ilkley Moor		

## Appendix 4 Formal Consultation Letter

Consultees to Burley Parish Council  
Neighbourhood Plan



8<sup>th</sup> September 2016

Dear Consultee

**Notification of Formal Public Consultation on the Burley in Wharfedale Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)**

I am writing to advise you that the Burley in Wharfedale Draft Neighbourhood Development Plan (NDP) has been published for consultation by Burley in Wharfedale Parish Council.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local parish councillors and interested residents on behalf of the Parish Council, building on extensive public consultation and engagement since November 2014.

**The consultation period runs for 6 weeks 5th September until 13<sup>th</sup> October 2016.**

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: [www.burleyparishcouncil.co.uk](http://www.burleyparishcouncil.co.uk)

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- Burley Parish Council, Queen's Hall, Main Street, Burley, LS29 7BT
- Burley Library, Grange Road, Burley, LS29 7NF

Hard copies of the Draft Plan also will be provided on request from the Parish Clerk (see contact details below).

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to:

Ian Orton, Parish Clerk, Burley Parish Council, Queen's Hall, Main Street, Burley, LS29 7BT

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Bradford Metropolitan District Council together with supporting documentation, including a Basis-Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Burley Parish Council, Queen's Hall, Main Street, Burley in Wharfedale, LS29 7BT  
Telephone: 01943 864728 Email: [clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk)

Bradford Metropolitan District Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Bradford Metropolitan District Council and used to determine planning applications in Burley in Wharfedale Parish.

If you require any further information, please contact the Parish Clerk at the address provided above.

Yours Sincerely

Ian Orton  
Parish Clerk  
Burley Parish Council

Burley Parish Council, Queen's Hall, Main Street, Burley in Wharfedale, LS29 7BT  
Telephone: 01943 864728 Email: [clerk@burleyparishcouncil.co.uk](mailto:clerk@burleyparishcouncil.co.uk)

## Appendix 5 Formal Consultation Representation Form

**Burley in Wharfedale**  
**Draft Neighbourhood Development Plan (NDP)**  
**Public Consultation 5<sup>th</sup> September to 17<sup>th</sup> October 2016**  
**Representation Form**

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

**Office Use Only**  
 Consultee No.  
 Representation No.

Name	
Organisation (if relevant)	
Address	
Email	
Tel. No.	

To which part of the Draft Burley in Wharfedale Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ✓)

Support	
Object	
Making a Comment	

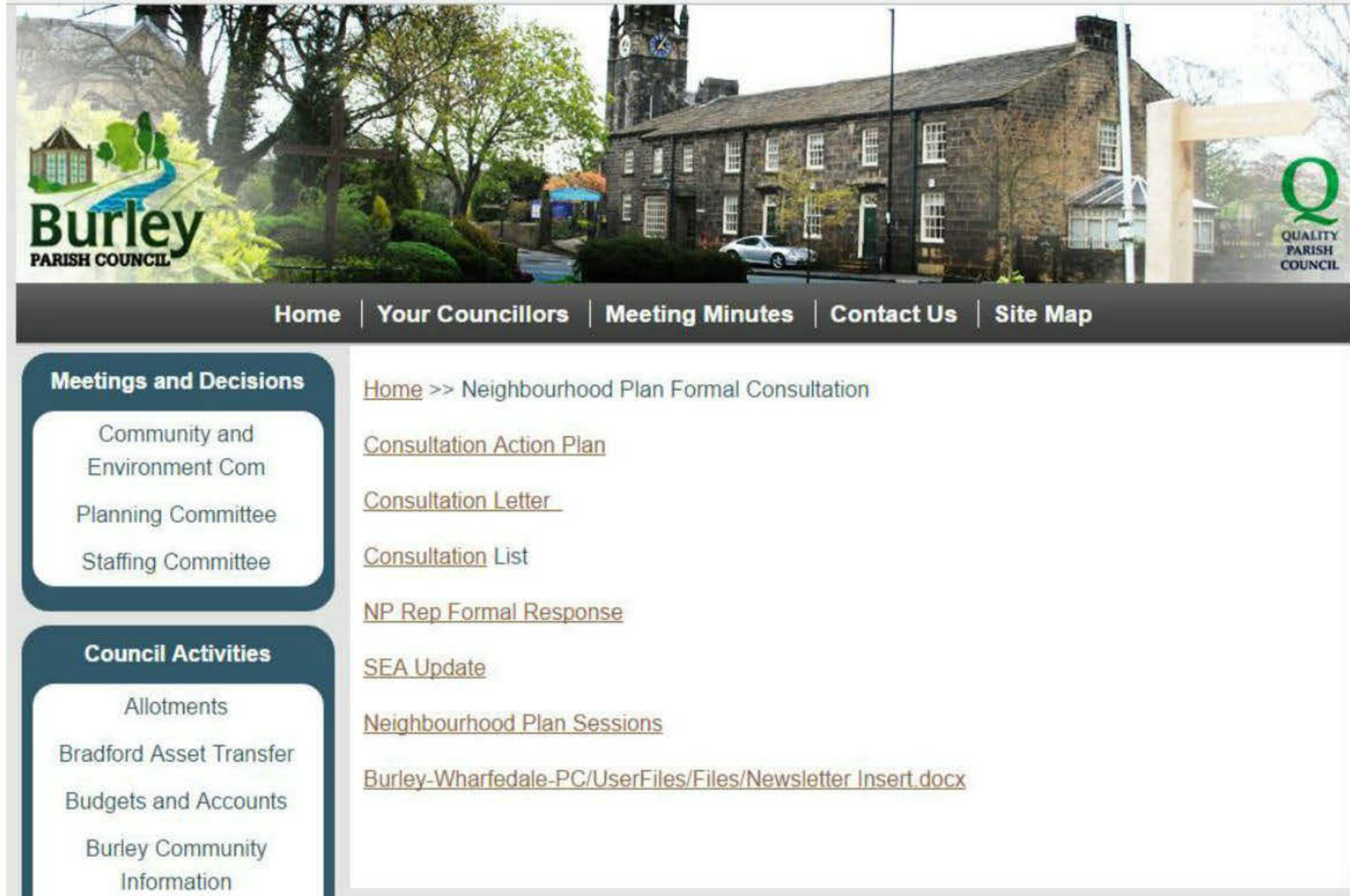
Please use the box below and overleaf for any comments.

Thank you for your time and interest.

Please return this form by 5pm 17<sup>th</sup> October 2016 to:

Parish Clerk for Burley in Wharfedale, Queens Hall, Main Street,  
 Burley LS29 7BT E mail clerk@burleyparishcouncil.co.

## Appendix 6 Formal consultation – Screenshot of Webpage



The screenshot shows the homepage of the Burley Parish Council website. At the top is a banner image of a stone building with a clock tower. The Burley Parish Council logo is on the left, and the Quality Parish Council logo is on the right. Below the banner is a navigation menu with links: Home, Your Councillors, Meeting Minutes, Contact Us, and Site Map. The main content area is divided into two columns. The left column has two sections: 'Meetings and Decisions' with links to Community and Environment Com, Planning Committee, and Staffing Committee; and 'Council Activities' with links to Allotments, Bradford Asset Transfer, Budgets and Accounts, and Burley Community Information. The right column contains a breadcrumb trail: Home >> Neighbourhood Plan Formal Consultation, followed by a list of links: Consultation Action Plan, Consultation Letter, Consultation List, NP Rep Formal Response, SEA Update, Neighbourhood Plan Sessions, and a file link: Burley-Wharfedale-PC/UserFiles/Files/Newsletter Insert.docx.

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[Home](#) >> [Neighbourhood Plan Formal Consultation](#)

- [Consultation Action Plan](#)
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- [SEA Update](#)
- [Neighbourhood Plan Sessions](#)
- [Burley-Wharfedale-PC/UserFiles/Files/Newsletter Insert.docx](#)

## Appendix 7 Formal Consultation – Representations and Response Table

### Burley in Wharfedale Draft Neighbourhood Development Plan – Formal Consultation Responses

5 September – 17 October 2016

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Whole Plan	Comment	<p>The plan would benefit from:</p> <ul style="list-style-type: none"> <li>• A reduction in text to try and ensure it is simpler and easier to read, understand and be applied in the determination of development proposals.</li> <li>• Further editorial control to promote the consistent use of terms; remedy mistakes and inconsistencies between policies and lower case text; and to reflect the</li> </ul>	<p>Noted</p> <p>It's not clear how a reduction in text would make the NDP easier to understand and no examples are given.</p> <p>Again, it's not clear where there is considered to be inconsistency in the use of terms or mistakes in the text. Agree that the NDP should reflect the current position with regard to the Core Strategy.</p>	



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>current position of the Core Strategy DPD.</p> <ul style="list-style-type: none"> <li>• Further editorial control to delete lower case text that is unrelated to policies being promoted in the plan, or are more suited to submission or companion documents. Some specific points are made in targeted responses to policies or lower case text.</li> </ul>	<p>Although no examples are given, agree that any lower case text that is unrelated to policies in the NDP should be deleted.</p> <p>Points raised in response to specific policies are considered later.</p>	
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>		1.11		Object	<p>The Planning Policy assessment, noted in paragraph 4.1, has not been published and made available as part of the consultation. The statement referring to 'general conformity' remains, therefore, unsubstantiated and unjustified and should be deleted.</p>	<p>The Planning Policy Assessment is a background document that has been used in the preparation of the NDP. There is no requirement to publish this.</p> <p>Disagree that the statement that 'policies and proposals must be in general conformity with national and local planning</p>	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						<p>policies and that the following policies have been prepared taking into account the NPPF and the 'saved' policies of Bradford's RUDP' is unsubstantiated and should be deleted.</p> <p>The lower case text indicates how the policies have been drawn up in the context of NPPF and the Local Development Plan.</p> <p>The matter of general conformity will be considered in more detail in the Basic Conditions Statement to be submitted alongside the Submission Version of the NDP.</p>	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy		1.14		Object	As noted in some of the following comments, the parts of the plan conflict with parts of the CS and need to be revised for the	Paragraph 1.14 indicates that, in preparing the NDP, emerging planning policy has been taken into account and will continue to be as Bradford's plans	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Britannia House, 4th Floor, Bradford BD1 1HX					statement in this paragraph to be valid.	<p>progress towards adoption. This is consistent with the guidance set out by Government in the NPPG.</p> <p>The NPPG makes it clear that a NDP must be in general conformity with the strategic policies in the development plan and is not tested against the policies in an emerging plan, although the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of basic conditions against which a neighbourhood plan is tested.</p>	
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>		1.15		Object	In the second sentence the term 'vast majority' need deleting. The figure, derived from SHLAA3 is in fact 39%, but it is not suggested that this figure is included in the text. In	<p>Agree that the term 'vast majority, should be deleted along with the term 'full'</p>	<p>Amend the second sentence of paragraph 1.15 as follows:</p> <p>It is important to note that <b>a number</b> of potential housing sites in Bradford</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					the last sentence the term 'full' needs deleting as this is not the Council's position.		District are within the existing Green Belt. Consequently, there will be a requirement for a Green Belt review in order to ascertain logically which areas of the district are best released from the Green Belt.
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		1.16 to 1.22		Object	The Statement of Consultation has not been published and made available as part of the Regulation 14 consultation.	There is no requirement under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 to produce a Statement of Consultation at this stage in the process.  In accordance with Regulation 15, a Consultation Statement will be prepared and submitted to the LPA alongside the Submission Version of the NDP.	No change
City of Bradford Metropolitan District Council Department of		3.7		Object	The statement about the focus of new development is incorrect, given the	Agree that paragraph 3.7 contradicts paragraph 3.8. Paragraph 3.8 summarises	Change the Plan as follows:

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX					promotion of Burley as a Local Growth Centre in policy SC4 of the CS and the recognition that the housing apportionment in policy HO3 will be delivered, in part, through a 'significant contribution from green belt changes' , and contradicts the statement in paragraph 3.8. The last sentence should be supplemented by references to the specific policies in the plan that seek to influence this situation.	the situation with regard to the Green Belt and the accommodation of new development and the need to protect open spaces within the village. Paragraph 3.7 is therefore considered to be superfluous.	Delete paragraph 3.7
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Vision		The vision need to be amended as key elements of the vision cannot be delivered: • Second paragraph; proposed new development in the village must be considered in terms of infrastructure, but there is no planning policy or guidance that states it has to be	It is important that the vision is only changed if absolutely necessary as it has been developed to reflect the views of the community.  Disagree that it is not possible to ensure that infrastructure provision matches the needs of new	Change the Vison as follows:  Amend the second sentence to:  Whilst the village will grow, this must be proportionate to its infrastructure and <b>Burley will remain separated from</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>'proportionate'. • Second paragraph; the promotion of Burley as a Local Growth Centre in policy SC4 of the CS and the recognition that the housing apportionment in policy HO3 will be delivered, in part, through a 'significant contribution from green belt changes' will mean that 'the green space which separates Burley-in Wharfedale from neighbouring communities' will be 'diminished'. • Third paragraph; 'preserve' needs to be changed to 'conserve' to reflect NPPF and the changes to the wording of policy BW1. • Third paragraph; the Wharfe Valley is not considered to be a conurbation (a continuous aggregation of built up urban communities</p>	<p>development. It is not unreasonable to include, in the vision, an aspiration that development in Burley will be proportionate to its infrastructure.</p> <p>Agree that the level of growth proposed in the emerging Core Strategy is such that it will only be achieved through Green Belt release. This will inevitably reduce the green spaces between Burley and neighbouring settlements. However, the vision is that this reduction will not undermine the separation function of the Green Belt and lead to the merging of Burley with neighbouring settlements. This sentence should be reworded to make this clear.</p> <p>There is no necessity for Burley's vision to reflect</p>	<p><b>neighbouring communities by green spaces.</b></p> <p>Amend the third sentence of the Vision to:</p> <p><b>' New developments will be designed to conserve and enhance the character of Burley-in-Wharfedale, such developments will be integrated into the community, benefiting both existing and new residents while enhancing the Wharfe Valley.'</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					created as a result of urban sprawl). There is conflict between this and the thrust of the plan for a village surrounded by green belt and open countryside, e.g.in the first and second paragraphs of the vision.	the wording in NPPF. However, the use of 'conserve' rather than 'preserve ' does not change the intent of the vision and the vision could be changed as suggested.  Agree that the Wharfe Valley is not a conurbation and that this should be deleted.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Maps	Object	Whilst it is convenient to have maps within the document, a composite policies map, of all individual maps, needs to be produced and included in the plan.	Agreed.	Proposals Map to be included in the submission version.
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Maps	Comment	The specific map base needs reconsidering, to improve their quality and clarity. The use of Council data should be acknowledged.	Agreed.	Proposals Map to be included in the submission version. Amend base map.
City of Bradford Metropolitan District Council Department of		4.1		Object	The Planning Policy Assessment has not been	The Planning Policy Assessment is a	No change

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<p>Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>					<p>published and made available as part of the consultation.</p>	<p>background document that sets out the planning policy background and evidence base relevant to the neighbourhood plan. It has been used to inform the development of the Plan's policy and this is explained in the justification.</p> <p>There is no requirement to prepare such an assessment but it is useful in policy development and in demonstrating, through the Basic Conditions Statement, that the Plan takes into account national policy and is in general conformity with the adopted development plan.</p> <p>Paragraph 4.1 merely states that such an assessment has been prepared which is a fact.</p>	



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City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.5		Object	In the first sentence 'preserved and enhanced' needs to be amended to 'conserve and enhance' to reflect NPPF and the wording of BW1.	Agree that it would be clearer if this paragraph reflected the wording in NPPF	Change paragraph 4.5 as follows:  'The following elements are integral to the character, image and atmosphere of Burley as a place and should be <b>conserved</b> and enhanced.'
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW1	Object	Whilst the intended outcome is laudable, as drafted, the policy lacks clarity. The policy wording needs to be amended to ensure it can be properly applied in the determination of development proposals. The policy needs to make reference to the settlement boundary and Map 2; perhaps '...all new development proposals within the settlement boundary, as shown in Map 2, will...'. The last sentence of the first paragraph needs to be	Agree that the final sentence of the first paragraph should be amended as suggested in order to clarify that the policy applies to new development proposals within the settlement boundary.  However, disagree that the sentence needs to be supplemented by the words 'where possible and appropriate' as this is vague and could be misconstrued. The policy makes it clear that the matters set out in the	Change the Plan as follows:  Amend the last sentence of the first paragraph of Policy BW1 to:  'To achieve this, proposals for new development <b>within the settlement boundary, as shown on Map 2</b> , will be required to demonstrate consideration of the following:'  Amend criterion a) to:  'Appropriate use of materials. <b>The use of</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>supplemented by the words 'where possible and appropriate'. Clause a.) The policy unreasonably would not permit a range of modern, reproduction and reclaimed materials unless "appropriate". It is unclear when such materials might be deemed appropriate and is a statement without justification. There is also no definition of such terms. It risks non conformity with the NPPF which says "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is,</p>	<p>criteria are issues to be considered. If they are not relevant to the proposal, this would be highlighted in the consideration.</p> <p>In terms of criterion a), it is not considered unreasonable to require that the use of modern, reproduction or reclaimed materials is appropriate to the character of the surrounding area. This reflects the advice in paragraph 58 of NPPF that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. However, it is agreed that this criterion could be reworded along the lines suggested.</p>	<p><b>traditional natural materials, where possible and appropriate in terms of the design and quality of the development proposal, taking into account the character of the site and the surrounding area.'</b></p> <p>Amend criterion d) to:</p> <p><b>'New development within the settlement boundary, but on the edge of the settlement should respect the character of the surrounding landscape, provide views out to the landscape where possible and appropriate and, where possible, avoid the formation of a hard edge to the village boundary. See also Policy BW3'</b></p> <p>Amend criterion h) to:</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>however, proper to seek to promote or reinforce local distinctiveness". To avoid the need to clarify what 'modern' and 'reproduction' materials are, the policy could usefully be amended to promote 'the use of traditional natural materials, where possible and appropriate in terms of the design and quality of the development proposal, taking into account the character of the site and the surrounding area.' Clause d.) Needs to be amended to 'New development within the settlement boundary, but on the edge of the settlement...' to reflect the change of emphasis of the policy and its title; to provide additional clarity that the policy does not apply to</p>	<p>Agree that the first part of criterion d) should be amended to 'New development within the settlement boundary, but on the edge of the settlement...' to reflect the change of emphasis of the policy and its title</p> <p>Agree that criterion d) should also be amended to '...provide views out to the landscape where possible and appropriate...'</p> <p>Agree that this criterion should be cross-referenced to Policy BW3.</p> <p>Disagree that criterion h) is not an issue for the determination of a development proposal. It is a consideration set out in a number of Local Plans (e.g. Lewisham, Torrington) and in</p>	<p>'External lighting should protect residential amenity, local character and biodiversity from light pollution by ensuring that it is of an appropriate scale, especially in the Conservation Area where wall-mounted lights should be given preference and light intensity reduced without compromising safety. <b>Appropriate measures should be taken to minimise the level of light spillage and glare'</b></p> <p>Add a new paragraph 4.10:</p> <p><b>'External lighting can increase light pollution and light nuisance if poorly designed and installed. New development has the potential to change the character of the local environment by adding lights, such as security</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					land in the Green Belt; and recognise that there is only one settlement within the settlement boundary. Clause d.) Needs to be amended to '...provide views out to the landscape where possible and appropriate...' to be consistent with, and reflect, the Council's response to policy BW3. Clause d.) To be consistent with the other clauses, this should also contain additional text '(see also Policy BW3)' Clause h.) This is not an issue for the determination of a development proposal and needs to be deleted. The PC could pursue this aim through other mechanisms.	the Flore Neighbourhood Plan. However, it is considered that that it should apply to all external lighting and also be widened to seek to reduce the level of light spillage and glare.	lights, floodlights and street-lights, which may reduce the darkness of the night skies. This policy supports the implementation of the NPPF which aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 125). As a reference, the Institution of Lighting Professionals has produced Guidance Notes for the Reduction of Obstructive Light (2011), including sky glow.'
City of Bradford Metropolitan District Council Department of			Policy BW1	Comment	The policy could do more to add local distinctiveness or apply a local perspective, over that	Although this is just a comment, no indication is given as to how the policy could add more of a local	No change

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Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX					which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.  The policy includes a number of criteria which are fundamentally related to local character and distinctiveness and sets out very clearly those material considerations that are considered to be most important in the context of Burley.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW2	Object	Modifications are required to this policy to ensure it meets the basic conditions. The policy wording needs to make reference to Map 2; perhaps '...outside the settlement boundary, as shown in Map 2, will...'. The land outside the settlement boundary is within the Green Belt, and	Agree that the policy wording should make reference to Map 2.  It is important that neighbourhood plan policies do not repeat national planning policy guidance or the policies in the adopted development plan, However, it is agreed that, for clarity, the policy	Change the Plan as follows:  Amend the first sentence of Policy BW2 to:  Development proposals outside the settlement boundary, <b>as shown in Map 2, need to satisfy national and local policies relating to development in</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>the policy as currently drafted conflicts with national and local policy. Through the use of the word 'permitted', the policy presents a potentially harmful conflict with the presumption against inappropriate development in the Green Belt unless the development is one of the NPPF prescribed exceptions, or there are very special circumstances. The policy must be deleted, or, the first sentence must be amended to the effect that 'Development proposals outside the settlement boundary, as shown in Map 2, need to satisfy national and local policies relating to development in the Green Belt.' The policy, and its</p>	<p>should make it clear that higher level Green Belt policy would apply to those areas outside Burley's settlement boundary. Replace "permitted" with "supported"</p> <p>It is agreed that the wording of the first sentence should be qualified by the words 'where appropriate'.</p> <p>It is agreed that the lower case text should expand upon the key features of cultural, ecological and archaeological importance. It is also considered appropriate to include an appendix that sets out the Listed Buildings and Scheduled Monument in Burley.</p> <p>Agree to include 'and' after each criterion to make clear that they would all</p>	<p><b>the Green Belt and will be supported when they, where appropriate:'</b></p> <p>Amend criteria a), b) and C by adding 'and' at the end.</p> <p>Add a new paragraph 4.17 as follows:</p> <p><b>The rural area outside Burley's settlement boundary contains a number of natural, cultural and archaeological features. These include the Ben Rhydding Gravel Pits Local Nature Reserve/Site of Ecological or Geological Importance (SEGI) (part), the River Wharfe, the Otley and Mid Wharfedale/Wetherby SEGI (part), the Sun Lane Local Nature Reserve and disused Burley railway line which is a wildlife corridor (see Map 3). There are</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>clauses, will not be relevant to all development proposals outside the settlement boundary and as such must be qualified by the words 'where possible and appropriate'. In addition, all clauses, other than the last, must all be supplemented by the words 'and/or'. Clause a.) This clause refers to 'the cultural, ecological and archaeological importance of the key features of Wharfedale'. The lower case text needs to define what these key features are, within the neighbourhood plan area, and what is important about them, to ensure that the policy can be properly applied in the determination of development proposals.</p>	<p>apply to development proposals.</p> <p>Although criterion a) partly duplicates criterion e), it is considered appropriate to include the latter as this would apply to non-designated assets that have been identified through, for example, the Landscape Character SPD.</p>	<p>numerous Scheduled Monuments that are set out in Appendix 2 and other features of archaeological importance, details of which are held by the West Yorkshire Archaeology Advisory Service (Historic Environment Record). Although most Listed Buildings are located within Burley village, some are situated in the open countryside beyond Burley. Listed Buildings are set out in Appendix 2.</p> <p>Include a new Map 3 showing the South Pennines SAC/SPA, the Local Nature Reserves and the SEGIs</p> <p>Renumber all subsequent maps</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					This clause partly duplicates clause (e).		
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW2	Comment	The policy could do more to add local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	Although this is just a comment, no indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.  The policy includes a number of criteria which are fundamentally related to local character and distinctiveness and sets out very clearly those material considerations that are considered to be most important in the context of Burley.	No change
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy			Policy BW3	Object	Whilst the intended outcome is laudable, as drafted, the policy lacks clarity and requires modification to improve its effectiveness. The	Agree that the listed views should be described more precisely and illustrated with photographs as indicated in the final	Change Policy BW3 as follows:  <b>'Development should not adversely affect</b> important views out of and into the



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Britannia House, 4th Floor, Bradford BD1 1HX					<p>policy needs splitting and amending to ensure that both its constituent parts can be properly applied in the determination of any development proposal. The first part relates to views into and out of the village and comprises the first sentence and the listed views a – c. This part needs supplementing by lower case text to state what the view is and describe why it is special. The first sentence is overly prescriptive, particularly the words ‘must be retained’. These need replacing, perhaps by text ‘...should not be significantly and adversely affected by development proposals...’ and ‘...where possible and appropriate’. As drafted, the policy could be used to prevent any development that</p>	<p>sentence of paragraph 4.17.</p> <p>It is agreed that there should be a sentence setting out why each view is special.</p> <p>It is agreed that the wording of the first sentence should be amended to ensure that, where appropriate, proposals for development take into account any adverse impacts on the identified views through landscape appraisals and impact studies.</p> <p>It is agreed that the second part of the policy should be set out after the list of views and the wording amended along the lines suggested.</p>	<p>village. <b>Where, appropriate, development proposals should take into account any adverse impacts on the views</b> listed below and identified on <b>Map 4 through landscape appraisals and impact studies:</b></p> <ol style="list-style-type: none"> <li>a. View from Burley Moor to the village</li> <li>b. View from Sun Lane bridleway to Burley Moor</li> <li>c. View to the Chevin</li> </ol> <p>Where development <b>proposals</b> are in close proximity to open areas of countryside, they <b>should take into account</b> any adverse impacts on visual links to the countryside from within the development and from the public roads and open spaces.’</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>might be deemed to be in a line of vision from the viewpoint. A more reasonable and proportionate policy would be one that considered preventing tall buildings or intrusive infrastructure within such views or mitigating their effects. The second part comprises the second sentence relating to developments 'in close proximity to open areas of countryside'. This sentence is again overly prescriptive, using the word 'must' needs to be deleted. The policy could more reasonably refer to 'development proposals should take account of' and 'where possible and appropriate'. It would be preferable to refer to 'development proposals'</p>		<p>Add photos of each view and the following to the justification:</p> <p><b><u>'View a. View from Burley Moor to the village</u></b>  An iconic view from Burley/Ilkley Moor looking north east towards the Wharfe Valley, showing the green corridor between settlements and historic field patterns, hedgerows and mature trees.</p> <p><b><u>View b. View from Sun Lane bridleway to Burley Moor</u></b>  An important view from south west Burley/Ilkley Moor showing the moor to river green corridor which constitutes a natural highway for the migration of flora and fauna and provides a village nature reserve.</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					not simply 'developments.'		<b>View c. <u>View to Otley and the Chevin</u></b> The view to the north of Burley provides a natural green backcloth to the village formed by the close proximity of the steep escarpment.'
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.17		Object	This paragraph could usefully explain what the view is and describe why it is special and be illustrated in photographs. The views shown on Map 3 are not 'shown in the following photographs and identified on Map 3' as this paragraph currently states.	See comments above	See above
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW4	Object	The term 'infill' must be defined in the plan for the policy to be properly used in the determination of any development proposal.	It is agreed that references to 'infill' could be deleted from this policy and that reference should be made to Map 2.	Change Policy BW4 as follows:  Policy BW4 – Housing on Sites Within Burley Settlement Boundary

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>The area, within the settlement boundary, to which the policy applies may benefit from reconsideration. If it is the intention for this policy to be applied to all proposals for residential development within the settlement boundary the references to 'infill' can be deleted without any detriment to the effectiveness of the policy. If it is the intention for this policy to be applied to a selected type of site within the settlement boundary, the type of site need to be clearly defined in the plan.</p> <p>The policy wording needs to make reference to Map 2; perhaps '...within the settlement boundary for Burley, as shown in Map 2, will...'</p>	<p>As, from experience, Examiners consider that the term 'in principle' adds nothing meaningful to a policy, disagree that the first sentence should be amended to indicate that proposals for residential development will be supported in principle.</p> <p>In terms of criterion a), an application for residential development would not be determined solely on this criterion. It is important that the Plan is read as a whole and, furthermore, any application would also be subject to higher level policies in the development plan.</p> <p>It is accepted that criteria b) and c) refer to policies which, under certain circumstances, would allow other uses.</p>	<p>'Proposals for housing development on sites within the settlement boundary for Burley village (see Map 2) will be supported when they:'</p> <p>Amend the second sentence of paragraph 4.24 as follows:</p> <p>'Over the years a number of residential gardens have been built on and this policy seeks to prevent such development in those parts of the village where large buildings in grounds are a feature of its distinctive character, mindful of density, openness and landscaping.'</p> <p>Delete the final sentence and replace with:</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>The policy must be amended, as: It is overly prescriptive, through the use of the word 'permitted'. This must be amended, perhaps to 'supported in principle' for the policy to be properly used in the determination of any development proposal. Clause a.) An application for residential development cannot be determined solely on its land classification. Clauses b.) and c.) Policies BW17, BW9, BW11 and BW12, as currently drafted, all contain clauses that might allow the development of areas or uses these policies seek to protect. Clause d.) This is not supported by any evidence or assessments to justify the clause or what areas the clause applies to, and</p>	<p>Further details relating to criterion d) should be included in the lower case text.</p>	<p>'Typically, these are found on Station Road and Moor Lane, for example.'</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					this is not provided by the content of paragraph 4.24.		
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.24		Object	The paragraph does not contain or refer to any evidence or assessment to justify clause d or what areas the clause applies to.	Disagree.  This paragraph describes in more detail the types of area to which this criterion should apply and gives examples.	No change other than those identified above.
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW4	Comment	The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal. There are a number of paragraphs in the background text that are superfluous as they do not relate to the policy. These could usefully be deleted.	Although this is just a comment, no indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.  The policy includes a number of criteria which are fundamentally related to local character and distinctiveness, including that relating to the importance of large gardens in certain parts of the village, and sets out	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						very clearly those material considerations that are considered to be most important in the context of Burley.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW5	Object	Whilst the intended outcome is laudable, as drafted, the policy lacks clarity and requires modification to improve its effectiveness. The policy seeks to use mix and type of housing as a design tool, in line with paragraphs 4.25 and 4.26. The specific types of property included in a development proposal should be driven by need or demand. To include 'terrace houses, detached properties and bungalows' in the first sentence of BW5, is contrary to policy HO8 of the CS and must be deleted. The first sentence includes reference to a 'range of housing types	The inclusion of particular types of properties in this policy is not considered to be contrary to Policy HO8 of the emerging Core Strategy which indicates that specific guidance on housing mix on an area or site basis will be set out as necessary in the Allocations DPD, Bradford City Centre and Shipley & Canal Road AAPs and Neighbourhood Plans.  However, there is no clear justification for the inclusion of these particular types of housing either through community consultation on the neighbourhood plan or Bradford's SHMA. The	Change Policy BW5 as follows:  'All new housing proposals for 10 units or more, or on sites of 0.4ha and above, will be expected to provide a range of housing types and/or sizes. In providing these homes, developers should also have regard to the surrounding area, avoiding unsympathetic house types in sensitive locations and seeking to use mix as a means of offering housing choices to the whole community and adding variety to the street scene.

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>and sizes', as a design tool. This is inflexible and to ensure it can be properly applied in the determination of development proposals it must be amended to 'range of housing types and/or sizes'. By amending this part of the policy in this way there will be no detriment to its application to development proposals by the deletion of 'terrace houses, detached properties and bungalows'. The second sentence of BW5 is unclear. It needs to be amended to make it perfectly clear what developers should have regard for, and what should be avoided, when using housing type and mix in designing their scheme.</p>	<p>reference to 'terrace houses, detached properties and bungalows' should therefore be deleted.</p> <p>The first sentence reflects the wording in Core Strategy Policy HO8. However, it is agreed that there will be no detriment to the intent of the policy by changing the wording as suggested.</p> <p>It is considered that the first part of the second sentence is clear. However, the second part should be clarified in order to indicate what new development should be seeking to achieve.</p>	



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW5	Comment	There are a number of paragraphs in the background text that are superfluous as they do not relate to the policy. These could usefully be deleted.	Disagree.  There is no indication as to which paragraph are seen as superfluous. All are related to housing mix in the context of planning for a growing number of residents	No change
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW5	Comment	The policy could do more to add local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	Although this is just a comment, no indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.  The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the context of Burley.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW6	Object	No evidence has been included in the plan, or referred to, to justify the yield threshold set in the policy of 'five or more homes' or the area threshold of 'over 0.4ha'. The yield and area thresholds in BW6 conflict with policy HO11C of the CS. Such evidence and justification should be made available or the yield threshold 'five or more homes' and the area threshold 'over 0.4ha' must be deleted.	Core Strategy Policy HO11 indicates that affordable housing will be required on sites of 15 dwellings or more and on sites over 0.4 hectares in size. The site size threshold is lowered to 5 dwellings in Wharfedale.  This provides the justification for the number of homes threshold but is somewhat ambiguous in terms of the site size threshold that would apply in Wharfedale.  However the wording of the policy should be amended to reflect more closely that set out in the Core Strategy Proposed Modifications	Make the following changes to Policy BW6:  'All proposals for new housing on <b>developments</b> of 5 <b>units</b> or more should provide.....'
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy			Policy BW6	Comment	The first sentence of the second paragraph is superfluous given the inclusion of clause b.). Aside from the conflict	Agree that the second paragraph is superfluous and should be deleted.	Make the following changes to Policy BW6:  Delete the second paragraph.

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Britannia House, 4th Floor, Bradford BD1 1HX					with the CS, the policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	<p>No indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.</p> <p>The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the context of Burley.</p>	
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Policy BW7	Object	<p>The policy refers to the defined Local Centre as being shown in Map 4. The local centre is defined in the RUDP, but is incorrectly shown in Map 4. Map 4 must be amended to show correct extent of land and buildings that comprise the defined Local Centre.</p>	<p>Agree that Map 4 should be changed to show the extent of land and buildings that comprise the defined Local Centre.</p> <p>It is agreed that the first sentence of the policy could be amended as suggested</p>	<p>Change Policy BW7 as follows:</p> <p>Within the defined local centre (see Map 5), a range of uses will be considered appropriate, including the following:</p> <p>a) A1 retail uses, excluding units of</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>The policy could be considered overly prescriptive. The first sentence could usefully to 'Within the defined Local Centre, (see Map 4), a range of uses will be appropriate including;...' to enable the policy to be properly used in the determination of any development proposal. Clause a.) conflicts with policy EC5D. This clause must be either deleted; or amended to reflect the type of retailing promoted by EC5D; or evidence and justification must be made available in support of promoting unrestricted A1 retail uses.</p>	<p>Policy EC5D in the emerging Core Strategy indicates that Burley Local Centre should be the focus for appropriately sized local supermarkets and a variety of small shops of a local nature to meet people's day to day needs and minimise their need to travel. Criterion a) does not conflict with this policy as the uses being promoted will often fall within A1 and, in any case, the policy does not rule out other retail uses not specified in EC5D. Furthermore, there is no use class covering small shops of a local nature. However, it is agreed that there should be a size threshold setting out what is considered to be an appropriately sized local supermarket in the Burley context.</p>	<p><b>150 square metres gross or more;</b></p> <p>Amend new Map 5 to reflect the Local Centre boundary shown in the Replacement UDP.</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						The Core Strategy does not set out threshold other than in terms of the requirement for an impact assessment (Policy EC5F). The lowest threshold set out i.e. 150 square metres gross of floor space outside defined centres is considered to be appropriate in terms of qualifying BW7(a)	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW7	Comment	Aside from the conflict with the CS, the policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal. The 'and' should	No indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.  The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most	Change Policy BW7 as follows:  Delete 'and' from the end of criterion c) and add to criterion d):  d). Residential uses on upper floors; <b>and</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					be deleted from clause c.) and added to clause d.).	important in the context of Burley Local Centre.  Agree that 'and' should be deleted from the end of criterion c) and added to criterion d).	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW8	Object	The policy refers to the defined Local Centre as being shown in Map 4. The local centre is defined in the RUDP, but is incorrectly shown in Map 4. Map 4 must be amended to show correct extent of land and buildings that comprise the defined Local Centre. The policy should make reference to the local centre being shown in Map 4. The policy is overly prescriptive, through the use of the word 'permitted'. This must be amended, perhaps to 'supported in principle' for the policy to be properly	Agree that Map 4 should be changed to show the extent of land and buildings that comprise the defined Local Centre.  Agree that the policy should be amended to 'supported' However, as, from experience, Examiners consider that the term 'in principle' adds nothing meaningful to a policy, disagree that the term 'in principle' should be included in the policy.  The reference to service development is to Class A2 financial and professional	Change Policy BW8 as follows:  'Outside of the defined local centre, retail and service (Use Class A2 – financial and professional services) will be supported when:  Amend new Map 5 to reflect the Local Centre boundary shown in the Replacement UDP.

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					used in the determination of any development proposal. The clauses included in BW8 are consistent with policy EC51 of the CS so far as it applies to 'small shops'. The reference in BW8 to 'service' development must be deleted or evidence and justification must be made available for clauses governing 'service' development proposals can be included as policy. 'service' development must also be defined.	services and this should be made clear in the policy.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW8	Comment	The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the	No indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					determination of a development proposal.	The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the determination of proposals for development outside the defined local centre e.g. adequate capacity for servicing	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW9	Object	The policy is overly prescriptive, through the use of the word 'protected'. This must be amended, perhaps to 'the retention of existing employment land and buildings will be supported in principle' for the policy to be properly used in the determination of any development proposal. The policy is overly prescriptive, through the use of the word 'permitted'. This must be	Agree to reword the first sentence of the policy to 'the retention of existing employment land and buildings will be supported as suggested. However, as, from experience, Examiners consider that the term 'in principle' is superfluous and adds nothing meaningful to a policy, disagree that this should be included in the policy.	Change Policy BW9 as follows:  Amend the first sentence to:  <b>'The retention of existing employment land and buildings will be supported.'</b>  Amend the second sentence to:  <b>'Where planning permission is required,</b>



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>amended, perhaps to 'supported in principle' for the policy to be properly used in the determination of any development proposal. Clause a.) refers to 'current market rate'. To avoid any uncertainty, this should be amended to ensure that it means the local rate in Burley. Policy EC4C uses the term 'local land values'. Clause b of policy BW9 conflicts with policy EC4C and must be deleted.</p>	<p>The policy should be qualified to reflect the current situation with regard to permitted development rights.</p> <p>Disagree that the use of the word permitted is overly prescriptive. The wording used is in line with that used in the adopted development plan (policies E1 and E4) and does not run counter to the wording in policy EC4 of the emerging Core Strategy which indicates that planning permission will be refused for alternative development.</p> <p>Agree that the local market rate in Burley should be applied in terms of criterion a)</p>	<p>redevelopment or change of use of existing employment premises .....</p> <p>Amend criterion a) to:</p> <p>'The employment premises have been empty for at least two years and during that time actively marketed for employment use at the current <b>local</b> market rate..'</p> <p>Delete criterion b)</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						Agree that criterion b) is not supported by the emerging Core Strategy	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy Britannia House, 4th Floor, Bradford BD1 1HX		4.42		Object	The last sentence is incorrect and needs amending. Policy EC4C of the CS is a much wider, more stringent policy than policy E4 of the RUDP.	It is agreed that, although the intent of policies E4 of the RUDP and EC4C of the Core Strategy is similar in term of protecting existing employment land, they are quite different policies. The phrase 'which is carried forward' should therefore be deleted	Change paragraph 4.42 as follows:  This policy approach is currently supported by 'saved' Policy E4 of the Replacement Bradford UDP, and by Policy EC4 of the emerging Core Strategy.
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW9	Comment	Aside from the conflict with the CS, the policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	Although there is a small difference between BW9 and Core Strategy policy EC4C in that it is a requirement of BW9 that the employment premises have been empty, this is considered sufficiently significant to merit the inclusion of this policy in the Plan.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>		4.41		<p>Comment</p>	<p>Given the position of Burley as a Local Growth Centre within the Regional City of Bradford, it is not considered that paragraph 28 of NPPF, 'rural economy', is applicable to Burley.</p> <p>Text could usefully be added to this, or an additional, paragraph to acknowledge that the policy does not recognise the reality of permitted development rights which permit the change of use of B1 and B8 premises to residential without the need for planning permission. The permitted development rights do not require there to have been any prescribed period of vacancy or any active marketing of the premises.</p>	<p>Burley is a village surrounded by countryside and it is therefore appropriate to consider it as part of the rural area. The village's identification as a Local Growth Centre does not mean that it should be considered to be urban.</p> <p>Permitted development rights currently apply in respect of the change of use from retail uses and other town centre uses, and B1(a) office use to C3 residential use. This is subject to Prior Approval being sought For a property to benefit from C3 use, (<a href="#">see SI 332 amendments in relation to change of use of offices to dwellinghouses</a>), development must be completed within three</p>	<p>Make the following changes to the text supporting Policies BW7, BW8 and BW9:</p> <p>Add a new paragraph 4.41:</p> <p><b>'Permitted development rights currently apply in respect of the change of use from retail uses and other town centre uses, and B1(a) office use to C3 residential use. This is subject to Prior Approval being sought. For a property to benefit from C3 use, (<a href="#">see SI 332 amendments in relation to change of use of offices to dwellinghouses</a>), development must be completed within three years starting with the prior approval date.'</b></p> <p>Re-number subsequent paragraphs</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						<p>years starting with the prior approval date.</p> <p>Permitted development rights also apply in respect of the change of use of premises from a B8 storage and distribution use under 500m<sup>2</sup> to C3 residential use. This is subject to a number of criteria being met and subject to Prior Approval being sought and impact on the sustainability of adjoining uses. For a property to benefit from C3 use, the use must begin within 3 years of the prior approval date.</p>	<p>Add a new paragraph after 4.42:</p> <p><b>'However, it should be noted that permitted development rights currently apply in respect of the change of use of premises from a B8 storage and distribution use under 500m<sup>2</sup> to C3 residential use. This is subject to a number of criteria being met and subject to Prior Approval being sought and impact on the sustainability of adjoining uses. For a property to benefit from C3 use, the use must begin within 3 years of the prior approval date.'</b></p>
City of Bradford Metropolitan District Council Department of			Policy BW10	Comment	In the first paragraph, it would be more precise to refer to the 'Core Strategy	Agree with the suggested change.	Change Policy BW10 as follows:

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX					DPD' rather than the 'Bradford Core Strategy'.		'New housing development will need to address the car parking needs it generates as set out in the Bradford Core Strategy <b>DPD'</b>
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW10	Object	The policy would benefit from modification to improve its effectiveness. The second paragraph is a principle to be considered in assessing a development proposal and should be deleted from the policy and included in the lower case text, along with other principles currently noted in paragraphs 4.50 and 4.51.	It is agreed that the second paragraph is a principle to be considered in assessing a development proposal and consequently that it is appropriate to include it within the policy itself. However, the policy should indicate that this paragraph should apply wherever possible.	Change Policy BW10 as follows:  Amend the second paragraph to:  <b>'Wherever possible,</b> car parking should be accommodated.....'
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.50 4.51		Object	These paragraphs should be amended to include the second paragraph deleted from the policy, as it is a principle to be considered in assessing a development proposal, along with other principles	See above – paragraphs 4.50 and 4.51 provide justification and detail in relation to the application of the second part of Policy BW10.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					currently noted in these paragraphs.		
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW10	Comment	The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	In the form that is proposed, the policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the determination of proposals for new development	No change
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW11	Object	In its current form, the aims and outcomes for this policy will not be achieved. The policy is overly prescriptive, through the use of the words 'protected from development'. It would be more precise to follow the terminology in NPPF, paragraph 76, and, perhaps, refer to 'The areas of land listed below and identified on Map 5	Agree that the policy should be reworded to reflect the guidance in the NPPF.	Change Policy BW11 as follows:  <b>'The areas of land listed below and identified on Map 6 are designated as Local Green Spaces. New development will not be permitted other than in very special circumstances'</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					are designated as Local Green Spaces.' NPPF, paragraph 78, requires that the local policy for managing development within a Local Green Space should be consistent with policy for Green Belts, as acknowledged in paragraph 4.60. The two policy clauses of BW11 on managing such development do not reflect policy for Green Belts contained in NPPF, section 9, and need to be revised to remove this conflict.		
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.61		Object	The Local Green Space Assessment table is not considered to be sufficiently comprehensive or robust to justify the inclusion of sites in the policy. To comply with NPPF, paragraph 77, the assessment should include all green spaces,	Disagree that the Local Green Space assessment table is not comprehensive or robust enough to justify the inclusion of sites. However, further details of use by local groups could usefully be added to the table.	In the Local Greenspace Assessment table, add further details to highlight local use  Change new Map 6 – Local Green Spaces as follows:  Delete 'h' from site and replace with 'j' and delete

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>particularly within the settlement boundary. The paragraph 77 criteria should be used to determine which sites may be suitable to include in the policy, mindful that the 'designation will not be appropriate for most green areas or open space.' All sites included in the assessment have been designated in the policy. Notable areas of green space have been excluded from the assessment. Most commentary in the assessment relates to a description of the site and its uses, and makes little reference to 'the community it serves', why it is 'demonstrably special', or whether it is 'local in character and is not an extensive tract of land'. Whilst some proposed designations</p>	<p>The assessment sets out how each green space meets the criteria set out in paragraph 77 of the NPPF and is comparable with that set out in many other neighbourhood plans e.g. Barby and Onley and Flore which are now 'made'.</p> <p>There is no requirement to undertake an assessment of all green spaces.</p> <p>Inconsistencies between the table and the map should be rectified.</p> <p>In terms of conflict between the proposed designation of sites d and k, these sites will be deleted as local green spaces as Bradford Council, the landowner, is not content with their inclusion.</p>	<p>'j' from site and replace with 'h'</p> <p><i>(Sites d. and k. are also to be deleted as the landowner is not content with their inclusion)</i></p>



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>have been included in the Conservation Area Appraisal 2007, as a 'positive contribution to character' or as a 'key open space,' this is in terms of the character of the conservation area does not necessarily mean that they are 'demonstrably special' and no such evaluation has been included in the assessment. There are errors and inconsistencies in, and between, both the table and the map, particularly relating to sites h and j. There may well be conflict between the proposed designation of sites d and k, in particular, and the need to amend the clauses of this policy. In this context, there may well be conflict between the proposed designation of sites d and</p>		

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					k and the initiative of policy BW16.		
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Map 5	Object	The sites shown on Map 5 will need to be revised in the light of a comprehensive and robust local greenspace assessment and to rectify the errors and inconsistencies in, and between, both the table and the map, particularly relating to sites h and j.	See above	Change Map 5 – Local Green Spaces as follows:  Delete ‘h’ from site and replace with ‘j’ and delete ‘j’ from site and replace with ‘h’
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW12	Object	In the first paragraph, the policy is overly prescriptive, through the use of the words ‘protected from development’. It would be more precise to refer to ‘The retention of the areas of land listed below, and identified on Map 6, as allotments is supported in principle.’ In the second paragraph the policy is overly prescriptive, through the use of the	Disagree that the first paragraph is overly prescriptive. Policy BW12 indicates that sites are protected for allotment use and then goes on to indicate the circumstances under which their redevelopment for other uses may be permitted. The first sentence does not state that the allotments identified are ‘protected from development’. However, it is noted that	Change policy BW12 as follows:  Amend the list of allotments to:  a) East End Allotments, off Prospect Road b) Aireville Terrace Allotments c) Prospect Road Allotments

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					word 'permitted'. This must be amended, perhaps to 'not be supported' for the policy to be properly used in the determination of any development proposal. The policy conflicts with policy EN1A of the CS as it makes no reference to open space deficiencies or suitability for other deficient open spaces. The clauses of BW12 must be amended accordingly. The policy needs to be amended to include the references in Map 6.	<p>this is the terminology used in Policy EN1 of the emerging Core Strategy.</p> <p>Disagree that the use of the word 'permitted' is overly prescriptive.</p> <p>Agree that additional criteria should be included in the policy to reflect those in policy EN1 of the emerging Core Strategy.</p>	<p>Amend the policy criteria to:</p> <p>'c) community support for the allotments is demonstrably negligible; <b>and</b></p> <p><b>d) the loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth, and</b></p> <p><b>e) The site is not suitable to meet any identified deficiency in other types of open space</b></p>
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Policy BW12	Comment	Aside from the conflict with the CS, the policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy,	Disagree, The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the determination of proposals	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					the development plan for the District or material planning considerations used in the determination of a development proposal.	for the redevelopment of the listed allotments in Burley.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Parish Council Action 4	Comment	The second sentence in the second paragraph, relating to the Green Belt, is very prescriptive and may not be capable of implementation. The whole paragraph could be amended to, and included as a clause d; Proposals within the Green Belt will be required to comply with national and local planning policies.	This is a Parish Council Action and not a policy. The current wording of the first sentence of the second paragraph is considered to be sufficiently clear to guide any Parish Council action. Furthermore, this should not be included as a separate criterion but remain as currently set out.  The second sentence of the second paragraph should be retained but qualified to indicate that it would only apply in instances where buildings proposed are acceptable in principle and such siting is feasible.	Change the Action 4 for the Parish Council to:  Amend the second sentence of the second paragraph to:  'Where buildings are proposed <b>that are acceptable in principle,</b> they will be required to be sited adjacent to the built up area <b>where this is feasible'</b>
City of Bradford Metropolitan District Council Department of			Policy BW13	Object	As drafted this policy is incapable of achieving its	It is not possible to define the proposals for new	Change Policy BW13 as follows:

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX					intended outcomes. The proposed new routes promoted in the policy need to be shown far more precisely in Map 7 for the policy to be properly applied to any development proposal. Whilst the Parish Council may have been very active promoting these three new routes, no information or justification for the riverside walk through Greenholme Mills has been included in the lower case. Such a justification must be included in the plan for it to constitute a clause in the policy. The second paragraph neglects to define what the new routes will be 'safeguarded' as. The policy must be amended accordingly to ensure it can be properly applied in	routes more precisely at this stage.  Agree therefore that the safeguarding of the routes should be included as a Parish Council Action.	Delete the second and third paragraphs and include as:  <b>'Action for the Parish Council – Action 5</b>  The following new routes, shown on Map 8, will be safeguarded, supported and, where appropriate, developer contributions will be sought to assist in their implementation:  <ol style="list-style-type: none"> <li>1. A walking/cycling route along the disused railway line, the Wharfedale Greenway</li> <li>2. A riverside walk through Greenholme Mills, connecting to the Goit and existing footpath to the</li> </ol>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					the determination of development proposals. If the new schemes cannot be defined more precisely in Map 7, at this moment in time, this section should be taken out of the policy to form a Parish Council Action, mindful of the Council's role as Highway Authority.		<p>east end of the village adjacent to road islands</p> <p>3. Pedestrian bridge over the River Wharfe</p> <p>Where appropriate, the Parish Council will expect new development proposals to protect, enhance and provide links to the above proposed routes'</p> <p>Renumber subsequent Parish Council Actions</p>
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW14	Comment	The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the	The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the determination of proposals for new development	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					determination of a development proposal.		
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Policy BW15	Object	<p>The policy relates to the protection and enhancement of three named GI links/corridors. These must be shown precisely on a policies map to enable the policy to be properly applied to any development proposal. The policy will not be relevant to all development proposals and as such the first sentence must be qualified by the words 'where possible and appropriate'. In addition, clauses a, b and c must be supplemented by the words 'and/or'.</p>	<p>The emerging Core Strategy does not identify Bradford's Green Infrastructure and there is no Green Infrastructure Study to inform the development of policies.</p> <p>However, it is considered important to protect and enhance the River Wharfe, beck valleys and disused railway line. These could be shown on a map although it is considered self-evident what these comprise.</p> <p>Agree that the first sentence should be qualified by the words 'where appropriate' and that 'and' should be included at the end of criteria a) – c)</p>	<p>Make the following changes to Policy BW15:</p> <p>Amend the first sentence to:</p> <p><b>'Where appropriate,</b> development proposals will be expected to protect and enhance existing Green Infrastructure by:</p> <ul style="list-style-type: none"> <li>a) Retaining and enhancing the River Wharfe, beck valleys and disused Burley Railway green links and corridors (<b>see Map 9</b>); <b>and</b></li> <li>b) Improving walking, cycling and horse riding along and to and from these green links and corridors (see also</li> </ul>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>Policies BW13 and BW14); <b>and</b>  c) Etc'</p> <p>Include a new Map 9 – Green Infrastructure:</p> <p>Showing the River Wharfe, beck valleys and disused Burley railway line.</p>
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Policy BW15	Comment	The policy could be improved to add local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.	The policy is considered to be local in its perspective and sets out very clearly those material considerations that are considered to be most important in the determination of proposals affecting green infrastructure. This is particularly important in the absence of a Bradford-wide Green Infrastructure Study.	No change
<p>City of Bradford Metropolitan District Council Department of</p>		4.81 to 4.87		Object	The text must be clarified to attribute the opinions, facts or solutions to the	Agree that the text should be attributed as far as possible.	<p>Make the following changes to the Plan.</p> <p>Para 4.89:</p>



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>					<p>Council, the Parish council or the community.</p>		<p><b>Bradford MBC acknowledges that existing education services in Burley</b> are, in many instances, already operating at full capacity, <b>For example, the Parish Council is aware that Burley Oaks and Burley Woodhead Primary Schools are</b> at near capacity <b>but</b> are well positioned within the village to serve the local community. Ghyll Royd, a private school with 25% Burley pupils, also plays a community role, <b>such as strong support for Le Tour in 2015.</b></p> <p>Para 4.90: <b>The Parish Council is aware that both state schools</b> have room for expansion and this is the appropriate way to deal with any</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>future growth of the settlement. This would support any future development and minimise the need to travel to and from the sites.</p> <p>Para 4.91:  Bradford MBC points out that senior school provision affects an area much greater than that of the parish. The Parish Council is aware that the scale of development proposed for the whole of the Wharfe Valley is some 5,900 homes but the senior schools within the catchment of the Wharfe are already at near capacity.</p> <p>Delete next paragraph (para 4.79 in the Formal Consultation version of the Plan.)</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>Para 4.93:  <b>Wharfedale Action for School Places</b> states that within the three Valley's Confederation there are 6 Secondary schools that have total admissions of 1355 year 7s per year. Based on existing population figures, there will be more Year 7s than places from September 2017. In attempt to overcome this problem and accommodate the current population, Ilkley Grammar School are proposing to increase their Pupil Admissions Number to enable all the pupils within their priority one catchment area to attend the school. They are currently undergoing the public consultation process for this proposal. <b>The Parish Council is concerned</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>that the priority one catchment area does not include Menston or parts of Addingham. They have also stated that the increased PAN cannot allow for additional capacity from new housing, due to their inability to expand on a land locked site. With no spare capacity from September 2017 and 405 Bradford State Education district pupils already being educated outside Bradford, there is a strong case for either expansion of the 6 existing secondary schools or a new school.</p> <p>Add a new paragraph:  The preceding paragraphs set out the views and concerns that emerged through the extensive community consultation</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							on education undertaken by the Parish Council'
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.85		Object	This paragraph must be deleted as it is the role of the Council through the Allocations DPD to promote the phased release of housing sites, following the provisions of policy HO4 of the CS, and no such decisions have been made.	Agree that this paragraph prejudices the Core Strategy which has yet to be adopted. This will set the quantum of development in some of the settlements mentioned (the others being determined by the Leeds Core Strategy)	Make the following changes to the Plan:  Delete paragraph 4.85  Renumber all subsequent paragraphs.
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW16	Object	In the first paragraph, the policy would be more precise if the development of the new facilities were 'supported in principle.' Clause a.) refers to the 'population'. This should be amended, to ensure it can be properly applied in the determination of development proposals in the neighbourhood area, to 'the demonstrable need of the local community'. If, as it appears, all clauses are applicable to any	Agree with the change to 'supported'. However, as, from experience, Examiners consider that the term 'in principle' adds nothing meaningful to a policy, disagree with the inclusion of this term in the policy. In order to avoid any potential conflict with Policy BW11, add a new criterion to indicate that any development proposal must also meet the provisions of policy BW11.	Make the following changes to policy BW16:  Amend the first sentence to:  'The development of new and extended community health facilities such as village halls, community halls, indoor sports facilities, schools and doctors'/dentists' surgeries will be supported provided that:

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					development proposal, clause c should be amended to end ‘; and’. There may well be conflict between the proposed designation of sites d and k, in particular, of BW11, as may be amended, and this policy.		<ul style="list-style-type: none"> <li>a) It meets the demonstrable needs of the local community; and</li> <li>b) It does not have an unacceptable traffic impact or exacerbate parking problems; and</li> <li>c) It has good links to residential areas; and</li> <li>d) It is easily accessible by walking, cycling and public transport’ and</li> <li>e) It meets the requirements set out in Policy BW11</li> </ul>
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW16	Comment	The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or	Although this is just a comment, no indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					material planning considerations used in the determination of a development proposal.	made that relate to policies being unduly prescriptive.  The policy includes a number of criteria which are fundamentally related to the concerns and needs of the local community, and sets out very clearly those material considerations that are considered to be most important in the context of Burley.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Policy BW17	Object	The relevant extent of the existing community facilities, proposed to be protected under this policy, must be shown precisely on a policies map to enable the policy to be properly applied to any development proposal. In the first paragraph, the policy is overly prescriptive, through the use of the words 'protected'. It would be	The community facilities to be protected are listed and this is adequate in terms of identifying them. There is no need to show them on a map and very few neighbourhood plans do this (see Barby and Onley and Flore neighbourhood plans which have both been 'made' and where there is no map to identify these). This approach has therefore been considered	Make the following change to the Plan:  Amend criterion 2. to:  '2. There is no longer a <b>demonstrable</b> need for the facility.'


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>more precise to refer to 'The retention of the buildings listed below, and identified on Map X, as community facilities are supported in principle.' Facility g.) constitutes a single public house. No evidence or justification has been made available as to why it is appropriate to do so, and not seek to include all public houses within the policy. The second sentence of clause 1 must be amended to end 'where appropriate; or' to ensure it can be properly applied in the determination of development proposals. Clause 2 must refer to 'demonstrable' need to ensure it can be properly applied in the determination of development proposals.</p>	<p>reasonable in terms of applying such a policy to any development proposal in the neighbourhood plan context.</p> <p>This is Burley parish's neighbourhood plan and the local community has identified those existing community facilities that are most valued by them. There is no requirement, for example, to identify all public houses. Public houses are often protected as community facilities in neighbourhood plan (again see plans above).</p> <p>Disagree that criterion 1. should apply 'where appropriate'. It is related to the provision of alternative provision and should be applied to all development proposals in order to</p>	





Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						<p>ensure the proper planning of the area.</p> <p>Agree that criterion 2. could be qualified in the way suggested.</p>	
<p>City of Bradford Metropolitan District Council Department of Regeneration Planning &amp; Transportation Strategy</p> <p>Britannia House, 4th Floor, Bradford BD1 1HX</p>			Policy BW17	Comment	<p>The policy does not add any additional initiative, local distinctiveness or apply a local perspective, over that which currently exists in national planning policy, the development plan for the District or material planning considerations used in the determination of a development proposal.</p>	<p>Although this is just a comment, no indication is given as to how the policy could add more of a local perspective, particularly in the light of other objections/comments made that relate to policies being unduly prescriptive.</p> <p>The policy includes a number of criteria and a list of community facilities that are local important. As with other policies, it sets out very clearly those parts of the parish that are of particular value to the local community and sets out very clearly those material considerations that are considered to be most</p>	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						important in the context of Burley.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX		4.90 4.91		Comment	These two paragraphs should be deleted as they do not relate to the two policies, and as they refer to 'planning practice' and the 'planning process' the plan reader may mistakenly assume this is promoted by policies in the plan.	Disagree.  There is no reason why these two paragraphs shouldn't be included in the lower case text of the neighbourhood plan.	No change
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			SEA/HRA Screening Report Update  Section 5 Table 2	Comment	The screening assessment is considered incomplete as the 'justification' fails to; <ul style="list-style-type: none"> <li>• Note all the policies in the draft neighbourhood plan that are applicable to each 'criteria'</li> <li>• Fully document all the positive and negative effects</li> <li>• Fully document the significance of these effects</li> </ul> In addition a view on this given cannot be taken on	Comments are noted.  The SEA/HRA Screening Report Update has been sent to the 3 consultation bodies, Historic England, Natural England and the Environment Agency. Natural England and the Environment Agency both agree with the conclusions of the SEA/HRA Screening Report. No response was received from Historic England although an earlier response from them to the	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					the screening assessment as the HRA assessment is incomplete.	original SEA Screening Report indicated that they considered that a SEA would not be required.	
City of Bradford Metropolitan District Council Department of Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			SEA/HRA Screening Report Update	Comment	The HRA screening is considered incomplete as the policies in the Plan need to be screened in the context of the strategic approach identified in the HRA of the Core Strategy Publication Draft, November 2015, or an approach along these lines. Consideration should be given to using, or adapting if appropriate, the screening approach, rather than just referring to the outcome. In addition consideration of the role of mitigating policies might also be appropriate.	Comments are noted.  The SEA/HRA Screening Report Update has been sent to the 3 consultation bodies, Historic England, Natural England and the Environment Agency. Natural England and the Environment Agency both agree with the conclusions of the SEA/HRA Screening Report. No response was received from Historic England although an earlier response from them to the original SEA Screening Report indicated that they considered that a SEA would not be required.	No change
City of Bradford Metropolitan District Council Department of			SEA/HRA Screening Report Update	Object	To ensure that the correct bird species are quoted in the Burley NP HRA;	Natural England has recommended that changes be made to the Screening Report in	See updated SEA/HRA Screening Report, January 2017

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Regeneration Planning & Transportation Strategy  Britannia House, 4th Floor, Bradford BD1 1HX			Paras 6.6 and 6.7		<ul style="list-style-type: none"> <li>• The bird species paragraph 6.6, page 21 in the Burley NP HRA, need to be replaced with those noted in paragraph 3.2.3 page 10 in the HRA of the Proposed Modifications to the Core Strategy of November 2015, ie just include Merlin and Golden Plover, rather than Merlin, Golden Plover, Peregrine Falcon, Short-Eared Owl and Dunlin.</li> <li>• However the Short-Eared Owl and the Dunlin, but not the Peregrine Falcon, should be added to the regulatory occurring migratory species in paragraph 6.7 of the Burley NP HRA.</li> </ul>	relation to qualifying species.	
Asset Manager 			Whole Plan	Support	Consider that the Neighbourhood Plan has been positively prepared and supports policies that	Comments noted and welcomed	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					look to retain and enhance cycleways, footpaths, bridleways and public transport all of which can significantly contribute towards reducing the impact of any development on the Strategic Road Network		
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd			General comment	Object	CEG are concerned that the draft Neighbourhood Plan as presently drafted fails to comply with a number of the basic conditions, including: <input type="checkbox"/> Regard to national policy and advice contained in guidance issued by the Secretary of State. (Basic Condition A) <input type="checkbox"/> Contribution towards the achievement of sustainable development. (Basic Condition D) <input type="checkbox"/> Conformity with the strategic policies contained within the Local	The formal consultation Plan was prepared before the Inspector's Report was published and was therefore drawn up in the context of the Submitted Core Strategy and Proposed Modifications.  Paragraph 1.13 of the Plan acknowledges that work is currently under way on the Core Strategy document. This document, when adopted, will set out the strategic planning framework for our neighbourhood plan. The Core Strategy is currently	Make the following changes to the Plan:  Update the Plan to reflect receipt of the Inspector's Report

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Plan for the area. (Basic Condition E)</p> <p>☑ Compliance with all relevant European Union (EU) obligations. (Basic Condition F)</p> <p>These matters are discussed in detail below:  <b>Conformity with Strategic Policies contained within the Local Plan;</b>  It is a requirement that a neighbourhood plan is prepared in general conformity with the strategic policies contained within the Local Plan for the area.  Paragraph 184 of the NPPF which advises that Neighbourhood Plans should not only reflect the strategic policies of the Local Plan, but should also plan to positively support them.</p>	<p>at examination stage and a number of modifications to the Core Strategy have been proposed. As a result, the strategic planning policy affecting Burley may change.</p> <p>The Plan also highlights the fact that the Core Strategy proposes significant change for Burley-in-Wharfedale in the period up to 2030, particularly in terms of the number of new homes in Burley and the impact that this could have on the Green Belt</p> <p>Paragraph 3.12 accurately reflects the situation with regard to housing growth at the time that the Plan was prepared. It states that meeting future housing needs and planning for sustainable growth is a key issue facing Burley. The</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>The Parish Council will be aware that the draft Bradford Local Plan Core Strategy (“Core Strategy”) is now at a very advanced stage of preparation. The Government appointed Inspector’s report into the examination of the draft Core Strategy was published on 22nd August 2016 and made publicly available on 2nd September. This concludes that subject to the Main Modifications proposed by and previously consulted on by Bradford Council, the plan is both sound and legally compliant.</p> <p>Furthermore we are aware that following receipt of the Inspector’s report Bradford Council are already applying “substantial” weight to Core Strategy policies in</p>	<p>Core Strategy identifies a housing growth target of 200 new homes within Burley by 2030. This figure may change as a result of the examination into the Core Strategy as the Core Strategy Proposed Main Modifications puts forward a revised future dwelling requirement of 700.</p> <p>This is reiterated in paragraph 4.20 which indicates that the Proposed Main Modifications to Strategic Core Policy 4 (SC4) of the Bradford Core Strategy (November 2015) identify Burley-in-Wharfedale as a Local Growth Centre on the basis that it is a sustainable local centre which is accessible to higher order settlements such as Bradford, Keighley and Ilkley. As it is located along a key road and public</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>the determination of planning applications. The Core Strategy as modified and as deemed sound and legally compliant by the Inspector identifies Burley-in-Wharfedale as a Local Growth Centre within the settlement hierarchy, with Policies HO3 and WD1 identifying Burley-in-Wharfedale as accommodating 700 new homes by 2030. Importantly, Policy WD1 also states that <i>"Burley-in-Wharfedale will see the creation of 700 new homes through redevelopment of sites within the settlement and with a significant contribution from Green Belt changes, together with associated community facilities."</i> (our emphasis)</p>	<p>transport corridor, it should make a significant contribution towards meeting the District's needs for housing and employment, and providing for supporting community facilities. Consequently, Sub Area Policy WD1, as modified, indicates that Burley-in-Wharfedale will see the creation of 700 new homes through redevelopment of sites within the settlement and with a significant contribution from Green Belt changes.</p> <p>It is therefore clear that the Plan does reflect the most up-to-date situation with regard to the housing requirement in the emerging Core Strategy at the time that the Plan was being prepared.</p>	




Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>It is in this context that the Neighbourhood Plan should be drafted. Whilst it is acknowledged that the current draft Neighbourhood Plan was published in advance of the Core Strategy Inspector's report being made publicly available, it is noted that in its current form the draft Neighbourhood Plan still contains numerous references to the earlier versions of the Core Strategy and in particular the lower level of new housing contained in the earlier Publication Draft, which are now obsolete and should therefore be removed or updated. The current draft Neighbourhood Plan, rather than being re-written, has clearly evolved from these earlier</p>	<p>Furthermore, the neighbourhood plan itself does not allocate sites for housing as this would require a review of the Green Belt (again acknowledged in the Plan) and this cannot be undertaken though the neighbourhood planning process.</p> <p>In terms of the Parish Council website, the objection itself recognises that this is an earlier web page linked to the Informal Consultation Draft Plan of December 2015, not to the Neighbourhood Plan Formal Consultation web page which includes details of the consultation process and also includes a copy of a newsletter which states that 'As this Neighbourhood Plan has been developed,</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>versions, whereby much of it is still based upon the premise of delivering this lower level of housing. This is clearly confusing for those wishing to comment upon the plan, a situation further compounded by how the Parish Council has consulted on the plan. For example, the Parish Council's website, under its section entitled "Neighbourhood Plan" currently has a sub-section entitled "Draft Neighbourhood Plan"<sup>1</sup> which states that <i>"Since the proposed modification to the Bradford Core Strategy has not yet been approved for adoption, the Burley Neighbourhood Plan is not required to meet the proposed the housing target of 700 homes, but has been drafted to meet the</i></p>	<p>so has Bradford's core strategy. This strategy is undergoing external examination since it underpins the significant contribution Bradford expects Burley to make towards meeting the District's needs for housing. The proposal from Bradford indicates that Burley-in-Wharfedale will see the creation of 700 new homes with a significant contribution from Green Belt changes. As the Neighbourhood Plan cannot review the boundary of the Green Belt, the final allocation of housing sites rests with Bradford Council following a future Green Belt Review. However, the Neighbourhood Plan provides the opportunity for local people to influence the quality, type</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p><i>current target of 200 homes by 2030.</i>" A link is then provided to the earlier Informal Consultation Draft, which was actively promoting the delivery of 200 homes and identifying locations for those homes to be accommodated. This is plainly wrong and an erroneous basis to produce a Neighbourhood Plan; and indeed misleading to the public, when seeking their views on the draft. In these circumstances we would therefore question the legal and substantive validity of this current statutory public consultation exercise. It is of further concern that in the context of the delivery of housing, the current draft plan continues to rely on the</p>	<p>and mix of new housing to ensure that it is appropriate to Burley-in-Wharfedale and provides for the changing needs of the local community.'</p> <p>The formal consultation plan website was therefore not wrong or misleading and set out quite clearly and accurately the emerging strategic planning context for the neighbourhood plan.</p> <p>As the neighbourhood plan does not allocate land for housing, the fact that the surveys of residents was taken at a time when the Core Strategy set a housing requirement of 200 houses is not relevant.</p> <p>The Plan has been informed by a thorough and robust evidence base,</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>results of surveys of local residents undertaken at a time when the plan was considering how to accommodate 200 new homes, rather than support the delivery of 700 homes as set out in the Core Strategy. Whilst this matter is discussed in further detail later in this letter, those survey results (which effectively are out of date) should not be afforded any weight as a basis for formulating policy, or indeed the wider 'Vision' of the plan. Instead, the policies and overall approach of the draft Neighbourhood Plan should instead be informed by a thorough and robust evidence base, and in accordance with Paragraph 184 of the NPPF be in compliance with national guidance and in</p>	<p>and in accordance with Paragraph 184 of the NPPF and this will be demonstrated through the Basic Condition Statement to be submitted alongside the Submission Neighbourhood Plan.</p> <p>The Plan does take account of the most recent housing requirement as set out on the Proposed Modifications and there is therefore no need to update the Plan and carry out a further round of consultation before submission.</p> <p>Furthermore, although the Inspector's Report has been received, the Secretary of State has now issued a Holding Direction on the Core Strategy. Amongst the issues raised in this Holding Direction are the release of Green</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>way that will support the delivery of the Core Strategy.</p> <p>As a remedy, and before submission to Bradford Council we would urge the Parish Council to update the plan fully taking into account the Core Strategy as deemed sound by the Inspector and therefore predicated on accommodating 700 new homes and then carry out a further round of community engagement and consultation a plan, ensuring there are no misleading statements on the Parish Council website.</p>	<p>Belt land, particularly in Wharfedale and the appropriate locations to meeting the housing land requirement.</p> <p>It is right that the neighbourhood plan reflects the policies in the emerging Core Strategy but it is also important to bear in mind that it has not yet been adopted</p>	
<p>Nathaniel Lichfield &amp; Partners</p>  <p>On behalf of CEG Land Promotions Ltd</p>		Para. 4.20	Vision	Object	<p>It is noted that unlike the earlier Informal Consultation Draft, the current draft Neighbourhood Plan does not explicitly identify sites in order to deliver the 700 new homes required by</p>	<p>The Plan does not allocate land for housing and it does not contain policies that would pre-empt Bradford's Green Belt review and Land Allocations DPD.</p>	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>the Core Strategy, with paragraph 4.22 stating that <i>“as the neighbourhood plan cannot review the boundary of the Green Belt, the final allocation of housing sites to meet the requirement set out under Policy WD1 rests with Bradford Council following a Green Belt review”</i>. It is understood that this change to the draft plan from the earlier iteration is in response to comments from Bradford Council. Such a position is supported by CEG. However, it is then crucial that the draft Neighbourhood Plan does not then include policies or text, which implicitly supports or undermines the ability of Bradford Council's Land Allocations Development Plan</p>	<p>The vision for Burley is to ensure that the village continues to feel focused around a village centre and avoids sprawl along the main commuter routes to Menston, Otley or Ilkley. This means that new housing should be well integrated into the village, avoiding a single large development that is perceived as a separate place. This will ensure that residents in the new homes feel integrated with the existing community. Dispersing new housing development across a range of sites will help to ensure that these sites are of a size that avoids dominating the local area.</p> <p>This is a legitimate aspiration and would not prejudice a strategic Green Belt Review of Bradford as</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Document (DPD) to properly assess and consider the most appropriate location or locations for the delivery of housing. This will be in conjunction with a Green Belt review and wider technical and sustainability analysis. In its current form, it is considered that the draft Neighbourhood Plan does contain references which may undermine or conflict with the emerging DPD. Paragraph 4.20 of the draft Neighbourhood Plan comments on how new housing should be delivered in the context of the wider 'Vision' for the settlement, stating that the delivery of the vision means <i>"avoiding a single large development that is perceived as a separate place"</i> and <i>"dispersing</i></p>	<p>sites would be released in terms of their contribution towards Green Belt purposes and the delivery of sustainable development.</p> <p>Bradford Council has not raised any objections to paragraph 4.20 on the grounds that it would undermine their ability to properly assess and consider the most appropriate location or locations for the delivery of housing in the Site Allocations DPD.</p> <p>This objection relates to one site and a supporting assessment of the Green Belt around Burley. It is not strategic and Green Belts can only be reviewed through a development plan.</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p><i>new housing development across a range of sites will help to ensure that these sites are of a size that avoids dominating the local area”.</i></p> <p>Whilst there may have been some public support in the early community engagement for a dispersed approach, this should be afforded little, if any, weight given that it was predicated on the delivery of 200 new homes and not 700 as set out in the Core Strategy deemed sound by the Inspector. Given the fundamental change in housing numbers, it is not sound to simply translate the views expressed in delivering the lower number into the same broad spatial approach for the higher figure. Such an approach which is not based upon</p>	<p>Furthermore, there are other matters which need to be taken into account in terms of releasing land for housing e.g. areas at risk of flooding and the Special Protection Area.</p> <p>The objection indicates that the release of the large site proposed would give the scope for greater Section 106 Agreement and potential CIL payments to benefit local facilities and the improvement of local services. The Parish Council would also have greater control over this, if it were planned for in an adopted Neighbourhood Plan. The Neighbourhood Plan cannot do this as the allocation of sufficient land for housing would require a Green Belt review.</p>	



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>an accurate picture of alternatives based on an objective assessment being carried out by the Parish Council pre-judges the appropriateness of an outcome where, for example, a single large site is deemed the most suitable, rather than several smaller sites 'dispersed' around the settlement. It cannot therefore properly be advocated in advance of a detailed review of all the potential development sites and their appropriateness in terms of national and local development plan policy. Furthermore, the Parish Council need to be aware of the wider planning and Green Belt consequences of advocating a 'dispersal' approach towards the delivery of 700 new</p>		

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>homes, particularly in the context that it is accepted that the majority of these will need to be delivered on land presently within the Green Belt. These matters have been considered in detail as part of CEG's planning application for the development of the land to the west of the settlement. In particular the application is supported by a detailed review of the Green Belt surrounding Burley-in-Wharfedale, as well as a planning and technical assessment of the alternative sites that have been identified by Bradford Council through their Strategic Housing Land Availability Assessment (SHLAA) process.</p>		

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>The submitted Green Belt review demonstrates that Burley-in-Wharfedale is bound by strong and durable boundaries to the north (the Bypass), to the south (the railway line) and to the east (Bradford Road) and many of the alternative sites breach these boundaries. The area of Green Belt to the south of Burley-in-Wharfedale is also highly sensitive, being very narrow and development in this area would risk coalescence with Menston. Development of several sites in these locations would clearly undermine the function and purposes of Green Belt, given the nature of the boundaries and how such sites relate to them. Conversely, the land to the west of Burley does not</p>		

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>represent a durable boundary, however the development of this land provides the opportunity through appropriate landscaping along its western edge to create a new strong and defensible boundary. Development of the site would also not result in coalescence with Ilkley and a gap of 1.8km would remain. A copy of the Burley-in-Wharfedale Green Belt Appraisal which accompanies the planning application is appended to this letter.</p> <p>This approach also ignores the benefits that would arise from a single site location as opposed to the dispersal approach. The benefits of such an approach are as follows:</p> <ul style="list-style-type: none"> <li>☑ It focuses on a single, but large, Green Belt</li> </ul>		

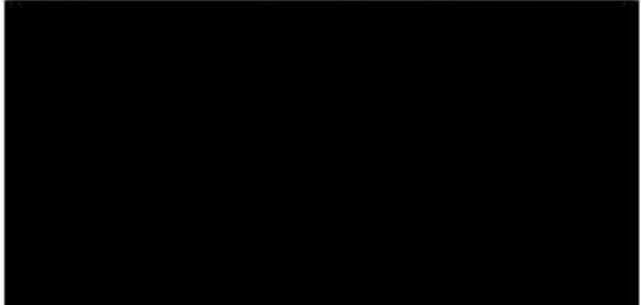
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>release within the most appropriate location when considered against the purposes of Green Belt as defined by Paragraph 80 of the NPPF. It would therefore prevent the need for releases in less suitable locations which may have a greater impact on the strategic function of the Green Belt, putting at risk coalescence with other settlements such as Menston;</p> <p>☐ It provides certainty that long term housing needs can be delivered and new enduring Green Belt boundaries established, thereby creating a defensible position against future planning application for unwanted housing;</p> <p>☐ A single large development provides the</p>		

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					<p>critical mass and financial capability to deliver new community uses and infrastructure, such as a new school, alongside new housing, as well as providing meaningful improvements to public transport provision, such as increased frequency or extended services. A more dispersed approach whilst potentially delivering the same number of new homes is unlikely to be able to deliver new infrastructure (particularly on site provision), thereby placing increased pressure on existing services;</p> <p>☑ The scope for greater Section 106 Agreement and potential CIL payments to benefit local facilities and the improvement of local services. The Parish Council would also have</p>		

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					<p>greater control over this, if it were planned for in an adopted Neighbourhood Plan.</p> <p>It maximises the opportunity to deliver a mix of housing types, sizes and tenures to meet local needs, including the delivery of affordable housing and Starter Homes for local people and;</p> <p>☑ By meeting the majority of the settlement's housing requirements in a single development within one part of the village, it provides an opportunity for the Parish Council to work with the developer to implement, and manage, a long term construction management plan to ensure minimal impacts on existing residents.</p>		


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>In conclusion, the overarching Vision and the accompanying commentary as presently contained at Paragraph 4.20 of the draft Neighbourhood Plan should be amended to remove any reference which seeks to influence the locational strategy for delivering 700 new homes in Burley-in-Wharfedale. Such an approach has the potential to be inconsistent with and therefore prejudice the process that will be undertaken by Bradford Council as part of their Land Allocations document, which will be supported by a detailed technical analysis and sustainability appraisal of the most appropriate such locations.</p>		




Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>Nathaniel Lichfield &amp; Partners</p>  <p>On behalf of CEG Land Promotions Ltd</p>				Object	<p>The Planning Practice Guidance<sup>3</sup> advises that in preparing a Neighbourhood Plan, a basic conditions statement should be prepared indicating how the qualifying body (in this case the Parish Council) has had regard to national policy and considered whether a particular policy is or is not relevant. It goes on to state that a qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan take account of national policy and advice. The guidance further confirms that this should occur throughout the process of preparing the plan. We are not aware of such a statement being prepared by the</p>	<p>In accordance with the NPPG, the Neighbourhood Plan has been prepared with regard to national planning policy and guidance. This will be demonstrated through the Basic Conditions Statement that will be submitted alongside the Submission Neighbourhood Plan.</p> <p>The basic conditions also include the need for the neighbourhood plan have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest.</p> <p>The Plan itself sets out how it is taken into account national planning policy. There is no requirement to prepare a Basic Conditions Statement for each</p>	No change


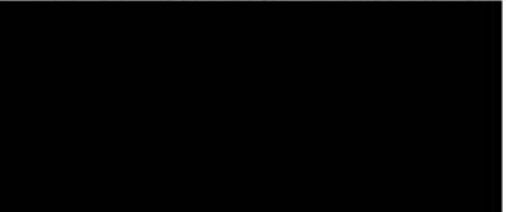
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Parish Council and if not, it is clear that such a statement should be prepared.</p> <p>In addition, CEG is concerned that a number of policies contained in the draft Neighbourhood Plan do not accurately reflect national guidance as contained in the NPPF. For example draft Policy BW2 which relates to the development outside of existing settlement boundary is supportive of development which will not have an “adverse impact” on heritage assets. This approach runs contrary to paragraphs 133 and 134 of the NPPF which is permissive of development whereby the wider benefits outweigh any identified “harm”. This matter is discussed in</p>	<p>iteration of a neighbourhood plan.</p> <p>The Basic Conditions Statement comprises a detailed audit of the Neighbourhood Plan policies setting how they have had regard to national policies and are in conformity with the adopted Local Plan. There is no requirement for the Neighbourhood Plan to <b>comply</b> with national planning policy or be in conformity with the emerging development plan. National planning policy must be taken into account as should the evidence base and reasoning behind the emerging development plan.</p> <p>It is not necessary to consult Bradford Council on</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>further detail within Part B of these representations. In conclusion, in addition to the preparation of a 'basic conditions statement', the Parish Council should also undertake a detailed audit of all its policies setting out how they comply with both national policies and strategic policies within the Local Plan. This should be undertaken prior to the draft Neighbourhood Plan being submitted to Bradford Council. The outcome of this exercise is that there will be a need to amend the policies within the draft Neighbourhood Plan; and thereafter it would be appropriate to consult upon its content prior to submission to Bradford Council.</p>	<p>the content of the Basic Conditions Statement as it is the role of the Examiner to assess whether a neighbourhood plan meets the basic conditions.</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>Nathaniel Lichfield &amp; Partners</p>  <p>On behalf of CEG Land Promotions Ltd</p>				Object	<p>A further 'basic condition' of legal compliance (Condition F) is that a Neighbourhood Plan should comply with all relevant EU obligations, as translated into UK laws. It is noted that the draft Neighbourhood Plan is accompanied by a report which screens against the requirements to undertake a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA) of the plan. It is noted that in respect of SEA, the screening report concludes that the plan is unlikely to have significant environmental effects and therefore SEA will not be required. The report confirms that this conclusion is reached on the basis of the nature of</p>	<p>It is for Natural England, Historic England and the Environment Agency to determine whether a full SEA/HRA is required. These bodies have been consulted on the SEA Screening Report as the neighbourhood plan has been developed.</p>	No change


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>the plan and the policies it contains and in particular the fact that it does not allocate sites for development. Such a conclusion, however, does not take into account the fact that the draft Neighbourhood Plan in advocating a 'dispersal' approach to the delivery of the overall housing has a potential to influence allocations, which in turn may have strategic environmental consequences. Such consequences have not been considered by the Parish Council, or indeed taken into account by the SEA Screening Report. In such circumstances we do not consider that it is possible to conclude that a Strategic Environmental Assessment of the draft Neighbourhood Plan is not</p>		



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					required until this matter has properly been considered. Therefore unless the Neighbourhood Plan is amended to remove any reference to a preferred locational strategy for the delivery of new housing, then the SEA screening report should be updated to consider the implications of the current approach.		
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd			Vision	Object	be amended to identify that that the village is a defined Local Grown Centre and that new development can support the delivery of new infrastructure. It is also not considered appropriate for the vision to require new developments to be designed so that they “preserve and enhance” the character of Burley-in-Wharfedale, as this	See earlier comments in relation to Bradford Council’s comments about the Vision	None – other than those identified earlier


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					contradicts the requirements of national policy. Instead, this element of the Vision should be reworded so that, in accordance with para. 137 of the NPPF, it provides support for proposals that preserve or enhance those elements of the setting of Burley-in-Wharfedale's conservation area that make a positive contribution towards it.		
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	7-8	1.8 1.11		Object	These paragraphs relate to the conformity of the Neighbourhood Plan with the wider Development Plan. In this regard these paragraphs should be updated to reflect the significant weight that can now be afforded to the draft Core Strategy.	These paragraphs accurately reflect the current situation with regard to the adopted development plan	No change
Nathaniel Lichfield & Partners 	8-9	1.15 Fig 1		Object	The Bradford Core Strategy Key Diagram as included on Page 9 is taken from an earlier	The Core Strategy key diagram is not obsolete but, in terms of Burley, does not reflect its change	Make the following change to the Plan

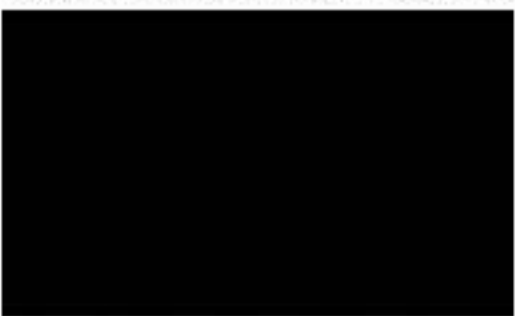
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
<p>██████████</p> <p>On behalf of CEG Land Promotions Ltd</p>					<p>Publication Draft version Core Strategy prior to the publication of the Main Modification and is now obsolete having been superseded by the revisions made by the Main Modifications. The diagram in replicating the Core Strategy serves no purpose and should therefore be deleted. The text at para 1.15 should also be updated, accordingly</p>	<p>in status to a Local Growth Centre. A footnote should be added to indicate this.</p> <p>Paragraph 1.15 accurately reflects the current situation with regard to the release of land for housing and the need for a Green Belt review</p>	<p>Add a footnote to Bradford's Core Strategy Key Diagram:</p> <p><b>'It should be noted that a number of changes were brought forward in the Proposed Modifications, including the identification of Burley as a Local Growth Centre'</b></p>
<p>Nathaniel Lichfield &amp; Partners</p> <p>██████████</p> <p>On behalf of CEG Land Promotions Ltd</p>	11	1.18 To 1.21		Object	<p>This part of the plan refers to the public consultation that has been taken on the draft neighbourhood plan to date and the outcomes of the consultation. The text should clarify that this consultation exercise was carried out in the context of the Core Strategy Publication Draft (February 2014) which included a housing</p>	<p>These paragraphs set out the public consultation undertaken in developing the Plan. This is important in terms of meeting the Core Planning Principle that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	No change




Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					requirement figure of 200 homes to be delivered in Burley-in-Wharfedale. As set out above, however, we consider that the outcomes of this consultation, particularly those responses received about how the quantum of development can be best incorporated within the settlement and the most appropriate locations for accommodating it, should be afforded little, if any, weight given that it was predicated on the figure of 200 homes	Although views were sought on how new housing development could best be incorporated within the settlement and the most appropriate locations for it, the neighbourhood plan does not allocate land for housing.	
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	17	2.9		Object	The section on Green Belt – as currently set out in paragraph 2.9 – needs to acknowledge that Policy WD1 of the Core Strategy (as Modified) identifies the need for 700 homes to be delivered in Burley-in-Wharfedale “with a	This paragraph sets out the current Green Belt situation and is not the appropriate place to expand on Core Strategy Policy WD1 as modified. This is picked up in paragraph 4.20 under the housing policy section of the Plan.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<i>significant contribution from green belt changes"</i>		
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	19	3.9	Vision	Object	The proposed vision for Burley-in-Wharfedale as set out on Page 19 replicates the vision set out on Page 4. Accordingly our comments as set out above equally apply here and the vision should be amended in accordance with those earlier comments.	See earlier comments	No change
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	19	3.12	Objective 2	Object	Objective 2 relating to meeting housing needs presently makes reference to the earlier Core Strategy Publication Draft housing figure of 200 units. This figure has since been amended to 700 units as part of the Main Modifications into the Core Strategy. Indeed the Inspector has concluded that this modification is required for the plan to be considered sound.	This paragraph states that the Core Strategy identifies a housing growth target of 200 new homes within Burley by 2030 but indicates that this figure may change as a result of the examination into the Core Strategy as the Core Strategy Proposed Main Modifications puts forward a revised future dwelling requirement of 700.	Make the following changes to the Plan:  Amend the second sentence of paragraph 3.12 to:  'The Core Strategy identifies a housing growth target of <b>700</b> new homes within Burley by 2030.'  Delete the third sentence.




Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						However, this paragraph should be amended to reflect the most up to date housing requirement figure in the Core Strategy as modified.	
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	20	3.14		Object	The text at paragraph 3.14 identifies Greenholme Mills as a key site for a future employment use. Whilst CEG support this approach, the initial statement is at odds with the rest of the paragraph which describes how the site is proposed to be redeveloped as part of a predominantly residential planning application. The planning application for the redevelopment includes no B1/B2 or B8 uses and the proposed wider commercial uses are purely speculative and cannot be guaranteed.	Whilst this paragraph recognises the importance of Greenholme Mills as a future employment site, it also recognises that employment uses on the site are likely to be delivered as part of a mixed use scheme, including housing. There is therefore no contradiction in the Parish Council's position. Given the uncertainty in relation to the planning application permission, the final sentence of this paragraph should be deleted.	Amend paragraph 3.14 as follows:  Delete the final sentence

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					The text also refers to this application being approved by Bradford MDC on 4 <sup>th</sup> November 2015. This planning permission was quashed following a legal challenge and whilst it was reconsidered at planning committee on 13 <sup>th</sup> October 2016, the proposals do not presently benefit from planning permission. The Parish Council's position in supporting the application appears at odds with the approach taken within the paragraph of seeking to maximise the employment generating use of the site.		
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	28		Policy BW2	Object	Policy BW2 is wide ranging in protecting a range of natural and historic assets and we are concerned that it unnecessarily overlaps with and does not accurately reflect the	Policies in the neighbourhood plan must be 'in conformity' with the adopted development plan and have regard to national planning policy. They do not have to use the same	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>detailed wording of the corresponding policies of the Core Strategy. For example part b) relates to the need to protect moorland habitats, however these are afforded protection by Policies SC8 and EN2 of the Core Strategy. Most significantly, parts a) and e) of Policy BW2 conflicts with paragraph 14 of the NPPF by seeking to presume – outright - against development which could give rise to potentially adverse impact. By contrast, paragraph 14 requires planning permission to be granted unless the adverse impacts of a development significantly outweigh the benefits . In line with paragraph 216 of the NPPF (which requires Plans to be consistent with the</p>	<p>wording as policies in the adopted plan.</p> <p>The Basic Conditions Statement will show how the submitted neighbourhood plan meets the basic conditions of</p> <ul style="list-style-type: none"> <li>- Having appropriate regard to National Policy</li> <li>- Contribute to the achievement of sustainable development</li> <li>- Be in general conformity with local strategic planning policy</li> <li>- Be compatible with EU obligations</li> </ul> <p>Policy BW2 is not unnecessary as it sets out in more detail than the development plan those assets which are most important in terms of</p>	


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					framework), the wording of Policy BW2 should be updated to reflect this. Part d) of Policy BW2 seeks to protect “the wider context of moorland, river and woodland”, which is considered to be vague and unsupported by any justification or evidence. We therefore consider that Policy BW2 is unnecessary as the assets which it seeks to protect are more appropriately protected by the NPPF and the Core Strategy.	assessing proposals for new development in Burley.	
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	34		Policy BW5	Object	This policy is not required as matters relating to mix and type of housing are already covered by Policy HO8 of the Core Strategy. In this regard Policy BW5 is unnecessary and in any event is inconsistent with	The policy is required as it sets out very clearly those material considerations that are considered to be most important in the context of Burley. The inclusion of particular types of properties in this policy is not considered to be	See changes proposed earlier in relation to Bradford Council’s objection


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					HO8. The policy should be removed	<p>contrary to Policy HO8 of the emerging Core Strategy which indicates that specific guidance on housing mix on an area or site basis will be set out as necessary in the Allocations DPD, Bradford City Centre and Shipley &amp; Canal Road AAPs and Neighbourhood Plans.</p> <p>However, there is no clear justification for the inclusion of these particular types of housing either through community consultation on the neighbourhood plan or Bradford's SHMA. The reference to 'terrace houses, detached properties and bungalows' should therefore be deleted.</p>	
Nathaniel Lichfield & Partners [REDACTED]	36		Policy BW6	Object	Policy BW6 relating to the provision of Affordable Housing is not required as	See earlier comments in relation to Bradford Council's objection	See changes proposed earlier in relation to

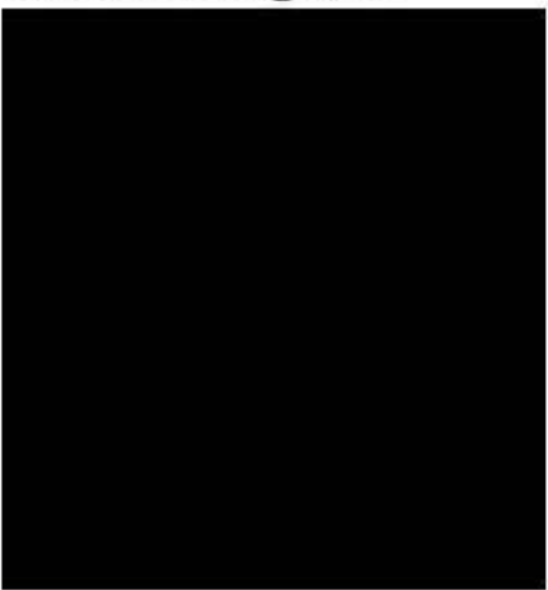
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
 On behalf of CEG Land Promotions Ltd					such matters are covered by Policy HO11 of the Core Strategy, which requires developments of 11 units or more in Wharfedale to deliver 30% affordable housing		Bradford Council's objection
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	41		Policy BW9	Object	Policy BW9 relating to the protection of Existing Employment Premises is considered to be unnecessary as the protection of such spaces is already afforded by Policy EC4 of the Core Strategy	Although there is a small difference between BW9 and Core Strategy policy EC4C in that it is a requirement of BW9 that the employment premises have been empty, this is considered sufficiently significant to merit the inclusion of this policy in the Plan.	No change
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	57		Policy BW13	Object	CEG support the spirit of Policy BW13 and intentions to deliver improved walking and cycling routes and bridlepaths. For the purposes of soundness, however, we do not consider it realistic for the Policy to expect 'every	The policy as worded is considered to be reasonable and the objection does not set out any reasons why the policy is unrealistic in its expectation that every opportunity should be taken to improve the inter-linking of the network.	No change other than those proposed in response to the objection from Bradford Council.



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>opportunity' to be taken to improve the inter-linking of the network. Notwithstanding the proposed list of safeguarded routes, we are aware that as part of Bradford MDC's consultation into its Rights of Way Improvements Plan, a number of requests have been made by local people to create a linkage between existing Public Rights of Way on Sun Lane (Public Footpaths ref. 45 and 36) and the PROW to the immediate north east of the CEG site, off Main Street (Public Footpath Ref. 39). It should be noted, too, that CEG's proposals for the land to the west of Burley-in-Wharfedale incorporates a bridleway which makes this link.</p>		

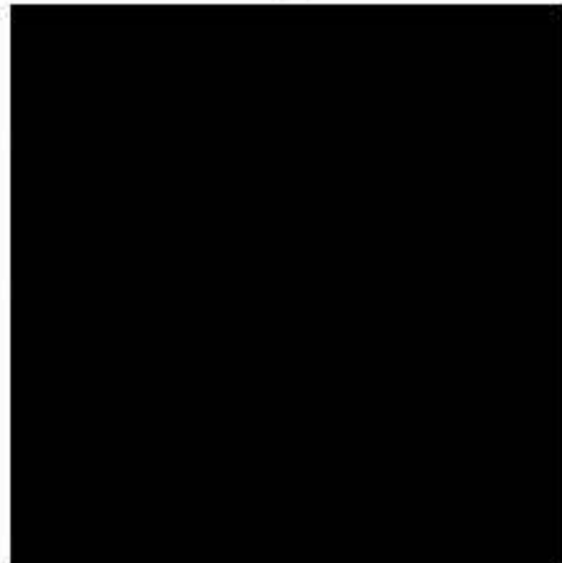
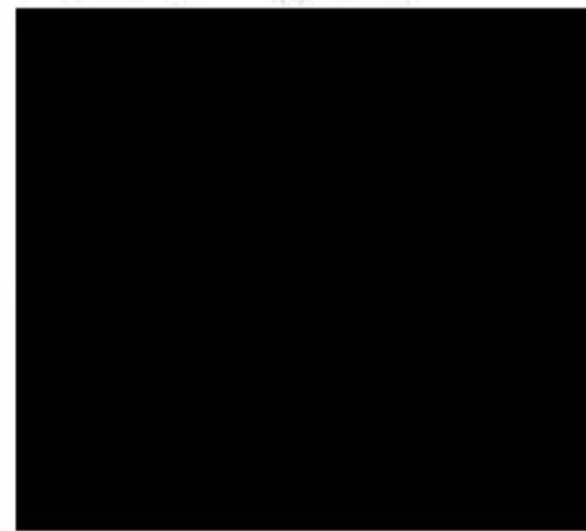
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Nathaniel Lichfield & Partners  On behalf of CEG Land Promotions Ltd	69	5.1	Next Steps	Object	Paragraph 5.1 makes reference to the previous questionnaires, drop in sessions and focus group research that has assisted the formulation of the plan. As our comments in Part A of this letter set out, such previous consultations and their results in respect of the delivery of new housing should be afforded very little, if any, weight as they were predicated on a housing requirement of 200 homes to be provided in Burley-in-Wharfedale. Accordingly, we recommend that the next step for the Neighbourhood Plan should be for it to be redrafted in order that it is fully consistent with the Core Strategy and supports the delivery of 700 homes and a further	Paragraph 5.1 is a statement of fact, explaining how the draft Neighbourhood Plan has been informed by the results of previous consultations, including questionnaires, drop-in consultation events, focus groups and research.  See earlier comments regarding the need for further consultation before the Plan is submitted.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					round of consultation is then undertaken in advance of formal submission to Bradford Council.		
Natural England 			Whole Plan	Comment	<p>We note that the neighbourhood plan is reliant on the unadopted Bradford Core Strategy and includes reference to the housing target for the area and the Key Diagram in figure 1. Should the draft Core Strategy not be adopted this would cause issues for the neighbourhood plan we advise that you consult Bradford Council on this issue and consider reviewing the plan when the draft Core Strategy is adopted or withdrawn. We are particularly concerned with regards to the avoidance and mitigation measures, in the draft Core Strategy,</p>	<p>The draft neighbourhood plan has been drawn up in the context of the emerging Core Strategy which, although not adopted, has reached an advanced stage.</p> <p>Although the neighbourhood plan includes reference to the housing requirement (as modified), it does not allocate land for housing and the adoption, or non-adoption of the Core Strategy is unlikely to impact on its policies.</p>	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					concerning impacts on the South Pennine Moors Special Area of Conservation and Special Protection Area.		
Natural England 			Policy BW2	Object	Natural England are disappointed to note that the plan makes no reference to natural environmental designations that may be affected by development in the plan area. As advised in our response dated 29 January 2016 (our ref 175757) we would expect the plan to make reference to the South Pennine Moors Special Area of Conservation, South Pennine Moors Phase 2 Special Area of Conservation and South Pennine Moors Site of Special Scientific Interest which overlaps the western side of the plan area	Agree that the Plan should make reference to the South Pennine Moors Special Area of Conservation, South Pennine Moors Phase 2 Special Area of Conservation and South Pennine Moors Site of Special Scientific Interest. This area and its protection are important to the Parish	Make the following changes to the Plan:  Delete <b>Local Landscape</b> after Policy BW2  Add a new paragraph 4.12:  <b>'Paragraph 109 of the NPPF indicates that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <p>Add a new paragraph 4.13</p> <p>'Part of the South Pennine Moors Special Area of Conservation, South Pennine Moors Phase 2 Special Area of Conservation and South Pennine Moors Site of Special Scientific Interest lies within the Neighbourhood Plan Area (see Map 3). The NPPF indicates that planning policies should promote the preservation,</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. It is important that any new development outside the settlement boundary protects and enhances these important habitats. In the emerging Core Strategy, Strategic Core Policy SC8: Protecting the South Pennine Moors SPA and the South Pennine Moors SAC and Their Zone of Influence is clearly critical to the assessment of the impact of risks to the South Pennine Moors SPA/SAC</p> <p>Renumber subsequent paragraphs</p> <p>Add Policy SC8 to the policies listed under <b>Emerging Core Strategy</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Natural England 			Policy BW2	Object	Natural England also expect the plan to make reference to the Nidderdale Area of Outstanding Natural Beauty which borders the plan area to the north and east and is a nationally designated landscape.	Agree that reference should be made to the Nidderdale Area of Outstanding Natural Beauty.	Make the following change to the Plan:  Add the following sentence to the end of paragraph 4.14:  <b>'Bordering the Plan area to the north and east is the Nidderdale Area of Outstanding Natural Beauty, a nationally designated landscape'.</b>
Natural England 			Policy BW2	Object	Ben Rhydding Gravel Pits Local Nature Reserve (LNR)/Site of Ecological or Geological Importance (SEGI), River Wharfe, Otley & Mid Wharfedale/Wetherby SEGI and Sun Lane, Burley In Wharfedale LNR are located within the neighbourhood plan boundary	Agree that reference should be made to the Ben Rhydding Gravel Pits Local Nature Reserve (LNR)/Site of Ecological or Geological Importance (SEGI), River Wharfe, Otley & Mid Wharfedale/Wetherby SEGI and Sun Lane, Burley In Wharfedale LNR	See changes proposed in response to objection by Bradford Council

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Ilkley Design Statement Group	7 to 68			Comment	Redrafting will be required as Bradford's Core Strategy Inspector's Report has now been received although is currently subject to a Holding Direction	Agree that the text will need to be updated to reflect the current situation	Update the neighbourhood plan to reflect the current situation with regard to Bradford's Core Strategy
Ilkley Design Statement Group	9		Figure 1	Comment	Burley now upgraded to Local Growth Centre	Agree that there should be a statement to this effect	See change proposed in response to objection by Nathaniel Lichfield
Ilkley Design Statement Group	40		4.37	Comment	Burley now upgraded to Local Growth Centre	Although Burley is identified as a Local Growth Centre, this paragraph refers to the Local Retail Centre	No change
Ilkley Design Statement Group	16		2.4 2.5	Support		IDSG's support is noted and welcomed	No change
Ilkley Design Statement Group	19		3.8	Comment	It is understood that Bradford has now commenced the review	Agree that work has now started on the Green Belt Review and Site Allocations	Change the Plan as follows:  Delete 'at some time in the future' from the final sentence of paragraph 3.8
Ilkley Design Statement Group	36	4.28	BW6	Comment	The Core Strategy has now amended the threshold for affordable housing in Wharfedale from 5 to 11	Core Strategy Policy HO11 indicates that affordable housing will be required on sites of 15 dwellings or more and on sites over 0.4	Make the following changes to Policy BW6:  'All proposals for new housing on <b>developments</b>



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						<p>hectares in size. The site size threshold is lowered to 5 dwellings in Wharfedale.</p> <p>This provides the justification for the number of homes threshold but is somewhat ambiguous in terms of the site size threshold that would apply in Wharfedale.</p> <p>However, the wording of the policy should be amended to reflect more closely that set out in the Core Strategy Proposed Modifications</p>	of 5 <b>units</b> or more should provide.....'
Ilkley Design Statement Group	63	4.84		Support	IDSG supports the urgent provision of additional secondary school places	Support noted and welcomed	No change
Ilkley Design Statement Group	64	4.86		Support	IDSG supports the urgent provision of additional secondary school places	Support noted and welcomed	No change
Colin & Fleur Speakman				General	We totally support, 100%, all eight core objectives of the Neighbourhood Plan and all 17 Policies	Support noted and welcomed	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					designed to deliver these objectives which are set out so clearly. We are especially pleased to note the walking and access elements so important for physical and mental health and well-being, including the proposed Burley Bridge over the River Wharfe into Nidderdale AONB.		
Colin & Fleur Speakman			General	Comment	One issue we would like to raise but are not sure where it fits into which Objective or Policy, is the impact on our village environment of the rapidly expanding Leeds-Bradford Airport. We believe operators are widely ignoring the requirement to avoid flying directly over the village especially on take-off. The number of low flights, especially early morning and late flights, can be intrusive in	Aircraft noise can be very intrusive. However, this is not an issue that can be addressed through the neighbourhood plan	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					summer months. Whilst this is not a planning issue as such (except in the wider strategic planning context) we feel there needs to be an awareness that aircraft noise can reduce the quality of life for local residents. A mechanism need to be in place to ensure that operators deal they can to minimise such intrusions.		
Bridget Turner			BW1	Support	I support the suggestions in BW 1	Support noted and welcomed	No change
Bridget Turner			BW2	Comment	I think that BW 2 is very important and that new developments should be kept within the settlement boundaries, therefore protecting the greenbelt land.	Agree that the definition of Burley's settlement boundary is an important tool in guiding the future development of Burley. However, the neighbourhood plan must take account of Bradford's planning policies which indicate the need for a review of the Green Belt in	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						order to meet the district's housing land requirement.	
Bridget Turner			BW4	Comment	BW4 there appears to be repetition in b and c	Criterion b) relates to community facilities and sources of local employment whilst criterion c) relates to open space	No change
Bridget Turner			BW6	Comment	BW6 I believe that affordable housing is important. Would it be possible to set a minimum amount for developments over a certain size?	Agree that the provision of affordable housing is important. The neighbourhood plan must be prepared in the context of Bradford's planning policies and the neighbourhood plan policy reflects the thresholds set out in Bradford's Development Plan	No change
Bridget Turner			BW8	Object	BW8 I believe that it should be possible to create individual businesses out of the village centre. This would allow for entrepreneurship within the village, if all commercial activity is within a small area of the	The purpose of this policy is to focus shops, offices and individual businesses on the village centre in order to help sustain and enhance it.	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					village, there is the danger of creating more congestion.	It does allow development outside the local centre in certain circumstances	
Bridget Turner			BW9	Object	BW9 a – I don't understand the need for a premises to have been vacant for at least 2 years, if the premises could be developed in a such way that might produce more employment (e.g. Greenholme Mills), it is nobody's interest to have empty premises anywhere in the village.	The purpose of this policy is to protect sources of employment so far as is possible.  Criterion a) would apply to planning applications for redevelopment or changes of use for non-employment uses	No change
Bridget Turner			BW11	Comment	BW11 protecting the green spaces is very important	Agree that this is a very important aspect of the neighbourhood plan	No change
Bridget Turner			BW17	Object	BW17 No mention is made of the library, although it may not be possible to keep the physical location of the library, I think is very important that the village should have a space for a library, even if this is	Agree that this is an important community facility and that such a use should be supported within the village.	Make the following change to the Plan:  Amend the first paragraph of Policy BW16 to:  'The development of new and extended community

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					a much reduced space in the Queen's hall,	It would be appropriate to include this use in Policy BW16	and health facilities such as village halls, community halls, library, indoor sports facilities, school, etc'
Karl Lavery			BW4	Comment	BW4. There is repetition in points b and c.	Criterion b) relates to community facilities and sources of local employment whilst criterion c) relates to open space	No change
Karl Lavery			BW6	Comment	Point a in BW6. Given the tendency of developers to sell on or split sites to avoid such liabilities, would it not be better to ADD to this the following, 'where such affordable housing is not provided on site, then it's construction elsewhere in the village must take place prior to or in parallel with the construction of the main site.	Off-site affordable housing provision would be covered by Policy HO11 in the emerging Bradford Core Strategy. This policy indicates that affordable housing should be provided on-site and be indistinguishable from and well integrated with market housing, unless off-site provision or a financial contribution can be robustly justified and would support the creation of inclusive and mixed communities. However, it does not require affordable	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						<p>housing to be built before, or in parallel with, the construction of the main site.</p> <p>Without evidence to substantiate this approach in Burley, it is not possible to justify a policy approach that differs from that in Bradford's Development Plan.</p>	
Karl Lavery			BW8	Object	<p>BW8. Point A is of real concern. If this is adopted, then with such a small floor space, then businesses such as a restaurants, crèche, gym, or reasonably sized office based businesses that may wish to locate here and bring good employment , would not be able open in a viable manner in venues such as Greenholme mills or the land adjacent to the roundabout at the Eastern end of the bypass, and it would prevent the village</p>	<p>The purpose of this policy is to focus shops, offices and individual businesses on the village centre in order to help sustain and enhance it.</p> <p>However, it does allow development outside the local centre in certain circumstances, including that there would be no suitable sites available, within, or adjacent to, the local centre.</p>	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					have such valuable facilities as it grows. As it stands, it also contradicts Objective 8 and BW16, for such facilities will almost invariably need more than 150 metres, gross floor space.	<p>It is also important to promote sustainable economic development (criterion c) of this Policy)</p> <p>It is also important to note that, so far as is possible, existing sources of employment are protected in the Plan (Policy BW9)</p>	
Karl Lavery			BW9	Object	BW9. This is a concern. Point a. would appear to require Greenholme mills to sit empty for 2 years. Should this not ALSO read, 'unless the redevelopment of the site will also result in more jobs being created on the site, once completed.	<p>The purpose of this policy is to protect sources of employment so far as is possible. The requirement for a premises to have been empty would apply to proposals for non-employment uses but agree that this should be made clearer in the policy.</p> <p>Criterion a) would apply to planning applications for redevelopment or changes of use for non-employment uses</p>	<p>Make the following change to Policy BW9:</p> <p>Amend the second sentence of the first paragraph to:</p> <p>'Redevelopment <b>for non-employment uses</b> or change of use of existing employment premises, etc'</p>
Karl Lavery			BW10	Comment	BW10. This makes sense, though I feel it should be	Agree with the proposed changes	Make the following change to Policy BW10:



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					amended to read.....?' in the form of garage(s), undercroft parking and/or car parking space(s).'		Amend the second sentence to:  'Car parking should be accommodated within the curtilage of the dwelling in the form of <b>garage(s), undercroft parking and/or car parking space(s)</b> '
Karl Lavery			BW14	Object	BW14. The first paragraph gives developers the opportunity to try to avoid such obligations. Instead of saying.....' should be incorporated where appropriate'... I feel it should say..... 'should be incorporated unless it is demonstrably inappropriate,'	Under the policy as stands, it would be for a developer to show that improvements to the foot, cycle and bridlepath network could not be incorporated in a scheme. It is not considered necessary to change the policy wording.	No change
Jeffrey McQuillan	57		BW13	Comment	For too long vehicular traffic has dominated the public roads in the village. For too long cycling has been marginalised and I would like to see a vision for addressing the	Agree that cycling should be promoted as a sustainable means of travel and the neighbourhood plan seeks to do this where it can.	No changes other than those proposed in response to Bradford Council's objection

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>imbalance between vehicles and cycles. The parish council should lead the way not just in off-road cycling and walking but in securing a route across the village linking schools and railway station, bypass underpasses.</p> <p>I support the policy as it stands and the schemes that are included, but it needs to do more as part of the overall vision for the village. Safe routes are important and there are locations where cycling is riskier, such as Main Street, where on-street car parking adds to the risk of accidents. Better to consider Grange Road as a specific cycle route with junction improvements.</p>	<p>Bradford Council has objected to Policy BW13 on the grounds that the proposed new routes promoted in the policy need to be shown far more precisely in Map 7 for the policy to be properly applied to any development proposal. Whilst the Parish Council may have been very active promoting these three new routes, no information or justification for the riverside walk through Greenholme Mills has been included in the lower case. Such a justification must be included in the plan for it to constitute a clause in the policy.</p> <p>The policy must be amended accordingly to ensure it can be properly applied in the determination of development proposals. If</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Surely we want people to cycle from their homes to the Wharfedale Greenway and not bring cars to off-load their cycles. Therefore, specific spots need to be identified and made safer, including signage, and where needed, separation of the carriageway as you would find in many progressive towns and cities. Burley could lead the way in schemes beyond the Wharfedale Greenway.</p> <p>Cars are the dominant mode of transport and I have no objection to that reality, but if we are to positively plan for more car parks, we also need to plan for more cycle facilities and at least one key route through the village – Sustrans would be able to assist with that.</p>	<p>the new schemes cannot be defined more precisely in Map 7, at this moment in time, this section should be taken out of the policy to form a Parish Council Action, mindful of the Council's role as Highway Authority.</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					For example, if a cyclist living in the village wants to cycle to the Greenholme Mills site (once it is restored), then they need to have confidence that there is a safe route that provides access to the mill.		
Jeffrey McQuillan	34		BW5	Comment	<p>It will be difficult to interpret what is meant by terms like 'unsympathetic' and 'sensitive areas'. Large housebuilders have specific house types to accommodate various housing needs and styles. They are consumer driven and they do not want to increase their costs by producing more designs that suit a particular location.</p> <p>I understand and agree with the sentiment of the policy but in reality</p>	<p>Agree that the sensitive locations in the village are likely to be those that re in or close to the conservation area or affect the setting of a listed building, although there will be other sensitive locations e.g. adjacent to areas of distinctive countryside.</p> <p>The NPPF places great importance on good design that responds to local character and history and reflects the identity of local</p>	No change

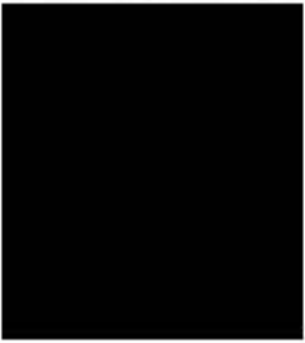
Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					sensitive areas need to have a particular status like a conservation area or a listed building.	<p>surroundings and materials.</p> <p>This policy should enable those determining planning applications for new development in Burley to achieve this.</p>	
Jeffrey McQuillan	48		BW11	Object	The allotments are also local greenspace, especially the statutory allotments and should be added to the list of sites. The East end private allotments are in a SHLAA site, but this doesn't make sense if there is a demand for more allotments. To provide another site adds to the cost and effort to transform a new site to suitable horticultural standards. Better for the parish council to buy the allotments site at East End and recommend that attempts to build on this site for housing be refused	<p>Policy BW11 would protect the East End allotments as open space but not necessarily protect the allotment use.</p> <p>Allotments are protected under Policy BW12</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					on the grounds that this is an important greenspace.		
Jeffrey McQuillan	52		BW12	Object	The policy is worded in such a way that seems to accept East end allotments being developed for housing. If this allotment is well supported and used, then any talk of selling must be for personal gain and not community value.	Policy BW12 makes it clear that East End Allotments are protected for allotment use,  Their redevelopment for another use, such as housing, would not be supported unless the criteria set out in Policy BW12 were met. However, it is agreed that these criteria could be further tightened	Make the following changes to Policy BW12:  Amend the policy criteria by adding:  <b>'and d) the loss of open space does not lead to a deficiency in the area, taking into account the most recent assessments of existing provision and future proposals for growth, and e) The site is not suitable to meet any identified deficiency in other types of open space'</b>
Jeffrey McQuillan	30		BW3	Object	There are more than three significant views out of Burley and these should be included. I suggest those that view the northern slopes of the	Agree to look at including the view from Burley Woodhead School to the northern slopes of the valley to Askwith and Clifton.	Make the following changes to the Plan:  Amend the list of views to add:

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					valley to Askwith and Clifton (in North Yorkshire), are equally stunning. They all add up to the distinctiveness of Burley. I further suggest the panoramic view of these slopes can best be viewed from Burley Woodhead school playground. Using public roads, footpath, bridleways and public spaces are places where significant views can be seen.		<p>d. <b>View to the northern slopes of the valley to Askwith and Clifton from Burley Woodhead School</b></p> <p>Add d. to new Map 4</p> <p>Add a photograph of this view and the following text:</p> <p><b><u>'View d. View to the northern slopes of the valley to Askwith and Clifton from Burley Woodhead School</u></b> This highlights the typical rural nature of the valley and the countryside that separates the settlements of the Wharfe Valley.'</p>
Jeffrey McQuillan	33	4.20		Support	I support an integrated approach to new development that is small in scale and reflects local	Support noted and welcomed	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					vernacular style of architecture and retains the predominant urban grain of the settlement. We have suffered from large housing estates like the Barrett scheme (Sandholmes), and Long Meadows (adjoining bypass).		
Jeffrey McQuillan	26		BW1	Comment	<p>Don't agree with para (d) of policy regarding 'a hard edge to the village boundary'.</p> <p>A hard edge reinforces the footprint of the settlement and helps contain the settlement from spilling over through developers seizing opportunities to build further. Hard edges should be softened through tree planting that hides garden fences, huts, garages, green houses, and house elevations.</p>	<p>It is agreed that a hard edge helps to reinforce the extent of the village. However, it is also important that views out to the surrounding landscape should be provided as this landscape setting is an important aspect of Burley's character.</p> <p>This could be achieved through layout and softened by landscaping and there is no reason why such an approach should lead to further extension into the countryside once</p>	No change




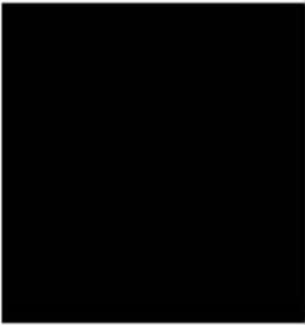

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
						the edge of development has been defined.	
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<p><b>Flood Risk</b> Section 10 of the National Planning Policy Framework provides guidance to planning authorities and developers on matters of flood risk. The NPPF ensures that flood risk is taken into account at all stages of the planning process, thereby avoiding inappropriate development within areas at risk from flooding and to direct development to areas at the lowest level of risk.</p> <p>It places the emphasis on local planning authorities to ensure that flood risk is not increased elsewhere and only consider</p>	<p>Agree that there should be some information in the plan relating to the watercourses and flood risk.</p> <p>However, the adopted development plan and emerging core strategy contain policies relating to flood risk and flood management and Government guidance is that neighbourhood plans should not repeat policies set out in higher level plans.</p>	<p>Make the following change to the Plan:</p> <p>Add a new paragraph 3.27:</p> <p><b>Rushby Beck, Woodhead Beck, Middle Ings Beck, River Wharfe (Main Rivers) flow through the neighbourhood plan area. The area within and surrounding Woodhead Beck and the River Wharfe are within Flood Zones 2 and 3.</b></p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>development appropriate in areas at risk of flooding.</p> <p>Rushby Beck, Woodhead Beck, Middle Ings Beck, River Wharfe (Main Rivers) which run within the associated plan area which along and within the area boundary. Woodhead beck and River Wharfe the area within and surrounding these are within flood zones 2 and 3.</p> <p>We have noted that there is little to no flood risk information within the plan and suggest that some flood information is placed within the document. We recommend that some policies and information are placed within the document to make people aware of the risks of</p>		


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>potential flooding and if there has been any previous flooding within the area. If previous flooding has occurred, was there any damage to any properties (domestic &amp;/or industrial) ?</p> <p>New development proposals should be encouraged to contribute either financially or through physical works to reduce the flood risk to the wider village. This would require a clear understanding of what the flood risk reduction strategy is. This should be reflected in this section/policy</p> <p>Development proposals that increase flood risk elsewhere will not be supported. If the proposed development impedes the</p>		

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>flow and/or storage of flood then it will increase flood risk elsewhere. The same applies if surface water management proposals are not sustainable.</p> <p>We recommend developments to be developed outside flood zones 2 and 3 wherever possible. Where development is within Flood Zones 2 or 3 is required it must be suitable to that location and have produced a Flood Risk assessment including suitable mitigation measures and evacuation procedures.</p> <p>Where development within Flood Zones 2 or 3 is required it must be suitable to that location and have suitable</p>		


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>mitigation measures and evacuation procedures.</p> <p>Ensure that any development in an area at risk of flooding would be safe, for its lifetime taking account of climate change impacts</p> <p>Be able to demonstrate how flood risk to and from the plan area/development sites will be managed, so that flood risk will not be increased overall, and that opportunities to reduce flood risk, for example, through the use of sustainable drainage systems, are included in the plan.</p>		
Sustainable Places – Planning Advisor Environment Agency [REDACTED]			General	Comment	<p><b>Flood Warnings:</b> This area may lie within an area covered by a specific flood warning. We would advise residents and</p>	Noted	No change


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					tenants to sign up to receive these free warnings via the Environment Agency website or by calling Floodline Warnings Direct on 0345 988 1188.		
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<b>New Climate Change Guidance</b> The National Planning Practice Guidance refers planners, developers and advisors to the Environment Agency guidance on considering climate change in Flood Risk Assessments (FRAs). This guidance was updated in February 2016 and is available on Gov.uk	Noted	No change
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<b>Bridge</b> Planning permission will have to be sought for the suggested new Bridge this must be seen to demonstrate there is no increase in flood risk following its construction.	Noted.  The Plan no longer includes the bridge over the River Wharfe as a proposal. However, it is included as a Parish Council Action.	Make the following changes to the Plan:  <b>'Action for the Parish Council – Action 5</b>  <b>The following new routes, shown on Map 8, will be</b>


Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>As this will be over a Main River, Under the terms of the Water Resources Act 1991, and the Yorkshire Land Drainage Byelaws 1980, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank (or culvert) of a designated a 'main river'</p>	<p>The need to ensure that there is no increase in flood risk following its construction should be mentioned under the Parish Council Action along with the requirement, under the terms of the Water Resources Act 1991, and the Yorkshire Land Drainage Byelaws 1980, for the prior written consent of the Environment Agency</p>	<p>safeguarded, supported and, where appropriate, developer contributions will be sought to assist in their implementation:</p> <ol style="list-style-type: none"> <li>1. A walking/cycling route along the disused railway line, the Wharfedale Greenway</li> <li>2. A riverside walk through Greenholme Mills, connecting to the Goit and existing footpath to the east end of the village adjacent to road islands</li> <li>3. Pedestrian bridge over the River Wharfe</li> </ol> <p>The construction of the pedestrian bridge over the River Wharfe should</p>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
							<p>ensure that there is no increase in flood risk. Under the terms of the Water Resources Act 1991, and the Yorkshire Land Drainage Byelaws 1980, the prior written consent of the Environment Agency will be required.</p> <p>Where appropriate, the Parish Council will expect new development proposals to protect, enhance and provide links to the above proposed routes'</p>
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<b>Rights &amp; Responsibilities of a River side Owner.</b> The owner of property adjacent to a watercourse is usually deemed to be the riparian owner & as such, has both riparian rights & responsibilities with regard to the watercourse within their ownership.	Noted	No change



Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					The responsibility for general maintenance and repair of the watercourse and its banks rests with the riparian owner.		
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<b>Drainage</b> When looking at what development you intend to allow within the development plan if any requires foul drainage disposal with a mains connection, you are strongly advised to satisfy yourself, prior to determination, that there is capacity in both the receiving sewer and sewage treatment works to accommodate the discharge proposed. Please contact the sewerage undertaker, Yorkshire Water, to attain this information.	Noted	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					In addition, if a non mains drainage is required an Environmental Permit from the Environment Agency may be required. They would be advised to contact our National Permitting Service (Tel. 08708 506 506) at the earliest opportunity. For more general advice, applicants are advised to refer to our Pollution Prevention Guidance Note number 4 via our website.		
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	<b>Environment</b> You could help your area to manage environmental risks and improve its resilience to climate change through neighbourhood planning. By highlighting local problems and developing policies for land use, you could help your community to manage the risk of flooding by	The adopted development plan promotes the incorporation of sustainable drainage systems in development proposals and this is not repeated in the neighbourhood plan.  Policy BW15 seeks to protect and enhance green infrastructure but there is no policy requirement for	Make the following change to Policy BW1:  Include an additional criterion:  i. <b>Where possible, existing mature trees should be retained and, where</b>

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					providing landscaping to manage and store water, and by promoting the use of sustainable drainage systems. Planting trees helps to create green spaces can store water, and provide shade for people and wildlife.	new development to incorporate tree planting.  This should be an additional criterion under Policy BW1	appropriate, new planting should be incorporated in development proposals. Native species should be used
Sustainable Places – Planning Advisor Environment Agency 			General	Comment	Neighbourhood planning is an opportunity for communities to encouraging efficient water and waste management systems in new buildings, and use locally sourced wood fuel for heating. You could also help to promote the use of sustainable materials in construction, and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to	It is agreed that neighbourhood planning offers the opportunity to encourage efficient water and waste management systems and promote the use of sustainable materials in construction, and encourage energy efficiency measures for new builds.  However, these policy requirements are set out in Strategic Core Policy 2 in the emerging Core Strategy and in Policy D2 in the adopted development plan	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality.		
Walton & Co on behalf of Mr & Mrs Wriglesworth and Mr & Mrs Bosomworth			Land at Main Street/A65	Object	The site lies within the Bradford Green Belt and within the boundary of the Burley-in-Wharfedale Conservation Area. The Draft Neighbourhood Plan does not propose to allocate the Site for any development or designated use. We support the proposal not to allocate the Site for development, however, we strongly consider that the Site be designated as Local Green Space (by means of amenity) in order to further protect the setting of the surrounding listed buildings, Conservation	The Local Green Spaces in Burley were identified through extensive community engagement early in the neighbourhood plan process. This site was not identified at this time. It is in the Green Belt and this affords the same protection as the Local Green Space designation and it is therefore not considered appropriate to reassess the site at this late stage.  The setting of Listed Buildings and the Conservation Area are protected by other policies in the Neighbourhood Plan	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					<p>Area and views in and out of Burley.</p> <p>The site lies in a suitable position to fulfil the criteria set out in paragraph 77 of the NPPF. The Site adjoins the village and is surrounded to the south-east by residential development. This location is considered to be within close proximity to the community it serves.</p> <p>The site ensures that views in and out of the village and conservation area can be maintained. The site is therefore considered to be demonstrably special and holds a particular local significance by preserving and enhancing the setting of listed buildings and maintaining impressive views into the conservation area and</p>	<p>and by Bradford's strategic planning policies.</p>	

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
					Burley itself alongside Burley House. The Site is considered local in character and not an extensive tract of land due to its size and position in the rural setting at the edge of the rural village		
Walton & Co on behalf of Mr & Mrs Wriglesworth and Mr & Mrs Bosomworth	27		Policy BW1	Support	Draft Policy BW1 is supporting in principle, in particular BW1(d) where new development should avoid the formation of a hard edge to the village boundary	The support is welcomed	No change
Walton & Co on behalf of Mr & Mrs Wriglesworth and Mr & Mrs Bosomworth		4.5		Object	This paragraph should be amended to include the importance of preserving the rural character of the eastern entrance of the village	The importance of conserving and enhancing Burley-in-Wharfedale's rural setting is highlighted in paragraph 4.5 and reflected in Policy BW1. There is considered to be no need to emphasise this further in relation to one particular part of the village	No change
Walton & Co on behalf of		4.7		Object	Bullet point 1 'Civic Zone' should make reference to	This paragraph emphasises the different character of	No change

Consultee Name Address	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Amendments to NP
Mr & Mrs Wriglesworth and Mr & Mrs Bosomworth					the importance of the substantial number of listed buildings that are contained in this area.	the 3 distinctive areas within the village.  It is this character difference that is important in the context of this paragraph, rather than the number of listed buildings	