

**The Neighbourhood Planning (General) Regulations 2012**

**Regulation 16 – Publicising a plan proposal**

**Burley-in Wharfedale Neighbourhood Development Plan**

For Office Use only:	
Date	
Ref	

**PART B – YOUR COMMENTS**

Please use a separate Part B sheet for each comment. Additional forms can be downloaded from the web page.

**1. To which document does your comment relate? Please place an 'X' in one box only**

Submission Neighbourhood Development Plan	<b>X</b>	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

**2. To which part of the document does your comment relate?**

Whole document		Section	1.11 – 1.12	Policy	
Page Number	8	Appendix			

**3. Do you wish to? Please place an 'X' in one box only**

Support		Object	<b>X</b>	Make an observation	
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**4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.**

The Burley In Wharfedale Neighbourhood plan, is in conformity with the 2005 RUDP, however this is in the process of being replaced by the Local Plan. Conformity to the RUDP is therefore moot in point 1.11.

Bradford don't yet have a Local Plan that sets out a Core Development strategy, or that details Land Allocations and detailed proposals for specific areas, which will include housing and employment uses. Yet, we as a community are being asked to comment on detail, without having any access to, or site of the Local Plan and Core Strategy.

The absence of a Local Plan for the district, has allowed developers the opportunity to exploit housing opportunities which exist within the Green Belt.

**5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:**

**6. Signature:**

**Date:**

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Submission Neighbourhood Development Plan	<b>X</b>	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

**2. To which part of the document does your comment relate?**

Whole document		Section	1.15	Policy	
Page Number	8	Appendix			

**3. Do you wish to? Please place an 'X' in one box only**

Support		Object		Make an observation	<b>X</b>
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The plan covers the period to 2030. It's noted that a significant number of homes are to be built on Green Belt Land. As quite clearly stated, this needs to be reviewed.

It's also important to reflect on other reports requested and prepared for BDMC by their appointed local architect. These alternative views are not represented or mentioned anywhere within the Neighbourhood Plan. The article is located at <http://brag.addins4webplus.co.uk/projects/update-on-the-land-adjacent-to-sun-lane/>

A little while ago, a member of BRAG (Burley Residents Action Group) requested details of all Brown and Green field sites within the Bradford district. BRAG received a reply stating that this information either 'didn't exist, or could not be supplied.' In consideration of the housing ministers halt to green belt developments within and around Burley, we clearly need to have site of an index of both brown and green field development sites that lie within the entire Bradford district.

The Council need to justify any Green Belt development, and to produce evidence that these homes are actually required.

For example; 10 years post development, a local adjacent housing development at (High Royds, Menston) still have many unsold properties. This development is on our doorstep and uses the same rail and road networks that server Leeds and Bradford, which a prominently featured throughout the Neighbourhood Plan.

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<b>6. Signature:</b>		<b>Date:</b>	15/07/2017
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Consultation Statement		Other (please specify)	

**2. To which part of the document does your comment relate?**

Whole document		Section	3.8	Policy	
Page Number	19	Appendix			

**3. Do you wish to? Please place an 'X' in one box only**

Support		Object	<b>X</b>	Make an observation	
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The best way to conserve and enhance the character of Burley in Wharfedale is to have a cluster of new sites of no more than fifty houses in each. This would provide the best method to integrate new housing to the existing settlement.

Local opinion does not support large scale development. The Vision must reflect the views of local people expressed in the public consultations and not those proposed by public agencies and private developers.

Burley's Neighbourhood Plan is a test case which should demonstrate how much power local people have on local matters. We should not be saddled with developments that undermine that vision.

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Consultation Statement		Other (please specify)	

### 2. To which part of the document does your comment relate?

Whole document		Section	BW3	Policy	
Page Number	30	Appendix			

### 3. Do you wish to? Please place an 'X' in one box only

Support		Object	<b>X</b>	Make an observation	
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This is a central policy in the plan because this impacts on the area outside of the existing settlement area and within the Green Belt. This is where most of the new 700 homes are most likely to be constructed.

The policy clearly supports the view that any amount of homes put forward is acceptable. Burley residents have consistently stated that large development sites are not in the interests of the community and are contrary to the Neighbourhood Plan.

The council need to reflect and represent robust local views when publishing the Land Allocation document on specific sites. Burley Parish Council must influence the range of sites prior to publication, thus ensuring conformity to the Neighbourhood Plan.

Para 4.24, and Para. 4.25 of the Neighbourhood Plan states as follows:

4.24 The main issues raised by local people during the consultation were:

- the need for new homes to be spread over several sites, not in one big estate-type development; and
- the lack of affordable homes to buy or rent.
- provision for a growing percentage of elderly residents

4.25 The vision for Burley is to ensure that the village continues to feel focussed 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.

If the Neighbourhood Plan is to mean anything, then the voice of Burley people needs to be respected by Bradford Council as it prepares to publish the Land Allocation Plan, including the Green Belt review. Already, local people have expressed views on those SHLAA sites it would like to see developed in preference to others. Refer to Section Two – Building Development of the Appendix 1 – Analysis of Questionnaires

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Date:

15/07/2017

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Consultation Statement		Other (please specify)	

### 2. To which part of the document does your comment relate?

Whole document		Section	BW2	Policy	
Page Number	28	Appendix			

### 3. Do you wish to? Please place an 'X' in one box only

Support		Object	<b>X</b>	Make an observation	
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The statement about 'take account of' is far too weak and needs to go further to ensure that new dwellings sit well in design terms with adjoining areas. There is a need to include words and phrases like 'scale', 'massing' and 'urban grain' and 'density'.

New homes should be limited to two storeys in height and enhance visual enhance the area, and connect with existing housing.

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Submission Neighbourhood Development Plan	<input type="checkbox"/>	Basic Conditions Statement	<input type="checkbox"/>
Consultation Statement	<input type="checkbox"/>	Other (please specify)	SEA

#### 2. To which part of the document does your comment relate?

Whole document	<input type="checkbox"/>	Section	4.2 table 1 5.4 table 2	Policy	<input type="checkbox"/>
Page Number	12 & 17	Appendix	<input type="checkbox"/>		

#### 3. Do you wish to? Please place an 'X' in one box only

Support	<input type="checkbox"/>	Object	X	Make an observation	<input type="checkbox"/>
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The SEA states that there will be no impact upon Waste Management. I understand; having spoken to Yorkshire Water, that the sewers between Burley In Wharfedale and it's Effluent Treatment Plant are at capacity, consequently this invalidates the existing Waste Management assessment provided.

The details within section 4.2 and 5.4 present contradictory evidence. Section 4.2 states that there is a waste management impact, whilst section 5.4 states that there is not. Which is it?

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X

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#### Date:

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Submission Neighbourhood Development Plan	<input type="checkbox"/>	Basic Conditions Statement	<input type="checkbox"/>
Consultation Statement	<input type="checkbox"/>	Other (please specify)	Burley NDP Forms

**2. To which part of the document does your comment relate?**

Whole document	<input checked="" type="checkbox"/>	Section	<input type="checkbox"/>	Policy	<input type="checkbox"/>
Page Number	<input type="checkbox"/>	Appendix	<input type="checkbox"/>		

**3. Do you wish to? Please place an 'X' in one box only**

Support	<input type="checkbox"/>	Object	<input type="checkbox"/>	Make an observation	<input checked="" type="checkbox"/>
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The comment form and submission process is too prescriptive. It requires one comment only per submission. This will be off putting for many who may otherwise have wish to express their opinions.

Comment forms are only available in Microsoft Word's (.doc) format, and many people will not have the software required to open this type of document. Both forms should have been supplied in the more widely used PDF and/or Rich Text Format (.rtf) which come bundled on all MAC's and PC's.

Whilst I accept that these documents are available elsewhere, most people are most likely to complete an online submission. Having said this, people who don't have access to Microsoft Word will find it difficult to respond; and if time poor, might not be able to visit elsewhere to obtain copies.

Lastly; as a general observation, the original online location for all documents was initially reported as located at: <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/?Folder=Burley-in-Wharfedale>.

This has since been changed to <https://bradford.moderngov.co.uk/mgConsultationDisplay.aspx?ID=85>, a location which I personally had to request by email. The old web link should have had a redirect to the new web page. Here again it's a case of transparency, which clearly hasn't been the case.

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<b>6. Signature:</b>	<input type="text"/>	<b>Date:</b>	15/07/2017
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## COMMENT FORM

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**PUBLICATION OF THE BURLEY-IN-WHARFEDALE NEIGHBOURHOOD DEVELOPMENT PLAN PROPOSAL  
SUBMITTED TO BRADFORD METROPOLITAN DISTRICT COUNCIL FOR EXAMINATION**

**MONDAY 12<sup>TH</sup> JUNE TO MONDAY 24<sup>TH</sup> JULY 2017**

The Burley-in-Wharfedale Neighbourhood Development Plan, prepared by Burley Parish Council, has been submitted to Bradford Council for examination. The Council must now publicise the plan proposal and supporting documents and seek comments.

Please use this comment form to submit your views on the proposal. Details of how to view the proposed plan and supporting documents are available on the Council's website: <https://www.bradford.gov.uk/consultations>.

### PART A: PERSONAL DETAILS

Response forms must include a name and address otherwise your comments will not be taken into account.

	PERSON / ORGANISATION DETAILS*	AGENT DETAILS (if applicable)
<b>Title</b>	Mr	
<b>Full Name</b>	██████████ Felstead	
<b>Job Title</b> (where relevant)		
<b>Organisation</b> (where relevant)		
<b>Address</b>	██████████ Burley In Wharfedale	
<b>Post Code</b>	LS29 ██████████	
<b>Email Address</b>	██	
<b>Telephone Number</b>	██	

Please return completed comment forms by **5pm on Monday 24<sup>th</sup> July 2017** to:

- **E-mail:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- **Post:** Neighbourhood Plans, Development Plans Team, Bradford Council,  
4<sup>th</sup> Floor Britannia House, Broadway, Bradford, BD1 5RW

Any comments received after this date will not be accepted.

#### How we will use your personal details

Personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make representations available for public inspection. However, in compliance with the Data Protection Act 1998, the personal information provided will only be used for Council purposes associated with the Local Plan and Neighbourhood Planning consultations. If at any point in time you wish for your details to be removed from the Local Plan database, please contact the Development Plans Team by E-mail [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk) or phone (01274) 433679.

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Consultation Statement		Other (please specify)	

**2. To which part of the document does your comment relate?**

Whole document		Section	1.8	Policy	
Page Number	7	Appendix			

**3. Do you wish to? Please place an 'X' in one box only**

Support		Object		Make an observation	<b>X</b>
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This section inadequately details what's required under NPPF guidelines.

Bradford Council's Local Plan and Core Strategy have not yet been delivered or adopted.

We need contractual assurance from BDMC and Developer's regarding infrastructure improvements to educational facilities, travel infrastructure – rail and road networks, medical facilities etc.

This is a fundamental part of the NPPF's sustainable development policy.

It's duly noted that the village community have little or no influence on the scale of any proposed development, consequently how can the Neighbourhood plan positively shape or support local development?

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