

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	X	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

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

Whole document		Section	Key Issues	Policy	
Page Number	18	Appendix			

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

Support		Object	X	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.

KEY ISSUE – Minimising the Impact of New Development, particularly on the surrounding countryside.

This comment is made to strengthen the text of this part of the Key Issues and to support the parish council.

The text in para. 3.3 should be strengthened rather than relying just on landscaping to make a new site acceptable. The size of any newly allocated site, outside the settlement area, and in the current Green Belt should be small enough to avoid the nondescript large housing estates seen in parts of the existing settlement of Burley. The maximum should be fifty dwellings to enable integration and connectivity that enhances the character of the existing settlement.

We need to learn from those mistakes. New dwellings need to be of appropriate scale and massing with the use of facing materials that helps to make such new development pleasantly distinctive for a long time to come. No dwelling should be more than two storeys high (including roof space). Extensive soft landscaping is important as a foil to new dwellings. They have the potential to add monetary value to such housing areas, if designed well.

It is understandable that large private housebuilders have no desire to integrate a new development where maximising profits is primarily important. Any constraint by local plans or regulatory requirements reduces profits. Treating house types like consumable objects that can be bought off-the-peg leads to the nondescript outcome that people want to pull away from.

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Whole document		Section		Policy	BW 2
Page Number	30	Appendix			

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The aim of this comment is to strengthen the Policy and to support the parish council.

This is a crucial policy in the document because this impacts on the area outside of the settlement area and within the current Green Belt. This is where most of the new 700 dwellings are likely to be built.

The policy, as it stands, is weak and lends support to the view that any size of site being put forward is acceptable. The views of the residents of Burley have been sought and there is a clear message that large development sites are contrary to the vision of the Neighbourhood Plan.

Bradford Council should respect those strong local views and not seek to challenge that in its interpretation of 'general conformity'.

Bradford Council has an opportunity to shortly publish the sites where development should take place in its Land Allocation Development Plan document. It is hoped that Burley Parish Council will influence the range of sites prior to publication to ensure that the local community's views are considered.

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.

Already, local people have expressed views on those SHLAA sites they would like to see developed in preference to others. Refer to Section Two – Building Development of the Appendix 1 – Analysis of Questionnaires.

Bradford Council should, in time, publish a strategy as to how allocated housing land will be released during the plan period of the Local Plan (up to the year 2030) in accordance with Policy HOS 4 of the Core Strategy. Green Belt land should only be released as a last resort and this should be accompanied by a periodic review of the overall target figure of 42,000 Bradford Council has set.

These are matters that people are concerned about and although they do not form part of the Neighbourhood Plan, they are matters that are materially relevant to Burley and the quality of life for its residents.

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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)	Proposals Map <input type="checkbox"/>

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

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

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Support	<input type="checkbox"/>	Object	<input type="checkbox"/>	Make an observation	<input checked="" type="checkbox"/>
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There is an error on the Proposals Map with regards to Local Green Space

The area of important green space between Malt Shovel and Burley House along Main Street should be included.

It is included as 'Local Green Space' on Map 6 of the Neighbourhood Plan. (Page 55)

This site is locally known as the 'village green' and is an important feature in this historic part of the village.

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Whole document		Section	Vision for the Neighbourhood Plan	Policy	
Page Number	19	Appendix			

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The Vision is the crucial part of the Plan. That is based on what the scope of the Plan can have. I support the Parish Council in trying to get the strongest statement possible, given the limitations of the Plan as established by Government Regulations.

The statement about 'new developments' is problematic and this depends whether the new sites lie within the settlement area or without. It also depends on the scale of such developments and where they lie. Large sites are likely to be in the Green Belt as it currently stands; these are difficult to integrate and unlikely to conserve or enhance the character of the village.

If sites must be outside the settlement area, then the best way to conserve and enhance the character of Burley in Wharfedale is to have small clusters of new sites (maximum of fifty dwellings each) that respects the pattern and grain of the existing settlement using natural facing materials, making strong connections in design, movement of traffic, and scale and massing of dwellings. Attention to the detail is important.

There is strong local feeling against large, bolted-on sites, and the parish council has expressed this with regards to a current planning application for many dwellings outside the settlement area. It is accepted that this will be decided on its own merits in due course, unless it is withdrawn.

Para.1.20 of the Plan re-states this position as follows:
 'No large-scale developments which would distort the existing balance of existing life'.

The Vision should strongly reflect the views of local people expressed in the public consultations and not weakened by the views of public agencies and private developers.

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