Our Ref: RID/RF

11th July 2017

Neighbourhood Plans
Development Plans Team
Bradford Council
4th Floor Britannia House
Broadway
Bradford
BD1 5RW

Dear Sir / Madam

BURLEY-IN-WHARFEDALE NEIGHBOURHOOD DEVELOPMENT PLAN – SUBMISSION VERSION - COMMENTS

I act on behalf of Banner Investments who owns land to the east of Bradford Road which lies within the Burley-in-Wharfedale Neighbourhood Plan area and which is being promoted for residential development and which is identified by red edging on the attached plan. The site would form a small scale extension to the settlement and would not harm the character of Burley-in-Wharfedale.

I have set out my comments below in accordance with the format of the Council's comments sheet. The comments all relate to the Submission Neighbourhood Development Plan.

Our Vision for Burley-Wharfedale
Support and Object

We support the general aims set out in the vision for Burley-in-Wharfedale. However, in relation to the growth of the village where it is advised this must be proportionate to its infrastructure it is maintained this statement does not fairly reflect the situation relating to the level of growth noted elsewhere in the document and the support given to growth of the village across a range of sites rather than a large single development (paragraph 4.25 of the submission document).

The vision states that whilst the village will grow, this must be proportionate to its infrastructure. This part of the vision is considered to be misleading given the level of growth will be determined through the Core Strategy which as stated in Objective 2 of the submission document, identifies a growth target for the village of 700 dwellings. Given the level of growth will be determined by the Core Strategy, the vision statement may lead a reader to deduce that growth could be limited if infrastructure needs cannot be met, when it is the case that as part of the growth of the village any deficiencies in infrastructure will have to be met to deliver the requisite amount of housing. The vision should duly identify that the village will grow in accordance with the Core Strategy and that infrastructure improvements will be delivered to ensure the growth target is met.

Whilst it is appreciated the vision should not be overly specific, it is maintained the wording should also more accurately reflect the growth aims stated within the document which seeks a dispersed pattern of growth through the development of small / medium scale sites rather

than an large single urban extension to the village which will not conserve and enhance the character of the village in accordance with the vision. The vision states that new developments will be designed to conserve and enhance the character of Burley-in-Wharfedale, but this part of the vision does not clearly identify the plan's support for a dispersed pattern of growth. It is maintained the plan's support for the development of a number of smaller sites across the village rather than a single large development site should form part of the vision as it is a key part of the plan.

Section 3 – Key Issues – Protecting the Distinctive Character of Burley-in-Wharfedale (paragraph 3.2)
Support

This key issue relates to the open areas that surround the village and seeks to preserve the distinctive character and settlement pattern of the village. We support this key issue and consider the submission document's support for a dispersed pattern of development will assist in meeting this aim.

Section 3 – Key Issues – Minimising the Impact of New Development, Particularly on the Surrounding Countryside (paragraph 3.3)
Object

This key issue refers to recent landscaping being poorly landscaped and the neighbourhood plan seeking to ensure that new development makes a positive contribution to the character of the parish and minimises its impact on the surrounding countryside. Whilst we do not object to the contents of paragraph 3.3 we do not consider the issues highlighted in paragraph 3.3 go far enough in relation to minimising the impact of new development on the surrounding countryside.

Paragraph 4.25 of the submission document states that the vision for Burley seeks to ensure the village continues to feel focused around the village centre and that new housing should be well integrated into the village, avoiding a single large development that is perceived as a separate place. It states that dispersing new housing development across a range of sites will help to ensure that these sites are of size that avoids dominating the local area. The support for a dispersed pattern of development is clearly part of minimising the impact of new development on the countryside and should form part of this key issue.

Section 4 – Development outside the Settlement Boundary and Local Landscape – Policy BW2 – Development Outside the Settlement Boundary
Object

Whilst we do not object to the five criterion set out in Policy BW2 which seek to guide development outside the settlement boundary, it is assumed this policy will be applied to sites which are currently outside the settlement boundary but will be allocated for development to meet the growth needs set out in the Core Strategy. It is maintained that it would be appropriate for wording within this policy to be included which provides support for the dispersed pattern of growth highlighted at paragraph 4.25 given there is no policy within the plan which seeks to deliver this stated aim.

Section 4 – Objective 2 – To meet housing needs - Paragraphs 4.24 – 4.25
Support

Paragraph 4.25 states that new housing should be well integrated into the village, avoiding a single large development that is perceived as a separate place. It is stated that this objective will ensure that residents in the new homes feel integrated with the existing community and by dispersing new housing development across a range of sites will ensure that sites are of a size that avoid dominating the local area.

We support this objective, but it is maintained this should be reflected in a policy. Whilst the neighbourhood plan is not proposing to identify housing allocations, it is within the remit of the plan to guide where and what type of development would be supported. We consider this should be reflected in the vision, objectives and a policy given it is a key part of the plan in relation to meeting the village's housing needs and reflects comments made by local people during earlier consultations (paragraph 4.24).

Section 4 – Policy BW13 – Walking and Cycling Routes and Bridlepaths
Support

Policy BW13 requires that development proposals should protect and enhance the existing pedestrian and cycling network and bridlepaths with every opportunity being taken to improve the inter-linking of the network so that it becomes more useful to the public. We support this policy, which seeks to deliver improved sustainable methods of transport for the village. Reference should also be made to the importance of Sustrans and the importance of delivering routes as part of the planning process.

I trust the comments we have made in relation to the submission version of the Burley-in-Wharfedale Neighbourhood Plan and that modifications can be made to the Plan which better reflect the plan's support for a dispersed pattern of development.

Yours faithfully

[redacted]

Richard Irving BA (Hons) Dip TP MRTPI
Director
Enc.