

The Neighbourhood Planning (General) Regulations 2012
Regulation 16 – Publicising a plan proposal

COMMENT FORM

For Office Use only:	
Date	
Ref	

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

MONDAY 12TH JUNE TO MONDAY 24TH 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)
Title	Mr	
Full Name	[REDACTED] Wheway	
Job Title (where relevant)		
Organisation (where relevant)		
Address	[REDACTED] Burley in Wharfedale, Ilkley	
Post Code	LS29 [REDACTED]	
Email Address	[REDACTED]	
Telephone Number	[REDACTED]	

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

- **E-mail:** planning.policy@bradford.gov.uk
- **Post:** Neighbourhood Plans, Development Plans Team, Bradford Council,
4th Floor Britannia House, Broadway, Bradford, BD1 5RW

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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	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	X
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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.

This section does not detail what's required under NPPF guidelines.
 I don't believe that the Core Strategy has been delivered or adopted.
 Please can we have contractual assurance from BDMC and Developer's regarding infrastructure improvements to educational facilities, travel infrastructure – rail and road networks, medical facilities etc?

This is an essential part of the NPPF's sustainable development policy.

It would appear that this is purely a paperwork exercise and that we have little influence on the scale of any development.

How can the Neighbourhood plan positively shape or support local development?

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:

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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	X	Make an observation	
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The Burley In Wharfedale Neighbourhood plan conforms with the 2005 RUDP, however this is in the process of being replaced by the Local Plan.

Currently, Bradford does not 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 documentation.

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:

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Consultation Statement		Other (please specify)	

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

Whole document		Section	1.14	Policy	
Page Number	8	Appendix			

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

Support		Object		Make an observation	X
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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 'Local Plan/Core Strategy' is not currently available, so we cannot examine it.

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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	X
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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 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 throughout 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, 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.

Equally, 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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6. Signature:	[Redacted Signature]	Date:	21/7/2017
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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	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.

I believe that the best way to conserve and enhance the character of Burley in Wharfedale is to have 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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Date:

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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	BW1	Policy	
Page Number	28	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.

The statement about 'take account of' seems bland 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.

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:

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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	X	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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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 or phone (01274) 433679.

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	<input type="checkbox"/>	Basic Conditions Statement	<input type="checkbox"/>
Consultation Statement	<input type="checkbox"/>	Other (please specify)	Burley NDP Comment Form(s)

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

Whole document	<input type="checkbox"/>	Section	N/A	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	X
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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 comment form is very prescriptive, and 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 to open these documents. Both would have been better supplied as editable PDF's and/or supplied in Rich Text Format (.rtf).

Whilst I accept that these documents are available elsewhere, most people are most likely to complete an online submission. Having said this, those people without adequate software cannot respond using the supplied .doc format; 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 had to request. The old link should have had a redirect to the new web page. Here again it's a case of having a transparent process in place.

No notification of this change has been made.

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:	X
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6. Signature:		Date:	21/7/2017
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Thank you for taking the time to complete this Comment Form.