

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	██████████ Longfield	
Job Title (where relevant)		
Organisation (where relevant)		
Address	██ Burley-in-Wharfedale, Ilkley, West Yorkshire	
Post Code	LS29 ██████████	
Email Address	██	
Telephone Number	██	

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

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.

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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	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.

Developments outlined in the Neighbourhood Plan, as I understand it, will result in the loss of 26.64 hectares of Green Belt land. Having lived in Burley-in-Wharfedale for the last 13 years it appears the ever-increasing pressure for more roads, housing and commercial development means it is more vital than ever to protect the Green Belt that we have. Development on Green Belt land should be tightly controlled so that it can fulfil its main purpose: to serve as a buffer between towns and the countryside. The proposals for the construction of 500+ new houses on Green Belt land immediately to the West of the village would bring our village much closer to Ben Rhydding and Ilkley, which itself is required to build 1000+ homes that will no doubt mean construction Eastwards, thereby bringing us much closer together.

The best way to conserve the character of Burley-in-Wharfedale is to have clusters of new sites of no more than say fifty houses in each. This would provide the best method to integrate new housing into the village.

It has been the Government's stance for some time now that councils should use their Local Plan to safeguard their local area against urban sprawl and protect the green lungs around towns and cities. Measures introduced by the Government have rightly so in my view ensured Green Belt boundaries be altered ONLY in exceptional cases through the preparation or review of councils' Local Plans.

The requirement for new homes throughout the Wharfe Valley region provides suitable incentive to regenerate damaged, derelict land as well as brownfield sites within existing urban areas surrounded by Green Belt (not

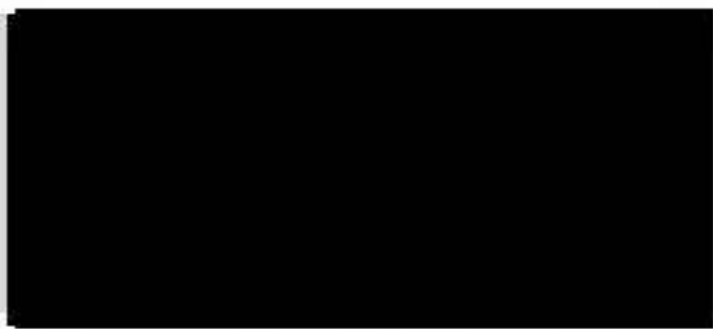
least for example the Greenholme Mill development in the village). At the same time, Green Belts bring social, environmental and economic benefits, while offering people the chance to tap into natural capital on their doorsteps. Our Green Belt in the Wharfe Valley is a cherished asset and shouldn't be overlooked for its contribution towards cattle rearing/food production, flood prevention, climate change mitigation, attracting tourism and much more.

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

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

6. Signature:



Date:

23 July 2017

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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	3.4 and 3.5	Policy	
Page Number		Appendix			

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

Support	X	Object		Make an observation	
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The transport links and infrastructure provision within Burley-in-Wharfedale and surrounding areas (in particular the Rail service and car park provision) are already stretched.

- Consequently there will be very limited scope to increase the level of employment in the village given the transport and infrastructure limitations. There are only a small number of businesses in the village and local area as it is, hence the plans for the development of the Green Belt, as currently set out, will add significant volume to the existing commuter base (most of whom travel to Leeds, Bradford and further afield).
- The A65 passing the village towards Ilkley and thereon to the Yorkshire Dales and Lake District not only experiences significant congestion at weekends and holiday periods but is generally congested most weekdays given the limited access to points to Ilkley more generally – tail backs to the Burley-in-Wharfedale bypass roundabout (by the Generous Pioneer public house) are common place.
- The village train station has no spare capacity for parking as evidenced by surrounding streets already having commuters' cars abandoned there most days. The proposed 700+ new homes would undoubtedly have (on average) more than more car per household. Regrettably people do not have the inclination or time to walk long distances these days - such is the distance between the proposed development and the station (approximately 1.4 kilometres), it is a fair assumption to make that residents will take their cars before attempting to catch the already over-congested Rail service. Quite where this additional volume of new cars will park (or be abandoned) is beyond comprehension?

4. Rail capacity – the developers are suggesting additional train carriages and services will be added to the existing network. This raises questions regarding the adequacy existing platform lengths for the number of additional carriages required, but also the amount of power that can be supplied to the Wharfe Valley line (I understand Network Rail has already confirmed in writing that no more carriages will be permissible as it cannot deliver sufficient additional power to the lines to run them).

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Consultation Statement		Other (please specify)	

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

Whole document		Section		Policy	BW2
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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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.

As I understand it 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 proposals for the construction of 500+ new houses on Green Belt land immediately to the West of the village would bring our village much closer to Ben Rhydding and Ilkley, which itself is required to build 1000+ homes that will no doubt mean construction Eastwards, thereby bringing us much closer together.

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

The policy clearly supports the view that any amount of homes put forward is acceptable. Burley-in-Wharfedale 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.

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