

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	██████████ Cartwright	
Job Title (where relevant)	N/A	
Organisation (where relevant)	Resident	
Address	████████████████████ Burley in Wharfedale, Ilkley	
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

Document name	Section	Page	
Neighbourhood plan	1.8	7	Observation

This section does not have the correct details as stated in the NPPF guidelines. The council and developers need to give contractual assurances regarding the upgrades to infrastructure, making certain there are enough school places for all the children to attend the local primary and secondary schools. There are also no details of how the road and rail networks are going to cope with the additional traffic flow, our doctor's surgery is full to bursting what plans are in place to cope with two to three thousand more people living in the suburb of Burley as it can no longer be described as a village.

Document name	Section	Page	
Neighbourhood plan	1.11 - 1.12	8	Objection

B-I-W neighbourhood plan complies with the 2005 RUDP, this is currently in the process of being replaced by a local development plan, Conformity to the RUDP is a moot point in section 1.11

Bradford haven't yet adopted a local development plan including details of the land allocations for all areas regarding housing an employment needs. (having Ilkley as a growth area needing all these new jobs / housing to support these jobs cannot be justified) As members of the community we are being asked to comment on a plan that is not there. Developers have jumped on the back of these plans and submitted plans for large developments on greenbelt land.

Document name	Section	Page	
Neighbourhood plan	1.14	8	Observation

there is no adopted 'Local Plan/Core Strategy' until this plan has appeared we cannot examine the plan. Further work is required on the local plan. core strategy

Document name	Section	Page	
Neighbourhood Plan	1.15	8	Observation

This plan covers building up to 2030 the plan states there is going to be lots of building on greenbelt. This needs to be reviewed as the government have stated they still want to protect the greenbelt.

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/>

Bradford council has been asked for a copy of all the brownfield and greenfield sites across the Bradford district. I believe the council say this information does not exist, taking into account the governments concern re protecting greenbelt perhaps this piece of work need undertaking so the use of brownfield sites across the district can be priorities first over unnecessary and maybe unwanted building on greenbelt. (I note that Leeds Council have said they have overstated their housing demand by 20%, Have Bradford reconsidered their figures for housing demand now Brexit is upon us.

I.E all the housing of the development at Menston (High Royds) hasn't been sold after 10 years. People living on this development use the same roads and railway networks which feature in our local development plan.

Document name	Section	Page	
Neighbourhood plan	3.8	19	Objection

Small housing developments no larger than 50 homes are the are the correct way to keep the village feel of Burley. Large developments will cause increased traffic congestion and major issues with parking throughout Burley

Burley residents do not want large scale developments smaller scale is far better than idea than large scale building site. This development plan must respect the views of Burley residents. Large developers said that Burley was in favour of these plans however the form they gave people to fill in only allowed positive comments there was no room for negative comments.

We want the council to take into account local people opinions rather than just rail road us with their opinion and those of large housebuilder of the number and types of homes we want.

Document name	Section	Page	
Neighbourhood plan	BW1	28	Objection

Any new dwellings will have to blend in well with the existing local developments design There is a need to include words and phrases like 'scale', 'massing' and 'urban grain' and 'density'. In this part of the document.

New homes should be limited to two storeys in height and enhance visual enhance the area, and connect with existing housing. This is true where Bradford landscape architects have said that the building of 500 homes on one plat should be turned down as it is not in the keeping with the rest of the village and the surrounding countryside.

Document name	Section	Page	
Neighbourhood plan	BW3	30	Objection

Looks like most of the 700 homes are going to be built on greenbelt which is not acceptable because of the number of homes which I do not think this council can justify and the impact on greenbelt..

It look like the policy is large scale housing developments are fine yet Burley residents have always said smaller more minable developments are far better traffic congestions could be

minimised and the developments merge in better with the local community. The local development plan should reflect the will of the Burley residents.

These points need to be taken into consideration when publishing the land allocation document for specific sites. The Parish council must have some say of the which sites should be allocated for building before the document is published.

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

Document name	Section	Page
Burley NDP Comment Form(s)	N/A	Observation

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.

and no notification of this change has been made.

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	Burley in Wharfedale	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

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

Whole document	X	Section		Policy	
Page Number		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.

Please see attached info above, I trust these points can be added to the original document as I cannot access all the relevant document on line.

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:

[Redacted Signature]

Date:

24/07/2017

Thank you for taking the time to complete this Comment Form.