

# WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2038) COMMENTS FORM (FEBRUARY 2024)

**Wilsden Parish Council has submitted their proposed Neighbourhood Development Plan to City of Bradford Metropolitan District Council (CBMDC). The Council is now required to consult on the plan for a period of 6 weeks in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).**

This consultation seeks your views on whether the Wilsden Neighbourhood Development Plan meets the Basic Conditions<sup>1</sup> which are that the plan:

- Must be appropriate having regard to National Planning Policy.
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- Must be compatible with human rights requirements.
- Must be compatible with EU obligations.

The consultation period starts on **Monday 5<sup>th</sup> February** and closes at 5pm on **Monday 18<sup>th</sup> March 2024**.

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**REGULATION 16: PUBLICISING A PLAN PROPOSAL**  
**WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2030)**  
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<b>For Office Use only:</b>	
<b>Date Rec.</b>	
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**PART A: PERSONAL DETAILS**

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<b>1. PERSONAL / AGENT DETAILS</b>		
	<b>PERSON / ORGANISATION DETAILS*</b>	<b>AGENT DETAILS (if applicable)</b>
<b>Title</b>		MRS
<b>Full Name</b>		RACHAEL MARTIN
<b>Job Title</b> (where relevant)		DIRECTOR
<b>Organisation</b> (where relevant)	AVANT HOMES	ID PLANNING
<b>Address</b>	C/O AGENT	
<b>Post Code</b>		
<b>Email Address</b>		
<b>Telephone Number</b>		

**2. FUTURE NOTIFICATION**

Please tell us if you would like to be notified when City of Bradford Metropolitan District Council decide to make the Plan under Regulation 19 (to bring it into legal force after examination and local referendum).

Yes	<input checked="checked" type="checkbox"/>
No	<input type="checkbox"/>

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Consultation Statement		Other (please specify)	

<b>4. To which part of the document does your comment relate?</b>					
Whole document		Section		Policy	
Page Number	12	Paragraph			

<b>5. Do you wish to? Please place an 'X' in one box only</b>					
Support	<b>X</b>	Object		Make an observation	

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>	
<p>We support the vision of the plan to sustain and enhance the character of the area. In particular we support the objectives which support the delivery of housing to meet the present and future needs of the community in the right location.</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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Consultation Statement		Other (please specify)	

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Whole document		Section		Policy	W/HO1
Page Number		Paragraph			

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Support	<b>X</b>	Object		Make an observation	

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>
<p>We support proposed Policy W/HO1.</p>

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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Yes ☒

No ☐

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Consultation Statement		Other (please specify)	

<b>4. To which part of the document does your comment relate?</b>					
Whole document		Section	1.4	Policy	
Page Number		Paragraph			

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Support	<b>X</b>	Object		Make an observation	<b>X</b>

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>
<p><u>Section 1.4 Review of the Green Belt.</u></p> <p>We acknowledge and support the Plan's aim in seeking to ensure it is consistent with the adopted plan and potential changes associated with the emerging plan. Paragraph 1.4.8 refers to the review of the Green Belt and defines two strong and defensible boundaries to be considered in any changes to the boundary. We support the identified defensible boundaries in the plan (The B6144 and the valley of Wilsden Beck).</p> <p>Paragraph 1.4.9 acknowledges and supports potential changes to Green Belt boundary as recommended in the Draft Local Plan, site references W12/H and W13/H.</p> <p>We support the proposed paragraph and figure 3 of the plan which shows the potential sites to be included in the settlement boundary for Wilsden to meet identified housing needs in a sustainable manner.</p> <p><u>Additional Text required to paragraph 1.4</u></p> <p>We support the proposed text in section 1.4 which supports the inclusion of sites W13/H and W12/H in the settlement boundary subject to their removal from the Green Belt via the Local Plan process. The wording of the final sentence of paragraph 1.4.9 is grammatically incorrect and should be amended. The paragraph currently reads as follows, I have underlined the area which does not read correctly:</p> <p><i>Based upon the available data we would acknowledge changes to the Green Belt boundary may be required such as the sites designated W12/H and W13/H (as shown in Figure 3) <u>recommended in the Draft Local Plan are included</u> within a revised Wilsden Settlement Boundary.</i></p>

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We consider the sentence would read more clearly as follows:

*Based upon the available data we would acknowledge changes to the Green Belt boundary may be required as recommended in the Draft Local Plan. The Neighbourhood Plan supports the inclusion of designated sites WI2/H and WI3/H (as shown on Figure 3) within a revised Wilsden Settlement Boundary.*

In addition to the proposed amended wording, it is suggested an additional paragraph is included in the Plan to provide a clearer policy framework for the future in the context of sites being removed from the Green Belt and allocated in the emerging Local Plan.

We acknowledge that Policy W/HO1 refers to a definition of the settlement boundary as land not in the Green Belt and shown on Figure 2. However an additional paragraph in section 1.4 would clarify that the policy was relevant to Figure 3. The following paragraph provides suggested wording:

*Subject to changes to the Green Belt boundary determined by the CBMDC Local Plan, the settlement boundary as shown in Figure 3 (including sites WI2/H and WI3/H) will be adopted for use in accordance with Policy W/HO1 of this Neighbourhood Plan.*

**R MARTIN**

**13.3.24**

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Page Number	20	Paragraph			

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<p><u>Section 2.2 Housing Provision, Page 20</u></p> <p>Section 2.2 of the Neighbourhood Plan (NP) considers the existing and emerging housing requirement for Wilsden set out in the CBMDC Core Strategy and emerging Local Plan. The text states the emerging Local Plan identifies a requirement of a minimum of 125 homes in Wilsden between 2020 and 2038.</p> <p>Paragraph 1.3.3 of the NP states the community consultation shows that Wilsden village is generally a more appropriate and sustainable location for development than other parts of the district.</p> <p>Paragraph 2.2.8 should be deleted or reworded. The language used conflicts with the aims and objectives of the plan and the text included in section 1.3 and 1.4 which acknowledge the importance of the Green Belt but accept and support the need for changes to deliver the housing requirement. The paragraph conflicts with the benefits associated with housing development as referred to in section 2.1.</p> <p><u>Changes required</u></p> <p>Paragraph 2.2.8 should be deleted from the plan.</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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**NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**  
**REGULATION 16: PUBLICISING A PLAN PROPOSAL**  
**WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2030)**  
**COMMENT FORM**

<b>For Office Use only:</b>	
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<b>1. PERSONAL / AGENT DETAILS</b>		
	<b>PERSON / ORGANISATION DETAILS*</b>	<b>AGENT DETAILS (if applicable)</b>
<b>Title</b>		MRS
<b>Full Name</b>		RACHAEL MARTIN
<b>Job Title</b> (where relevant)		DIRECTOR
<b>Organisation</b> (where relevant)	AVANT HOMES	ID PLANNING
<b>Address</b>	C/O AGENT	
<b>Post Code</b>		
<b>Email Address</b>		
<b>Telephone Number</b>		

**2. FUTURE NOTIFICATION**

Please tell us if you would like to be notified when City of Bradford Metropolitan District Council decide to make the Plan under Regulation 19 (to bring it into legal force after examination and local referendum).

Yes	<input checked="checked" type="checkbox"/>
No	<input type="checkbox"/>

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Neighbourhood Development Plan (NDP)	<b>X</b>	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

<b>4. To which part of the document does your comment relate?</b>					
Whole document		Section		Policy	W/HO6
Page Number		Paragraph			

<b>5. Do you wish to? Please place an 'X' in one box only</b>					
Support	<b>X</b>	Object		Make an observation	<b>X</b>

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>	
<p><u>Policy W/HO6 Housing Mix</u></p> <p>The policy proposes that priority should be given to the provision of smaller dwellings (less than 3 Bedrooms) to meet the needs of young families and older people who wish to downsize. For development proposals of 3 or more dwellings, the policy states housing mix should include no more than 35% of properties of 4 bedrooms or more.</p> <p>We consider the proposed policy and threshold is acceptable and support the potential for developments to deliver an alternative mix subject to suitable and robust justification.</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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# WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2038) COMMENTS FORM (FEBRUARY 2024)

**Wilsden Parish Council has submitted their proposed Neighbourhood Development Plan to City of Bradford Metropolitan District Council (CBMDC). The Council is now required to consult on the plan for a period of 6 weeks in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).**

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Yes ☒

No ☐

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Consultation Statement		Other (please specify)	

<b>4. To which part of the document does your comment relate?</b>					
Whole document		Section		Policy	W/HO7
Page Number		Paragraph			

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Support	<b>X</b>	Object		Make an observation	<b>X</b>

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>	
<p><u>Policy W/HO7 Affordable Housing</u></p> <p>The affordable housing requirements are set out in the Core Strategy and emerging Plan in relation to the affordable housing target and ratio of mix. We support Policy W/HO7 which supports the delivery of affordable housing on site with off site delivery permitted where justified.</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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Page Number		Paragraph			

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<p><u>Policy W/BH4 Dry Stone Walls</u></p> <p>The policy states that development proposals that would result in the removal of or have an adverse impact on a natural stone wall will only be supported where it can be demonstrated that the benefits of the development will outweigh the harm caused by the removal of the wall, or a replacement dry-stone wall of equivalent value is provided in a suitable location in the parish.</p> <p>We support the policy in seeking to ensure that these character features are retained but consider a change to the wording is required to allow for instances where the removal of parts of a dry stone wall are required for technical reasons to enable development. To account for these instances, the policy wording should be amended to the following:</p> <p>..... <i>demonstrated that specific technical requirements and/or measures required to facilitate development necessitate removal of the wall or the benefits of development will outweigh the harm caused by</i>.....</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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<p><u>Policy W/NE2 Ecology and Biodiversity</u></p> <p>We support the thrust of the policy to protect and enhance biodiversity. The policy currently state that all development proposals should deliver biodiversity net gain.</p> <p>The wording of the policy should be amended to refer to 'as required by CBMDC Development Plan policies'</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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**WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2030)**  
**COMMENT FORM**

<b>For Office Use only:</b>	
<b>Date Rec.</b>	
<b>Date Ack.</b>	
<b>Respondent ID</b>	
<b>Representation Ref:</b>	

**PART A: PERSONAL DETAILS**

Please provide your personal contact details. If an agent is appointed to represent you, then they would need to provide their full contact details in addition to your title, full name and organisation (where relevant). This information is required to enable the independent examiner and/or the Council to contact you for further information if required during the examination of the Neighbourhood Plan.

<b>1. PERSONAL / AGENT DETAILS</b>		
	<b>PERSON / ORGANISATION DETAILS*</b>	<b>AGENT DETAILS (if applicable)</b>
<b>Title</b>		MRS
<b>Full Name</b>		RACHAEL MARTIN
<b>Job Title</b> (where relevant)		DIRECTOR
<b>Organisation</b> (where relevant)	AVANT HOMES	ID PLANNING
<b>Address</b>	C/O AGENT	
<b>Post Code</b>		
<b>Email Address</b>		
<b>Telephone Number</b>		

**2. FUTURE NOTIFICATION**

Please tell us if you would like to be notified when City of Bradford Metropolitan District Council decide to make the Plan under Regulation 19 (to bring it into legal force after examination and local referendum).

Yes	<input checked="checked" type="checkbox"/>
No	<input type="checkbox"/>

**Data Protection Statement** - Any information we receive will be processed in accordance with the General Data Protection Regulations (GDPR) and the Data Protection Act 2018. A Local Plan Privacy Statement sets out CBMDC Local Plan Team processes your personal data. This notice should also be read in conjunction with the Council's Corporate Privacy notice and other specific service notices, which are available at <https://www.bradford.gov.uk/privacy-notice/>

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**PART B – YOUR COMMENTS**

If responding using this form, please use a separate Part B sheet for each different part of the Plan or supporting document that you are commenting on, and clearly state to which part of the document it relates.

<b>3. To which document does your comment relate? Please place an 'X' in one box only</b>			
Neighbourhood Development Plan (NDP)	<input type="checkbox"/>	Basic Conditions Statement	<input type="checkbox"/>
Consultation Statement	<input type="checkbox"/>	Other (please specify)	X Design Code

<b>4. To which part of the document does your comment relate?</b>					
Whole document	<input type="checkbox"/>	Section	<input type="checkbox"/>	Policy	Code 4
Page Number	<input type="checkbox"/>	Paragraph	<input type="checkbox"/>		

<b>5. Do you wish to? Please place an 'X' in one box only</b>					
Support	<input checked="" type="checkbox"/>	Object	<input type="checkbox"/>	Make an observation	<input checked="" type="checkbox"/>

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>	
<p><u>Code 4- Parking, Gardens and Boundary Treatments</u></p> <p>Code 4B states that a maximum of 2 adjacent dwellings on a street will be permitted to provide parking in front of dwellings. The proposed wording is too prescriptive and should be amended to provide flexibility and enable a site by site response where such parking may be appropriate.</p> <p>The code wording should be amended as follows:</p> <p><i>Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street-scene. Where parking is to be provided at the front of a dwelling, front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows.</i></p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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# WILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN (2020 TO 2038) COMMENTS FORM (FEBRUARY 2024)

**Wilsden Parish Council has submitted their proposed Neighbourhood Development Plan to City of Bradford Metropolitan District Council (CBMDC). The Council is now required to consult on the plan for a period of 6 weeks in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).**

This consultation seeks your views on whether the Wilsden Neighbourhood Development Plan meets the Basic Conditions<sup>1</sup> which are that the plan:

- Must be appropriate having regard to National Planning Policy.
- Must contribute to the achievement of sustainable development.
- Must be in general conformity with the strategic policies in the development plan for the local area.
- Must be compatible with human rights requirements.
- Must be compatible with EU obligations.

The consultation period starts on **Monday 5<sup>th</sup> February** and closes at 5pm on **Monday 18<sup>th</sup> March 2024**.

The Plan and supporting documents are available to view electronically at:  
[www.bradford.gov.uk/consultations](http://www.bradford.gov.uk/consultations) as well on the Council's Opus Consult portal:  
<https://bradford.oc2.uk/>. Hard copies are available to inspect during normal opening hours at:

- CBMDC Customer Service Centre, Britannia House, Hall Ings, Bradford, BD1 1HX.
- City Library, Centenary Square, Bradford, BD1 1SD.
- Bingley Library, 5 Rise Shopping Centre, Bingley, BD16 1AW.
- Wilsden Post Office, 112 Main Street, Wilsden, BD15 0AB.

## **How to submit your comments:**

Please ensure you complete both parts of this comment form otherwise your comments may not be accepted.

Comments can be submitted:

- **Online at:** <https://bradford.oc2.uk/> (*Registration is required*)
- **Email to:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- **Post to:** Local Plan Team, City of Bradford Metropolitan District Council, 4<sup>th</sup> Floor, Britannia House, Broadway, Bradford, BD1 1HX (*Please ensure that there is sufficient time to guarantee delivery to our offices by the closing date for comments*)

All comments received will be sent to an independent examiner who will examine the plan. If the examiner determines that the plan meets the basic conditions, then a local referendum shall be held on whether to 'make' the Neighbourhood Plan.

## **Contact Details:**

If you have any questions, comments or queries please contact the Local Plan Team using the details below:

- **Telephone:** 01247 433679
- **Email:** [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)

<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

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	PERSON / ORGANISATION DETAILS*	AGENT DETAILS (if applicable)
<b>Title</b>		MRS
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<b>Job Title</b> (where relevant)		DIRECTOR
<b>Organisation</b> (where relevant)	AVANT HOMES	ID PLANNING
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Consultation Statement	<input type="checkbox"/>	Other (please specify)	X Design Code

<b>4. To which part of the document does your comment relate?</b>					
Whole document	<input type="checkbox"/>	Section	<input type="checkbox"/>	Policy	Code 4E
Page Number	<input type="checkbox"/>	Paragraph	<input type="checkbox"/>		

<b>5. Do you wish to? Please place an 'X' in one box only</b>					
Support	<input checked="" type="checkbox"/>	Object	<input type="checkbox"/>	Make an observation	<input checked="" type="checkbox"/>

<b>6. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.</b>	
<p><u>Code 4E – Boundary Treatments</u></p> <p>The code states that timber fencing will not be an appropriate boundary treatment in future development proposals.</p> <p>The wording is too prescriptive and should be amended to provide flexibility. Whilst timber fencing is unlikely to be appropriate on site boundaries there may be instances where a suitable fence is appropriate for plot division boundaries. The wording should be amended to enable flexibility for a site by site response.</p>	

<b>7. Signature:</b>	<b>R MARTIN</b>	<b>Date:</b>	<b>13.3.24</b>
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