

For Office Use only:		
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Core Strategy Development Plan Document

Regulation 20 of the Town & Country (Local Development) (England) Regulations 2012.

Publication Draft - Representation Form

PART A: PERSONAL DETAILS

** If an agent is appointed, please complete only the Title, Name and Organisation in box 1 below but complete the full contact details of the agent in box 2.*

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mr	
First Name	[REDACTED]	
Last Name	Elsegood	
Job Title <small>(where relevant)</small>		
Organisation <small>(where relevant)</small>		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	Ilkley	
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	

Signature:	[REDACTED]	Date:	07 March 2014
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Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district.

Please note that the Council cannot accept any anonymous comments.

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PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

3. To which part of the Plan does this representation relate?

Section	5.3	Paragraph	5.3.54 et seq.	Policy	HO1
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4. Do you consider the Plan is:

4 (1). Legally compliant	Yes	?	No	?
4 (2). Sound	Yes		No	*
4 (3). Complies with the Duty to co-operate	Yes	?	No	?

5. Please give details of why you consider the Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please refer to the guidance note and be as precise as possible.

If you wish to support the legal compliance, soundness of the Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The Core Strategy states at section 5.3.54 that “A key goal within the NPPF is that Local Plans should avoid development within the areas of highest flood risk and utilise a sequential approach to direct development to areas of lowest risk.” In considering which areas represent higher and lower risks, it seems that Bradford MDC have taken account of pluvial and fluvial flood risk but not applied any consideration to the issue of groundwater saturation and flooding.

The moorland at both sides of the Wharfe and Aire valleys displaces water to the respective river systems via the pastureland on which the communities of Menston, Burley-in-Wharfedale, Ilkley and Addingham are located. These landscapes, identified and classified at Section 7.2 of the Evidence Base, and particularly categories 5 to 8 inclusive, form natural reservoirs which serve to reduce the rates of flow from the higher land to the river. Thus, these fields tend to flood and form ponds from the combination of groundwater and surface water and thereby prevent that surplus water from surging through those communities (and the predominantly Victorian drainage systems) to the rivers. This is a valuable natural function recognised from time immemorial by previous generations but apparently overlooked by Bradford MDC’s Planners.

The proposals for volume housebuilding in Menston, Burley and Addingham in particular (as their infrastructure is less well-developed than that of Ilkley) are inappropriate as their infrastructure is already inadequate and there is ample evidence of flooding and consequent damage to property. In recent times, the flooding has been more frequent and more severe, with road closures, water surges through the drainage systems and damage to properties. To permit construction on those pasturelands which pond – sometimes to a depth of 40 cms – would obviously result in the displacement of groundwater and surface water. The consequences would include flooding of downstream properties, regular road closures, the loss of grazing land, more rapid flows (exacerbated by surface water drainage) and the overloading of the water treatment facilities (already totally inadequate). The impact on Menston would be immense, as all the land which could safely be built on has been consumed in previous generations, and there are no plans for upgrading Menston’s Victorian drainage system, which all runs to a single culvert. Failure to capture all of this flow – which is inevitable – would result in a combination of foul and surface water running directly into the River Wharfe. The pollution effects on fish and plant life are incalculable and, in fact, have not been calculated, hence the Evidence Base and the Strategy are NOT SOUND.

6. Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to the

soundness. (N.B Please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

There is compelling evidence relating to flood risk and the lack of drainage capacity in Menston, which has thus far been withheld from Councillors and suppressed by Bradford MDC's Planning Officers. This evidence is "material" in Planning Law.

The flooding and drainage report of Prof. David Rhodes must be considered and taken into account, as must the function of the moorside pastureland, which acts as a natural reservoir for both groundwater and pluvial water. Failure to consider these factors will expose Menston to increased flood risk.

The developer's own evidence relating to pre-Application geological surveys demonstrates that sites in and around Menston (currently green fields and agricultural land) retain water and provide a valuable function in preventing surges which would damage property below the moorland. Only by proper and thorough consideration and evaluation of the evidence – and avoidance of construction or effective mitigation - can the Plan purport to be sound.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/>	No, I do not wish to participate at the oral examination
<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Because Bradford MDC Planning Dept. have shown themselves to be untrustworthy and selective in their reportage and use of data. They have suppressed vital data and withheld evidence relating to groundwater flooding in Menston from the Councillors on the Planning Panel/R&A Committee. This data is material evidence within Planning Law, and they must be forced to recognise, evaluate and take it into account, and demonstrate that they have done so, otherwise there will be flooding of new properties and of properties downstream.

Please note the Inspector will determine the most appropriate procedure to adopt when considering to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:

[Redacted Signature]

Date:

07 March 2014

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM

Bradford Council would like to find out the views of groups in the local community. Please help us to do this by filling in the form below. It will be separated from your representation above and will not be used for any purpose other than monitoring.

Please place an 'X' in the appropriate boxes.

