

City of Bradford Metropolitan District Council

City of Bradford Metropolitan District Council
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PLANNING SERVICE
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Date

Ref

Gore 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	SAR	
First Name	[REDACTED]	
Last Name	SMITH	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	[REDACTED]	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	ILKLEY	
Line 4	WEST YORKSHIRE	
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 12 March 2014

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

4.3

Paragraph

B

Policy

WD1

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 Plan is unsound and not legally compliant because –
 It states that 'provision will be made for associated community facilities, schools, recreation and open space (in fact the Plan will considerably reduce open space in Ilkley), however no indication is given as to how or where these 'provisions' can be located.

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Date

Leaf

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

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

Section

43

Paragraph

c1

Policy

WD1

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.

This paragraph does not consider the fact that Ilkley is also very much a commuter town for the cities of Leeds and Bradford. Additional housing will only exacerbate this situation.

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Date

Ref

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

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

Section

A.3

Paragraph

e.2

Policy

W01

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.

This refers to excellent rail and road connectivity.

This is nonsense, Ilkley does not have 'excellent road connectivity', but completely the opposite. The A65 is regularly congested on the stretch between Rooden and through Guiseley and also between Burley-in-Wharfedale and Ilkley, particularly on evenings and weekends and during the holiday season. The development of the Tesco superstore in Ilkley will itself create much more traffic on the A.65.

The Plan does not appear to have taken this into account.

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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	4.3	Paragraph	0.4	Policy	WD1
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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.

This paragraph refers to the 'creation of high quality land for employment at Ilkley but gives no suggestion as to where such land could be located.

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Ref

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

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

Section

4.3

Paragraph

E1

Policy

W/D1

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.

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There is no way that the creation of the proposed number of houses for Wharfedale is going to reduce the overall need to travel

The Plan does not recognise that a significant number of the residents of the proposed new houses are likely to be employed in the cities of Leeds and Bradford. Nor does it seem to appreciate that many new houses are to be built in the Leeds District. With the A65 leading to the Yorkshire Dales and the Lakes many of these residents will opt to travel on the A65 through Wharfedale for holiday and leisure activities.

What consideration has been given to the increased car and delivery sorty activity that will be generated by the new Tesco store in Ilkley.

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.

To make the Plan 'sound', it needs to recognise that the largest land users in Ilkley town centre, are the secondary school (formerly Ilkley Grammar) and the site, for which planning permission has been granted, for a new Tesco Supermarket.
The Plan presents a golden opportunity to remedy this situation for future generations to remedy this situation. If part of the 'green belt' is to be sacrificed, then land, south of Coofrance way, could be utilised as follows:-
1) The resiting of what should be 'Wharfedale Secondary School,' to serve all of Wharfedale, on the site previously proposed, to the east of Wheatley Lane, with roundabout access opposite Valley Drive.
2) Between this new access to the school site and the Scout Hut, in Wheatley Lane,

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?

No, I do not wish to participate at the oral examination

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:

[Empty box for response]

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]

Date: 12 March 2014

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).

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2. *cont'd.* provide land for a car park to serve Ben Rhydding station. Construct a footbridge, over Wheafley Lane, linking the school and car park directly to Ben Rhydding station.

3. Negotiate with Tesco for the planning permission for a new superstore to be transferred from its location in Ilkley, to a new site to the south of Courance Way, adjoining the new school site, with access direct from the A65. This would have the great advantage of the store being served by delivery vehicles without the need for them to come into Ilkley. Clearly this new store would need to be sympathetically designed and landscaped (car parking in basement) to suit the particular environment of this site.

4. Expand the Burley-in-Warfedale twin carriageway by-pass from Burley to a new large roundabout to provide easy and car parking access for the new store.

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.

cont'd

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

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9. Signature:

Date: 12. March 2014

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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.

conf'd

5. The huge benefit of these proposals will be to release two large sites in the centre of Ilkley (school and Tesco) for major housing development. Both sites are easily within walking distance, for most people, to the town centre, railway station and bus terminus. Such location of housing would be of great benefit to local shops and businesses in Ilkley.

Pages 4.3.1 and 4.3.2 of the Plan refer to outcomes by 2030. It is suggested that the proposals outlined above, could be implemented by 2020

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9. Signature:

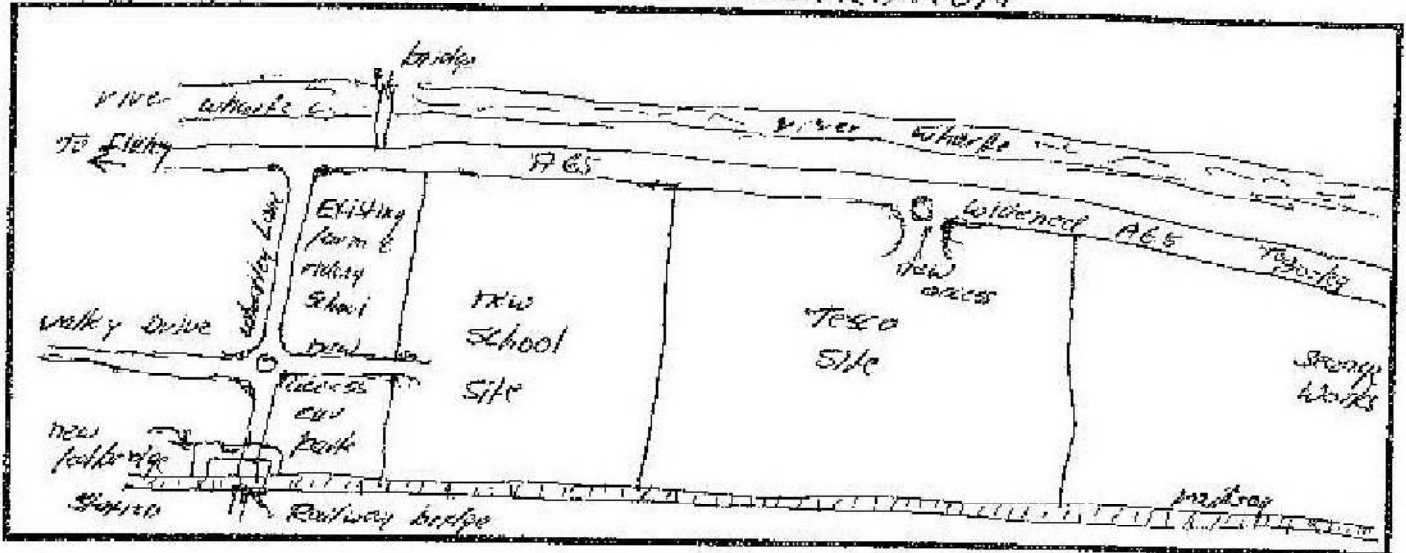
Date:

12 March 2014

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ILLUSTRATION



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?

X

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

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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:

Date:

12 March 2014

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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.