

## Core Strategy Development Plan Document

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

### Publication Draft - Representation Form

Monday 17<sup>th</sup> February until Monday 31<sup>st</sup> March 2014

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This is your opportunity to comment on the Core Strategy Publication Draft document. The Council would like to hear your views on the 'soundness' of the Plan, legal compliance of the Plan and on the duty to co-operate.

You can access the Core Strategy documents online and additional copies of this form from our website:  
[www.bradford.gov.uk/ldf](http://www.bradford.gov.uk/ldf).

For further information you can contact the Local Plan Group by:

- Emailing us at: [ldf.consultation@bradford.gov.uk](mailto:ldf.consultation@bradford.gov.uk)
- Phoning us on: (01274) 433679

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Please make your representation on this official form that has been specifically designed to assist you in making your representation to cover the matters the Inspector will consider in the report on the plan. A copy of this form will be provided to the Inspector.

This form has three parts:

- **Part A** – Personal Details
- **Part B** – Your Representation(s). *Please fill in a separate sheet for each representation you wish to make.*
- **Part C** – Equality and diversity monitoring form

The Council has produced a separate **guidance note** to assist you in making your representation. This contains detailed information on legal compliance, the duty to co-operate and on soundness. You are strongly encouraged to read to this information to make the fullest use of this opportunity.

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Please return this completed representation form to the Local Plan Group by either:

- **E-mail to:** [ldf.consultation@bradford.gov.uk](mailto:ldf.consultation@bradford.gov.uk)
- **Post to:** Local Plan Group, City of Bradford Metropolitan District Council,  
2<sup>nd</sup> Floor South, Jacobs Well, Nelson Street, Bradford, BD1 5RW

**For your representation to be 'duly made' the Council must receive it no later than 5pm on Monday 31<sup>st</sup> March 2014**

For Office Use only:			
Date			
Ref			

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### 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	Mrs	
First Name	[REDACTED]	
Last Name	Hill	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Ilkley	
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: [REDACTED]

#### 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	Paragraph	3	Policy	Housing
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**4. Do you consider the Plan is:**

4 (1). Legally compliant	Yes		No	No
4 (2). Sound	Yes		No	No
4 (3). Complies with the Duty to co-operate	Yes		No	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 use of brownfield sites should come first and Bradford is the city with a greater housing need than the Wharfedale Valley, which is already stretched in every way to capacity. There is no evidence that Ilkley is short of housing (this has not been assessed) and there is little employment in Ilkley to support the number of houses proposed. Ilkley's population is less than 3% of the Bradford district total.

You say you will provide new commercial enterprise space in Ilkley but there are already a large number of empty offices in the area.

Tesco's proposed new site would be a suitable building site for houses/flats and/or a new school. Also the old children's home which has now been demolished on Clifton Road.

The government says it endeavours to protect Greenfield sites in order to prevent urban sprawl, prevent the merging of especially historic towns and villages, preserve wildlife and conservation in an area and maintain the overall attraction of a town to tourists, preserving separatism. For Ilkley at least 55% of the proposed building would be on Greenfield sites, which would seriously compromise all these factors. Since 2004 around 500 homes have been built and these "windfalls" are excluded from any calculations. Ilkley, the principal town in Wharfedale, is a town and district of outstanding natural beauty which attracts thousands of tourists each year. The view from there of a patchwork of fields and grazing animals only enhances the beauty and this must be preserved for future generations.

Flooding is also an issue with all the water from the moors escaping into the valley. At present the fields are flooded alongside the A65 route along Coutances Way. Where would all this water go if building were allowed on this land? Schools are already full to capacity and the new grammar school did not have sufficient funding – the site allocated now being preferred for housing.

Also of concern is air quality and the more houses and therefore vehicles are in a small area the more pollution will affect the air in the vicinity.

You aim to provide an adequate supply of affordable homes to cater for the increase in population yet young families struggle to afford to live in Ilkley and the population is largely an ageing one so there has been no attempt to assess local need.

There are no council or medical emergency facilities for Ilkley and district and overall this number of new houses would not be sustainable.

New schools must be built in the Wharfedale area to accommodate any new housing and medical facilities must also be extended, bearing in mind the ageing population of Ilkley. Flooding issues would need to be seriously addressed as fields would no longer be able to contain the considerable amount of water descending from the moors in wet weather.

**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.**

**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**

**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:**

**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:**

17/03/2014

## 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.**