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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	Pollard	
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: 26 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	various	Paragraph	various	Policy	
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4. Do you consider the Plan is:

4 (1). Legally compliant	Yes		No	
4 (2). Sound	Yes		No	X
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.

Positively prepared:

The Plan has not Objectively Assessed development and infrastructure requirements with regard to Wharfedale and especially Ilkley. The transport network is at breaking point and further housing would exacerbate the problems. Further improvements in road or rail links are not accounted for, nor is the already-straining educational establishment, parking for both tourists and residents in the town of Ilkley, nor healthcare facilities.

Justified:

The Plan is not appropriate as reasonable alternatives to housing in Wharfedale have not been considered. The housing need is unproven by the council and the numbers suggested originally were unsubstantiated by tangible proof. Revised figures have also been produced without backing evidence and appear arbitrary. Housing needs in Ilkley are minimal compared with Bradford Centre and its immediate environs and can largely be met from current plans and historical building levels.

Consistent with National Policy:

Much of Ilkley's Housing as proposed by the Plan will have to be met from existing Green Belt in contravention of the Government's stated objectives.

It contravenes Para 6 of the NPPF, and does not contribute to sustainable development; the economic role - as sufficient land of the right type is not available and no provision of infrastructure is allowed; the social role will fail to meet the present and future needs unless the intention is to radically-alter for the worse the nature of Ilkley and Wharfedale, generally; will destroy the quality of the environment already existing and will be in opposition to the community's needs, health and social and cultural well-being; the

environmental role will not contribute, protect or enhance the natural, built and historic environment, but seeks to destroy this by annihilating Green Belt, destroying the visual amenity enjoyed by locals and more especially, inhibiting the vital tourist trade on which Wharfedale relies. The Habitat Regulations appear to have been ignored and the biodiversity of the district will be adversely-affected by the housing plans while ignoring the pollution created by extra vehicles needed to commute (as Ilkley has very little job opportunities) thus contributing to carbon emissions. Thus the ill-conceived and ill-thought-out plans will help to destroy amenities for future generations.

These roles as stated in the Plan are only mutually-dependent by virtue of their destruction of the local environment in Wharfedale and the lack of presumption in favour of sustainable development.

The Plan has not complied with Para 17 of the NPPF by not taking into account the different roles of different areas, appearing to assign Ilkley with similar needs as the rest of the district and in doing so will not protect Green Belt, fails to recognise the intrinsic character and beauty of Wharfedale's countryside, will erode the heritage assets, and reduce quality of life for the future .

Sustainable Transport:

Further housing in Ilkley will particularly contravene paragraph 30 of the NPPF as the A65 through Ilkley is already congested as is the A65 corridor from Leeds. Development will not facilitate sustainable modes of transport; will increase the desperate need for infrastructure; and will not provide a safe and suitable environment with increased traffic and commuter needs.

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.

The Plan needs to reduce considerably the housing requirement in Wharfedale and in particular Ilkley. Considering the population's marginal growth and the likely future growth, a figure of 300-400 would be more than adequate without impinging on Green Belt Land.

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 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

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:	26 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.

