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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	Christian	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	Ilkley	
Line 3		
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 28/03/2014

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	Sect3 pars 15.3,60 & 103 - 116; sect 5.2 par 62 & sect 5.3 par 64	Policy	HO3, SC4, SC8
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4. Do you consider the Plan is:

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

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.

Ilkley is a small commuter town with no large-scale employment on the edge of Ilkley Moor and as such has much in common with the Yorks Dales Nat Park and Nidderdale AONB. Along with Burley and Addingham the town benefits from tourism – because of the Wharfe Valley’s historical and rural character – and because of its green belt land. Ilkley also benefits from its Literature Festival because people will come to a pleasant location. The Government’s National Planning Policy Framework states green belt land is very important and should only be altered in exceptional circumstances and towns should not merge into one another and the countryside should be safeguarded to preserve the setting and character of historic towns. If the green belt were eroded this would be in direct conflict with this Policy. In the Bradford District the plan would erode 25% of green belt land but in Ilkley this would rise to 55% of green belt land which is quite simply untenable and wrong.

Sect 3 par 15.3 states sufficient infrastructure is vital. It just isn’t there. The A65 is at peak capacity, there is not enough parking already, rush hour trains are overcrowded and the platforms can’t be lengthened, there are no emergency medical services and local schools are already oversubscribed (and if Leeds builds more than 2000 new homes in Aireborough where can children be bussed to ?) The LIP backs this up saying there is scant provision.

Ilkley is not like Bingley or Keighley and is only a third of the size of Keighley. Both Bingley and Keighley and also Shipley have a lot more brownfield sites than Ilkley and population growth is happening in urban and greater Bradford far more than in Ilkley.

No account has been taken of the number of larger properties which have been subdivided creating at least 500 more dwellings in the last ten years (all of which has contributed to the infrastructure problems outlined above).

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.

Use the area’s brownfield sites for a much reduced housing target – especially use the Spooner site and cancel any ideas of permitting Tesco to build a megastore on it when the town’s existing Tesco is large enough for Ilkley’s needs.

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:

I can speak if called upon

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:

28/03/2014

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.