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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& Mrs	
First Name		
Last Name	Stevens	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4	Ilkley	
Post Code		
Telephone Number		
Email Address		
Signature:		Date: 30/03/14

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	Paragraph	4.3 Wharfedale	Policy	Sub Area Policies H03/EC3
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4. Do you consider the Plan is:

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

We consider the plan unsound for Ilkley on the following points:

The road network in Ilkley is incapable of sustaining such a level of increased development, and in fact is at saturation point now on many days of the week. Both the A65 and the Victorian terraced streets were not designed for this volume of traffic. The LIP does not seem to propose any new investment in road structure. The suggestion of increasing rail networks to & from Ilkley, there seems to be no committed funding for this, seems unlikely due to the constraints of a small rail station and insufficient parking in the town for commuters. The peak time trains are already struggling to cope. The small terraced streets are already blocked at times due to the rail users parking their cars on nearby streets.

In regard to Greenbelt development, the town will lose its unique nature by becoming an urban sprawl, with extra traffic and parking problems which will undoubtedly deter visitors to the spa town. Detrimental to the proposed plan to increase tourism.

Ilkley is linked in close proximity to the Nidderdale Area of Outstanding Beauty & Yorkshire Dales National Park this would be compromised by the scale of the development.

Further development of our green fields will increase problems of flooding, the Victorian sewers and culverts can barely cope now and do often flood.

Typically there is little scope for increased employment in Ilkley with the majority of the working population commuting out of the town to other major cities.

Ilkley should not be in direct comparison to Keighley/Bradford as it is a small spa town with very little derelict/brownfield sites for development. In contrast surely the answer would be to invest in these areas. This would be of greater benefit, as there are many derelict brownfield sites left untouched. This would improve the housing and provide much needed employment opportunities to this area which is in desperate need of regeneration.

Not many years ago Bradford and Keighley were thriving economies and would benefit greatly by investment. In contrast Ilkley and Burley-in-Wharfedale are the least deprived areas in the country, unlike Bradford being ranked second as the most deprived area in Yorkshire. (Section 2 Para 33).

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.

A reduction in the proposed houses to be built.

No more than 200 houses at maximum.

Investment will still be needed to cope with extra traffic, car parking, rail network, schools, medical practice, leisure facilities and drainage.

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:

30/03/2014

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM

