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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	██████████	
Last Name	Duff	
Job Title <small>(where relevant)</small>		
Organisation <small>(where relevant)</small>		
Address Line 1	██	
Line 2	Ilkley	
Line 3	West Yorks	
Line 4		
Post Code	LS29 ██████	
Telephone Number	██	
Email Address	██	
Signature:	██████████ signed)	Date: 28 th 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	TBC	Paragraph	TBC	Policy	TBC
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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.

Soundness - Sustainability - Green belt

Consistent with national policy: the Core Strategy Development Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

* The government attaches great importance to green belts (para 79)

* Four of the specific purposes are to prevent towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns and to assist in urban regeneration by encouraging the recycling of derelict and other urban land (para 80)

* Once established, green belt boundaries should only be altered in exceptional circumstances (para 83)

In a written statement on 6th March 2014 referring to planning practice guidance, the planning minister Nick Boles re-affirmed green Belt protection, noting that unmet housing need is unlikely to outweigh harm to the green Belt and other harm to constitute very special circumstances justifying inappropriate development

The proposal to build 800 houses in Ilkey will require construction on greenbelt land, as development on that scale is not possible within the town itself.

Two direct consequences flowing from this will be the impact on visual amenity and consequences for Ilkley as a tourist destination. The town and surrounds will lose its unique nature, with several tracts of green belt being replaced by buildings.

Secondly new development extending beyond existing boundaries will result in a loss of identity. Ilkley moor, which separates the valley from the rest of the conurbation, and proximity to the Yorkshire Dales National Park and Nidderdale Area of Outstanding Natural Beauty, create a unique environment that would be compromised by the scale of the proposed development.

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.

Development should be focussed within the Bradford and Shipley areas with a growing population, close to work opportunities and where brownfield sites are available.

Ilkley does not possess any of these requirements.

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:

signed

Date:

28th March 2014

Core Strategy Development Plan Document (DPD) : Publication Draft

PART C: EQUALITY AND DIVERSITY MONITORING FORM

