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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	MRS	
First Name	[REDACTED]	
Last Name	PIPER	
Job Title <small>(where relevant)</small>		
Organisation <small>(where relevant)</small>		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	Ilkley	
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	<input type="text"/>	Date: <input type="text"/>

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	various
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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.

This representation relates to the housing development plans for Ben Rhydding, Ilkley and within that specifically reference IL009 , land bordering Ben Rhydding Drive.

This land has been designated Green belt for many years and is used by various forms of livestock. Since living next to this field for over twenty years there has always been animals using the land eg sheep and horses. To build on this land is in contravention to NPPF paragraphs 79- 83. Furthermore there is no corresponding infrastructure plan to deal with any increase in residents within the locality. The drains and roads are already to capacity as they were originally built for a handful of houses. The bottom of corner of the field has been subject to flooding and spilling onto the road in previous years and had needed considerable work to ensure the run off water is contained. Also the types of houses (ie higher priced detached properties) which would be built in this field is not where the demand is – houses on the Drive take a long time to sell and many remain on the market for over a year.

Already in Ben Rhydding is congested with traffic and the schools are oversubscribed.

The plan does not comply with paragraph 111, as there has been minimal consideration of the use of brown field sites in Ilkley. Development of the new Tesco site has not commenced in the centre of Ilkley and there has been recent announcements from Tesco concerning a change of strategy to the development of new stores in favour of the refurbishment of old stores and expansion of their on line offering. This site should be designated for housing as it is suitable for lower cost /affordable housing which is in demand rather than expensive houses developed in the green belt which are not in demand. As such the strategy development plan does not comply with paragraph 158 of the NPPF to take account

of market signals/forces.

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.

Looking at the availability of land to build the types of low or lower cost housing which are in demand for residents in Bradford Council district there are many Brownfield alternatives. It is not necessary to build on greenbelt and encroach on the countryside and increase pressure on the already overstretched infrastructure in Ben Rhydding and in particular Ben Rhydding Drive. This pressure is also felt on the main A65 which goes through Ilkley – traffic queues can be considerable already.

Better consideration of the use of Brownfield sites, specifically the land recently designated for the new Tesco store which is likely to be not developed by Tesco in the light of their recent strategic announcements. More consideration should be given for the use of other Brownfield sites available within Bradford itself, eg the ex Grattan site which has recently been demolished.

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:

30th March 2014

Core Strategy Development Plan Document (DPD) : Publication Draft

