



For Office Use only:		
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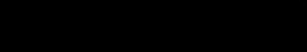



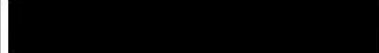

Core Strategy Development Plan Document

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	McQuillan	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3	Burley in Wharfedale	
Line 4		
Post Code	LS29 	
Telephone Number		
Email Address		
Signature:		Date: 31 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	5	Paragraph	3	Policy	HO3
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4. Do you consider the Plan is:

4 (1). Legally compliant	Yes	<input type="checkbox"/>	No	?
4 (2). Sound	Yes	<input checked="" type="checkbox"/>	No	X
4 (3). Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	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.

The form is discriminatory in that it places on the general public matters that it is not in a position to answer as expressed in question 4 above.

A public consultation should not exclude ordinary members of the public by asking matters such as 'legal compliance'. That should not be the spirit of public consultation.

The form is therefore flawed and so the process is not sound. People who would have liked to respond may have been prevented because of legal language that does no credit to public consultations generally.

I wish the Planning Inspector to take this matter into account in his/her proceedings.

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 visual impact on the landscape character of Wharfedale has not been considered or addressed in these housing allocations totalling 1600 new homes. The contention is that the drive for new homes has meant that the landscape quality of Bradford District's most scenic valley has not been given the proper consideration it deserves. The fact that the Council can change its overall targets bears out my point. For example, Burley's target was once 400 homes; now it is 200. The impact of these arbitrary figures without detailed assessment on landscape character implies a flawed process.

The provision of 1600 homes represents a significant amount of land that, together with employment, education and recreational land, will threaten the aim of the green belt which is to avoid ribbon development and the retention of strong village/town identities. Both Burley and Menston will be threatened in this way if greenbelt proposals are put forward. These outcomes are not what local people in Wharfedale want to see, and Neighbourhood Plans are the best way to deliver sites that are within existing settlements and NOT on green belt land.

It is therefore the people of those villages/towns in Wharfedale, preparing Neighbourhood Plans that are best able to decide where any new homes should be built, and not a top-down approach.

It is important that Bradford Council co-operates with such parish councils so that allocated specific sites that will be published later in the year fit well with those sites that local communities want to put forward.

The Local Plan has not taken account of this parallel process of Neighbourhood Plans that are currently being prepared in Wharfedale. In Leeds district, both Otley and Pool are preparing Neighbourhood Plans. These new types of plans, based on local support, need time to develop, and the Local Plan process seems to drive on regardless. Co-operation is better than confrontation. The Local Plan is flawed by ignoring the wishes of local people through the development of Neighbourhood Plans.

Wharfedale attracts many tourists and visitors, especially to Ilkley. Wharfedale is Bradford District's most attractive area scenically. The erosion of greenbelt land will change the character of the valley to the detriment of the economy of the area. People will simply not find Wharfedale as scenically attractive as it currently is. Once land is taken for development, it will rarely be returned to productive grassland. Once a town gets too big it loses that quality of intimacy and relationship to the surrounding landscape.

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 type="checkbox"/>	No, I do not wish to participate at the oral examination
<input checked="" 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:

Because the issues raised above relate to the whole area of Wharfedale to include the settlements of Ilkley, Addingham, Burley in Wharfedale, and Menston. The scale of land-take is significant and detrimental to the landscape character of this valley. Also, it is likely that this type of objection will be expressed by many other people living and working in Wharfedale.

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:

A large black rectangular box redacting the signature.

Date:

31 March 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.

