



Ilkley,
27th March 2014

Bradford Local Plan Group,
C.B.M.D.C.,
2nd Floor South, Jacob's Well,
Nelson Street,
Bradford BD1 5RW



Dear Sirs,

Core Strategy Development Plan Document

As a former Bradford District Councillor who was heavily involved with the original UDP and who has appreciated being kept informed on this current tortuous process by the Plan-it Bradford team I have hit a major stumbling block.

I was out of the country from 24th Feb. till 17th March and have worked hard to assemble my submission to this consultation. When after days preparing a statement I find from the website (where I am not especially competent) that all that seems to be required is comments as to whether the Draft complies legally with what is required of it. This really denies democratic input by the ordinary person.

Partially disabled I am too exhausted each day to spend hours on legalese. Accordingly I am submitting a short version of my concerns re proposed development

Development proposed is not sustainable. Contrary to statements Ilkley is not a principal town and further infill at the levels proposed is not feasible. I have the vacant land survey as at 23 Dec.1998 Some of that land has been developed although noted as not suitable at the time. Every large house's land in Ilkley and Ben Rhydding has been infilled; flats have often replaced housing. The strain on drainage is beginning to show. One road in Ben Rhydding will be a death trap in the event of snow and ice. Several areas have had to have huge drains or make other provision for potential flooding. Current new build in Ben Rhydding is on saturated land due to all the infill above it up the valley side. In March 1997 B'ford's Design and Constuction Sub-Committee recognized there was frequent sewage contaminated surface water during storms. IL/009 (B.R. Drive) development would further compound this. In 1991 the NRA proposed flood barriers in Ilkley but it was opposed due to its detrimental effect on the landscape yet there has been more infill development since.

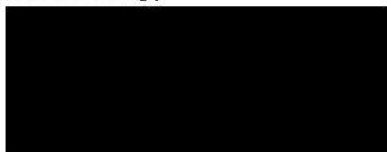
Developers will not build low cost housing in Ilkley, which is supposed to be a prime reason for Local Development Plans in addition to providing jobs. Housing needs to be nearer a larger range of jobs. Several parts of each day the A65 is solid with traffic and the town centre is grinding to a halt due to traffic to and from people working in the cities. People from Addingham are shopping in Silsden rather than coming to Ilkley and we still have the debacle of the unjust Planning decision re a Superstore to contend with.

The Authority has not worked at development of Brownfield land as is required. The Keighley and Bradford mills used water. While they are derelict the rest of society carries the cost of that area of water. My positive proposal is that people would be prepared to pay a little more rates per house if the Authority used it to subsidize builders to build housing and modern light industry in those areas, meeting the housing need and re-inventing our City. Developers purchase of Green Belt land in recent years should not be rewarded

Mr. Green himself has proposed that Ilkley's Car parking problems need addressing. What will happen with hundreds more houses with high level car ownership? Also it is recognized nationally that less rather than more car parking charges regenerate a town.

Justification The plan cannot be justified as its proposals are unable to make provision for associated needs for traffic movements and car parking, schooling, hospital facilities and/or access. Its implementation would make the many tourist events virtually unworkable as the situation at Carnival, Literature Festival, Summer Festival, Pancake Race, Music Festival and many other events and celebration already put massive pressure on the residential life of the town.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

City of Bradford Metropolitan District Council

PLANNING SERVICE
 RECEIVED
 11 MAR 2014

For Office Use only:

Date: _____
 Ref: _____

Core Strategy Development Plan Document

Regulation 20 of the Town & Country Planning (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	Cussons	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	Hkley	
Line 3	[REDACTED]	
Line 4		
Post Code	LS29 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 17 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.

For Office Use only:

Date

Ref

PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.

3. To which part of the Plan does this representation relate?

Section	<input type="text"/>	Paragraph	<input type="text"/>	Policy	<input type="text"/>
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4. Do you consider the Plan is:

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

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.

Please see attached letter

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.

Input on content of plan and effect on our area of Wily and Wharfedale - see attached letter

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 if fit

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Love of Bradford and our town. Still receive constant representations from residents despite retirement from Dist. Council in 1990 and Parish some years later.

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:

[Redacted Signature]

Date:

27th March 2016

Core Strategy Development Plan Document (DPP) : Publication Draft

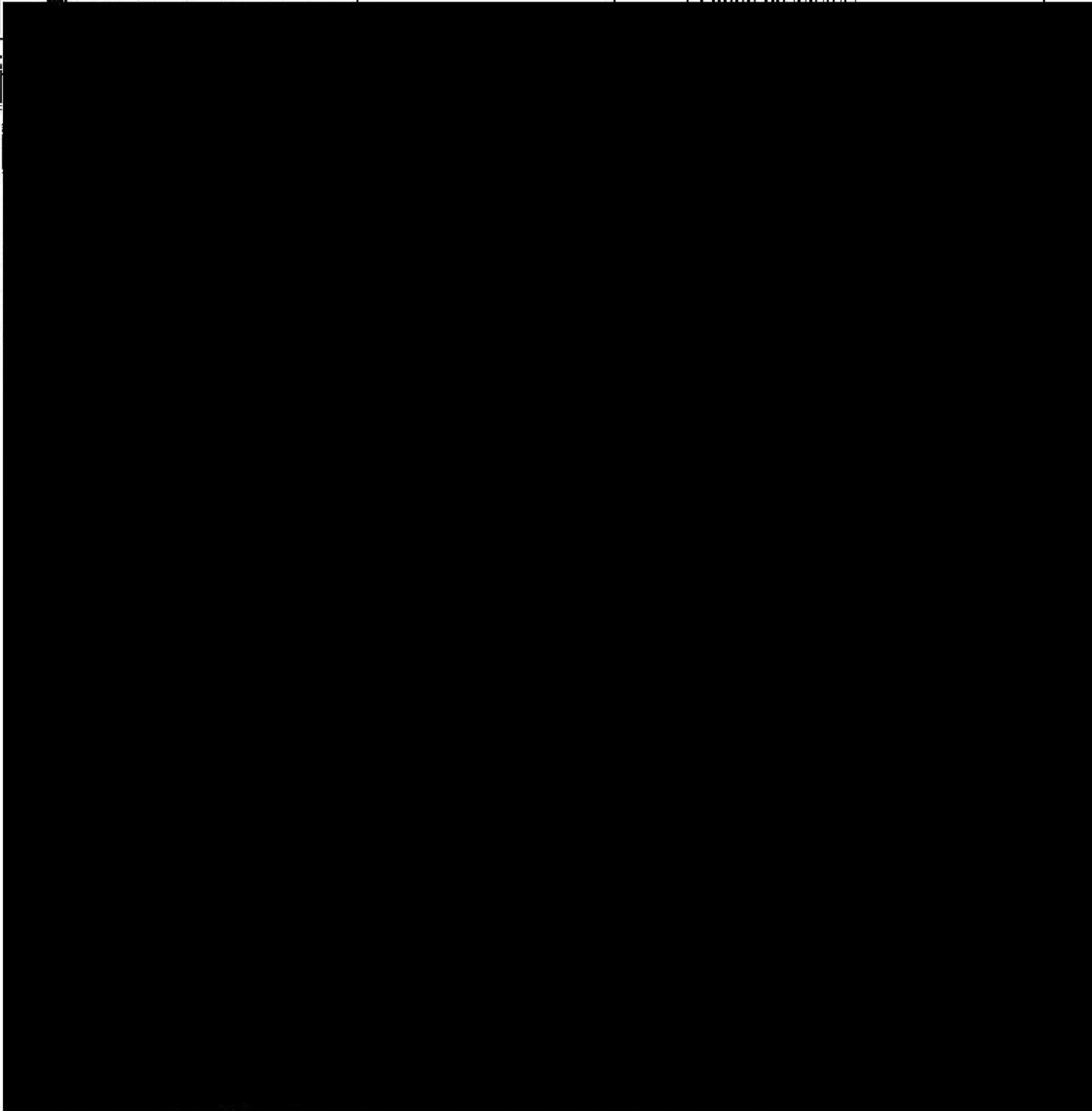
PART C: EQUALITY AND DIVERSITY MONITORING FORM

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.

1. Do you live within or have an interest in the Bradford District?

I have an interest



Every picture tells a story

1795

Aerial view shows how open land has disappeared

by Matthew Carling

THIS aerial picture of 1965 reveals how open land has steadily disappeared over the years in Ditley.

Fears that the town was becoming a concrete jungle would then have seemed ridiculous.

But developers have steadily reduced the amount of open space to the point where proposals for Bradford Council's latest Urban Development Plan (UDP) have created a storm of protest.

A boy's own calculation used to justify the UDP has now created even more controversy.

UDP's district councillor Alan Hawesworth said: "I think they have used figures that are misleading to prove a point. Urban Development Plan guidelines suggest that there should be 0.6 to 0.8 hectares of recreational land for every 1000 people in a given area."

Bradford Council initially said these were 2,145 people living in Ben Rhydding and worked out that the area needed 1.2 hectares of recreational land. It claims that there are in fact 2.6 hectares of such land available in the area.

But Councillor Hawesworth pointed out that there were 2,700 people on the 1981 electoral register and that this did not include those under 16.

The planning department of City Hall conceded that it had used a different definition of Ben Rhydding's boundaries and an inspection found it actually had 2,102 residents.

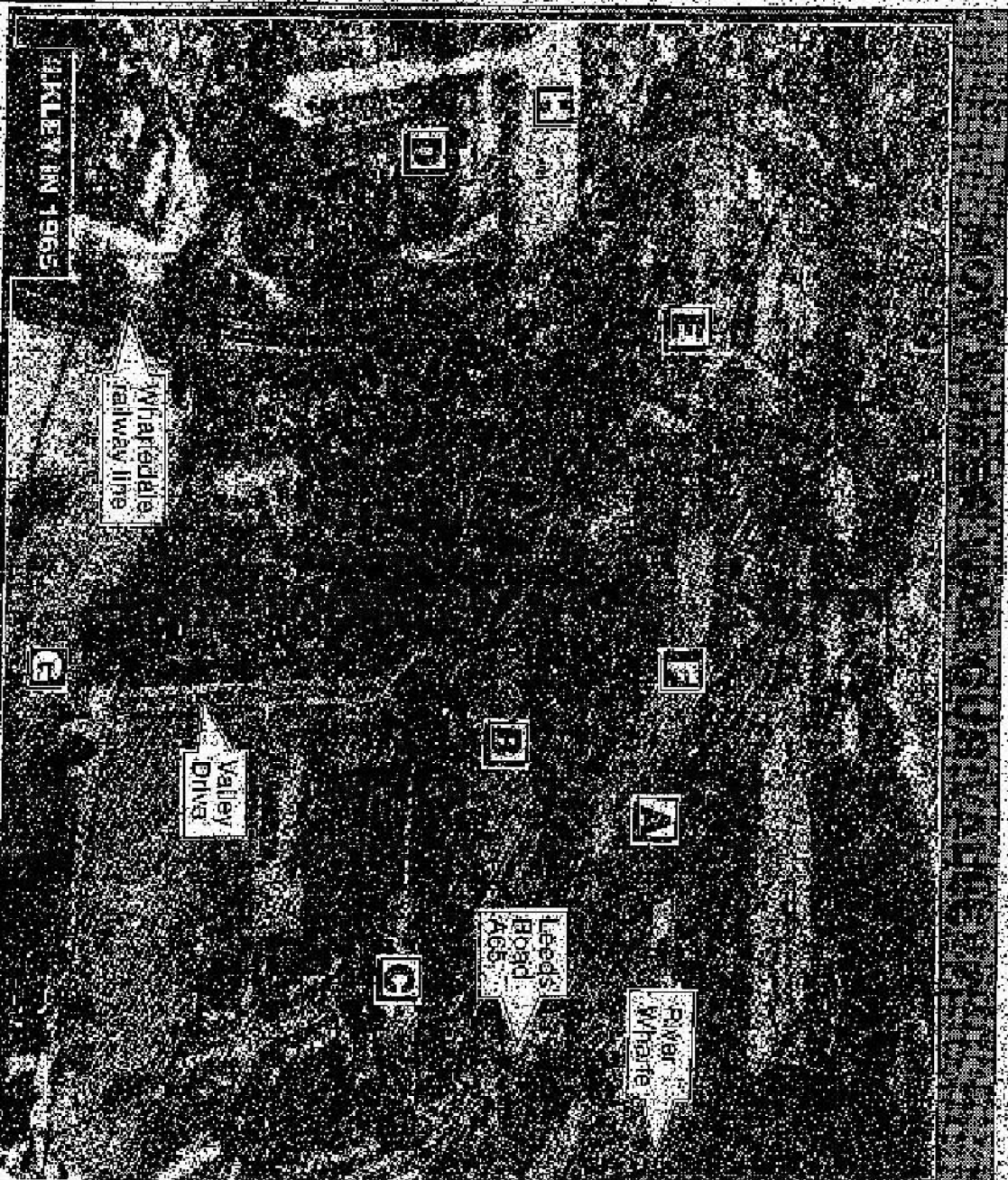
But it says the equation still stands because when the revised figure it uses of 2,700 people of recreational land, Councillor Hawesworth also maintains that 50 per cent of land within the authority says is suitable for recreational purposes is available.

Mr Peter Foster, secretary Barbara Cousins supported this view with an attack on the inclusion in the equation of 1,500 square metres of land at Wharfedale Station opposite Ben Rhydding Golf Club.

But a planning department spokesman said Wharfedale Station had been recognised as recreational land since the 1950s.

It is important to remember that the figures are guidelines and we must remember that houses on Ben Rhydding have large gardens and the moors are nearby," he said.

Picture by G.H. Wood of Bradford.



DITLEY IN 1965

Land built upon since 1965:

- A** Five side Business Park
- B** International Wool Secretariat
- C** Moor Court
- D** Houses
- E** Fire Station and houses

Land targeted for self-development in Bradford Council's Urban Development Plan:

- A** Ashlands First School - fields earmarked for housing
- B** Employment Park, off Wharfedale Lane
- C** Bolling Road First School - one quarter of four-acre playing field earmarked for housing