

**APP/W4705/V/18/3208020**

**LAND AT SUN LANE BURLEY IN WHARFEDALE**

**SUMMARY STATEMENT**

**JEFFREY McQUILLAN**

**GREEN BELT and VERY SPECIAL  
CIRCUMSTANCES**

**LANDSCAPE CHARACTER and AREA OF  
OUTSTANDING NATURAL BEAUTY**

## Introduction

I am Jeff McQuillan, a resident of Burley in Wharfedale, and have lived there for some 18 years. I hold a Diploma in Town Planning. I have worked as a town planner but am now retired. I am acting in a voluntary capacity as an objector.

### Key points to be addressed are:

- Lack of public confidence in Bradford Council on Green Belt.

There is a growing lack of public confidence at a local level about the way Bradford Council interprets Green Belt policy in Wharfedale. Taking the section of Wharfedale between Burley and Ilkley, where CEG's scheme lies, there are instances of Bradford Council promoting growth along the valley or showing a pro-development approach on planning applications. When challenged by an established national property developer, it seems that rather than face further challenges, it decides to support a scheme of this scale in such a landscape sensitive area.

- Insufficient weight to Landscape Character

Bradford Council has placed insufficient weight to landscape character and the significance of the Area of Outstanding Natural Beauty in Wharfedale when dealing with planning policy and/or planning applications. It is important to note that Wharfedale is the only part of Bradford District that has an area of outstanding natural beauty. Bradford Council seems to give little weight to this area of national importance because it lies outside the District. There is no artificial wall when viewing and appreciating landscape quality. It seems to Bradford Council that one greenfield is like any other greenfield in the District when future allocations are made.

- Partial review of Core Strategy

In view of the current partial review of the adopted Core Strategy, it is premature to argue that 700 dwellings are needed in Burley. The adopted Core Strategy is not currently sound since the new requirement to re-visit the overall housing target of 42,100 dwellings in the plan period. Bradford Council has been slow to progress this partial review - a feature that is too often apparent with its plan-making.

- Very Special Circumstances

There is little weight to CEG's scheme in terms of a school and affordable housing. This is a bolted-on scheme that is not sustainable. It furthers urban sprawl and worsens air quality as cars will be the dominant mode of travel. CEG are offering to Bradford Council a site for a new school. There is no guarantee that this will be needed or delivered in view of the fact that the two existing primary schools could extend within their own sites. Wharfedale has the highest house prices in the District and in Yorkshire. Any offer of affordable housing may prove not affordable to those who might need such dwellings. Bradford acknowledges that the real need is in Bradford.

The big housebuilders, who are likely to develop such a scale of housing, will make sure that their profit margin is guaranteed. That is likely to result in re-negotiating any Section 106 agreement and any planning condition with cost implications. **Therefore, there are no 'very special circumstances' that would clearly outweigh the harm done to the Green Belt.**

- In terms of managed phasing, such a substantial size of land in the Green Belt should not be considered for early release, if approved.

