

Land at Sun Lane and Ilkley Road, Burley-in-Wharfedale

Core Documents

**City of Bradford Metropolitan District
Council Reference No: 16/07870/MAO**

**Planning Inspectorate Reference No:
APP/W4705/V/18/3208020**

Inquiry Date: Commencing 14th May 2019

Core Documents

Reference	Document Name	Date
<u>Application Documents</u>		
1.1	Application Cover Letter	26th September 2016
1.2	Application Forms and Certificates	26th September 2016
1.3	Planning Application – Landowner Article 13 Notice Served Letters	26th September 2016
1.4	Site Location Plan (drawing number 101, Rev D)	26th September 2016
1.5	Parameters Plan (Reference 31620-301 rev. P)	November 2017
1.6	Vehicular Access Point Plans: a) Proposed Right Turn Ghost Island Access Arrangement Western Area of Land (Reference 13/215/TR/009 Rev A) b) Western Land Access Roundabout Option Taking Land from North of Ilkley Road (Reference 13/215/TR/008 Rev G) c) Proposed Ghost Island Junction Arrangement (Reference 13/215/TR/007 Rev C)	29th February 2016 25th January 2015 11th May 2017
1.7	Arboricultural Impact Plan A (Drg no 301A)	October / November 2017
1.8	Arboricultural Impact Plan B (Drg no 301 B)	October / November 2017
1.9	Arboricultural Impact Plan C (Drg no 301C)	October / November 2017
1.10	Environmental Statement: Vol 1: Non-Technical Summary	26th September 2016
1.11	Environmental Statement: Vol 2: Main Technical Assessment (incorporating following chapters): A – Introduction & Context B – The Site, Policy Context, Development Proposals and Construction Methodology C – Land Use D – Socio-Economic E – Transport F – Ecology G – Landscape and Visual Impact H – Water Environment I – Noise J – Air Quality K – Heritage (above and below ground)	26th September 2016

	L – Ground Conditions M – Cumulative Impact	
1.12	Environmental Statement Vol 3: Technical Appendices (including shadow HRA)	26th September 2016
1.13	Planning Statement	26th September 2016
1.14	Design & Access Statement	26th September 2016
1.15	Heritage Design Brief	26th September 2016
1.16	Statement of Community Involvement	26th September 2016
1.17	S106 Heads of Terms	26th September 2016
1.18	Post-submission Highways Summary Note	August 2017
1.19	Technical note incorporating additional Ecology information	September 2017
1.20	A65 Frontage – Landscape Proposals	October / November 2017
1.21	Covering Letter for Supplementary Environmental Statement	October / November 2017
1.22	Supplementary Environmental Statement (including Appendices)	October / November 2017
1.23	Environmental Statement: Vol 1: Updated Non-Technical Summary	October / November 2017
1.24	Arboricultural Report	October / November 2017
1.25	Tree Removal Schedule	October / November 2017
1.26	Response to the consultation of Natural England	October / November 2017
1.27	Response to Bradford Council (Regarding the Landscape and Green Belt Buffer)	October / November 2017
1.28	Education Delivery Report	April 2018
1.29	Letter to Bradford Council (Regarding Education Delivery)	April 2018
<u>Consultee Responses</u>		
2.1	Department of Public Health	5th October 2016
2.2	Environmental Health	7th October 2016
2.3	Bradford Council (Department of Public Health: Environmental Health)	1st November 2016
2.4	Environmental Health	2nd January 2018

2.5	Mrs Liz Bates (Bradford Council: Department of Public Health (Environmental Health))	19th October 2016
2.6	Mrs Liz Bates (Bradford Council: Department of Public Health-Environmental Health)	11th January 2018
2.7	Drainage Consultations- Drainage Department	7th October 2016
2.8	Drainage Consultations- Lead Local Flood Authority	7th October 2016
2.9	Yorkshire Water	21st October 2016
2.10	Yorkshire Water	19th December 2017
2.11	Historic England	13th October 2016
2.12	Historic England	21st October 2016
2.13	Historic England	14th March 2017
2.14	Historic England	21st December 2017
2.15	Rights of Way	13th October 2016
2.16	Bradford Council (Department of Place- Countryside and Rights of Way Service)	17th May 2017
2.17	Highways Development Control	14th October 2016
2.18	Highways Development Control	16th August 2017
2.19	Highways Development Control	18th December 2017
2.20	West Yorkshire Police	17th October 2016
2.21	West Yorkshire Police	8th December 2017
2.22	Environment Agency	18th October 2016
2.23	Environment Agency	5th December 2017
2.24	Mrs Nina Mewse (Bradford Council: Education)	18th October 2016
2.25	Mrs Nina Mewse (Bradford Council: Education)	7th December 2017
2.26	West Yorkshire Archaeology Advisory Service	21st October 2016
2.27	Burley Parish Council	26th October

		2016
2.28	Burley Parish Council	1st November 2016
2.29	Burley Parish Council	14th December 2017
2.30	Natural England	28th October 2016
2.31	Natural England	15th March 2017
2.32	Natural England	19th January 2018
2.33	Bradford Council: Trees Team	7th November 2016
2.34	Bradford Council: Trees Team	15th December 2017
2.35	MR Design Consultations	14th November 2016
2.36	Design and Conservation Team	20th December 2017
2.37	Landscape Design Architect	30th March 2017
2.38	Bradford Council: Minerals and Waste Team	6th December 2016
2.39	Bradford Council: Minerals and Waste Team	19th December 2017
2.40	West Yorkshire Combined Authority	6th January 2017
2.41	Bradford Council: Department of Place- Countryside and Rights of Way Service	1st June 2017
2.42	Bradford Council: Department of Place- Countryside and Rights of Way Service	12th December 2017
2.43	Policy/Local Plan Team	4th July 2017
2.44	Parks & Green Spaces	6th December 2017
<u>Reporting and Relevant Correspondence</u>		
3.1	Report to the Regulatory and Appeals Committee	11th January 2018
3.2	Report to the Regulatory and Appeals Committee	14th May 2018
3.3	Regulatory and Appeals Committee Minutes	January 2018
3.4	Regulatory and Appeals Committee Minutes	May 2018
3.5	Core Strategy Holding Direction Letter	10th October 2016
3.6	Application Call-in Decision Letter from the Secretary of State	25th July 2018

3.7	Pre-Inquiry Meeting Note	5th February 2019
3.8	Bradford Core Strategy Inspectors Report	22nd August 2016
3.9	Letter from Gavin Barwell removing Holding Direction – Bradford Core Strategy	28th March 2017
<u>Statements of Case</u>		
4.1	BMDC Statement of Case	
4.2	CEG Statement of Case	7th September 2018
<u>Statements of Common Ground</u>		
5.1	Planning Statement of Common Ground	November 2018
5.2	Planning Statement of Common Ground – Errata Sheet	March 2019
5.3	Planning Statement of Common Ground – UPDATE	March 2019
5.4	Highways Statement of Common Ground	March 2019
5.5	Highways Statement of Common Ground Addendum	April 2019
5.6	Habitats Regulations Assessment Statement of Common Ground	April 2019
Relevant Local and National Planning Document		
<u>National Policy and Guidance</u>		
6.1	National Planning Policy Framework	February 2019
6.2	Extracts from the Planning Practice Guidance	
6.3	Manual for Streets, Departments for Transport/Communities and Local Government	March 2007
6.4	Manual for Streets 2, The Chartered Institution of Highways and Transportation.	September 2010
6.5	Extracts from Design Manual for Roads and Bridges, Highways England	1992, updated June 2018
6.6	Planning for Walking, The Chartered Institution of Highways and Transportation	March 2015
6.7	Sustainable Drainage Systems - Non-Statutory Technical Standards for Sustainable Drainage Systems, Department for Environment, Food and Rural Affairs	March 2015
6.8	Flood Risk Assessments: Climate Change Allowances, Environment Agency Guidance	Published on 19 February 2016, Updated 15 February 2019
6.9	The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England	December 2017

6.10	Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)	July 2018
6.11	Institution of Highways and Transport Guidelines for Providing for journeys on Foot	2000
6.12	Local Transport Note 2/08 Cycle Infrastructure Design	2008
6.13	Institution of Highways and Transport Guidelines for Planning for Public Transport in Developments	1999
6.14	Area Guidelines for Mainstream Schools – Building Bulletin 103	June 2014
6.15	Ministerial Statement dated 1st July 2013 – “Protecting the Green Belt”	July 2013
<u>Development Plan Documents</u>		
7.1	The Bradford Local Plan Core Strategy 2013-2030	18 July 2017
7.2	BMDC Core Strategy Examination Inspectors Report	22nd August 2016
7.3	Replacement Bradford Unitary Development Plan (“RUDP”)– ‘Saved’ policies	15th October 2005
7.4	Burley-in-Wharfedale Neighbourhood Plan	3rd May 2018
7.5	BMDC Local Development Scheme 2014-2017	July 2014
7.6	BMDC Local Development Scheme 2018-2021	July 2018
7.7	Examiner Report on Burley-in-Wharfedale Neighbourhood Plan 2017 - 2030	November 2017
7.8	Replacement Bradford Unitary Development Plan (“RUDP”) – Shipley (North Sheet) Proposals Map	October 2005
7.9	Schedule of saved and deleted Replacement Unitary Development Plan (RUDP) Policies, Bradford Core Strategy	December 2014
<u>Emerging Development Plan Documents</u>		
8.1	Land Allocations Development Plan Document – Issues and Options	May 2016
8.2	Core Strategy Partial Review – Scoping Document	January 2019
8.3	CEG Response to Core Strategy Partial Review – Scoping Document	January 2019
8.4	Land Allocations Development Plan Document – Further Issues and Options Green Belt Review – Draft Methodology Paper	December 2017
<u>Supplementary Planning Documents</u>		
9.1	Landscape Character Supplementary Planning Document – Volume 8: Wharfedale	2008
9.2	Planning for Crime Prevention Supplementary Planning Document	2007

9.3	Planning Obligations Supplementary Planning Document	2007
9.4	Sustainable Design Guide	2006
9.5	Not in use	
9.6	Burley-in-Wharfedale Conservation Area Appraisal	2007
9.7	Burley-in-Wharfedale Conservation Area Assessment	2004
<u>Evidence Base Documents</u>		
10.1	Bradford Growth Assessment (Burley-in-Wharfedale Extracts)	November 2013
10.2	Bradford Growth Assessment – Executive Summary	November 2013
10.3	Habitats Regulation Assessment for the Bradford District Core Strategy (Proposed Modifications)	November 2015
10.4	Habitats Regulation Assessment for the City of Bradford District Core Strategy – Appropriate Assessment Report for the Publication Draft Document	February 2014
10.5	Sustainability Appraisal of the Bradford Core Strategy – Addendum to the SA Report	November 2015
10.6	Not in use	
10.7	Housing Land Supply Update (at 31st March 2018)	December 2018
10.8	Five Year Housing Land Statement (April 2018 – March 2023)	1st March 2019
10.9	Local Development Framework for Bradford Evidence Base Settlement Study Update	October 2011
10.10	Strategic Housing Land Availability Assessment, City of Bradford Metropolitan District Council	October 2011
10.11	Strategic Housing Land Availability Assessment Second Update, City of Bradford Metropolitan District Council	July 2015
10.12	Burley in Wharfedale: Stage 1 Road Safety Audit, Road Safety Initiatives	May 2017
10.13	West Yorkshire Local Transport Plan 2011-2026, West Yorkshire integrated Transport Authority (Metro) and the District Councils of Bradford, Kirklees, Leeds and Wakefield (with appendices)	October 2012
10.14	Strategic Flood Risk Assessment – Level 1, City of Bradford Metropolitan District Council	February 2011, Amended and Issued as a Final Draft in February 2014
10.15	Not in use	
10.16	Strategic Housing Market Assessment, City of Bradford Metropolitan District Council - Update	2013
10.17	Rights of Way Improvement Plan, City of Bradford Metropolitan District Council	April 2007
10.18	Pioneering, Confident and Connected An Economic Growth Strategy	2018

	for Bradford District 2018 - 2030	
<u>Relevant Appeal Decisions</u>		
11.1	Hag Road Farm Appeal (APP/W4705/W/18/3201675)	29th October 2018
11.2	Waverley Appeal Decision (APP/W/15/3008821)	18th April 2016
11.3	Hedgehog Lane, Haslemere (APP/R3650/W/16/3165974)	10th January 2019
11.4	Sty Lane, Micklethwaite (APP/W4705/V/14/2228491)	22nd September 2016
11.5	Land north of Asher Lane, Ruddington, Nottinghamshire (APP/P3040/W/17/3185493)	23rd May 2018
11.6	Berkeley Homes and The Howard Partnership Trust, Land at Howard of Effingham School (APP/Y3615/W/16/3151098)	21st March 2018
11.7	Land to the east of Mere Lane, Edenthorpe Doncaster (APP/F4410/W/17/3169288)	5th February 2019
11.8	Land North of Low Lane, High Leven, Ingleby, Barwick (APP/H0738/A/13/219538)	26th September 2013
11.9	Entech House, London Road, Woolmer Green, SG3 6GE (APP/C1950/W/17/3190821)	26th October 2018
11.10	Land on East Side of Green Road, Woolpit, Suffolk, IP30 9RF (APP/W3520/W/18/3194926)	28th September 2018
<u>Relevant Court Judgements</u>		
12.1	Palmer – R. (on the application of Palmer) v Herefordshire Council [2015] EWHC 2688 (Admin)	25th September 2015
12.2	Palmer - R. (on the application of Palmer) v Herefordshire Council [2016] EWCA Civ 1061	4th November 2016
12.3	Cheshire East Borough Council v Secretary of State for Communities and Local Government, Renew Land Developments Ltd [2016] EWHC 571 (Admin)	16th March 2016
12.4	R. v Rochdale Metropolitan Borough Council Ex p. Milne No.2 [2000] WL 1151364 (2000)	31st July 2000
12.5	The Queen on the Application of Basildon District Council V First Secretary of State V Mrs R Temple [2004] EWHC 2759 (Admin)	8th November 2004
12.6	Hayes v City of York Council [2017] EWHC 1374 (Admin)	9th June 2017
12.7	Bloor Homes v Secretary of State for CLG (1) and Hinckley and Bosworth Borough Council (2) EWHC 754 (CO/2334/2013)	19th March 2014
12.8	Ivan Crane and Secretary of State for Communities and Local Government and Harborough District Council [2015] EWHC 425	23rd February 2015

12.9	Daventry District Council v Secretary of State for CLG (1) and Gladman Developments Ltd (2) EWHC 3459 (CO/3447/2015)	2nd December 2015
12.10	Gladman Developments Ltd v Daventry District Council and Secretary of State for Communities and Local Government [2016] EWCA Civ 1146	23rd November 2016
12.11	Forest of Dean District Council v Secretary of State for Communities and Local Government and Gladman Developments Ltd [2016] CO/978/2016	4th October 2016
12.12	Tesco Stores v Dundee CC [2012] UKSC 13	21st March 2012
	<u>Miscellaneous</u>	
13.1	Harrogate District Landscape Character Assessment	February 2004
13.2	Street Design Guide, Leeds City Council	August 2009
13.3	Reported Road Casualties Great Britain: 2014 Annual Report, Department for Transport	September 2015
13.4	Natural England Local Nature Reserve – Sun Lane Local Nature Reserve Designation	February 2011
13.5	A Place to Call Home, Housing and Homelessness Strategy for Bradford District 2014-2019	2014
13.6	BMDC Written Statement to Matter 3 of the Bradford Core Strategy Examination	22nd April 2016
13.7	CEG Letter to SoS relating to shadow Habitats Regulations Assessment	7th March 2019
13.8	Design and Access Statements: How to write, read and use them (CABE)	2006
13.9	SuDS Guidance, West Yorkshire Combined Authority	Undated
13.10	Local Flood Risk Management Strategy, City of Bradford MDC	December 2016
13.11	Not in use	
13.12	Nidderdale AONB Management Plan 2014-19	2014
13.13	Harrogate District Landscape Character Assessment, Area 18 – Wharfedale south-facing valley	February 2004
13.14	Building Beautiful: A collection of essays on the design, style and economics of the built environment, Policy Exchange	2019
13.15	Building More, Building Beautiful: How design and style can unlock the housing crisis, Policy Exchange	2018
13.16	Shadow Habitat Regulation Assessment (sHRA) as submitted to Secretary of State (with appendices)	April 2019
13.17	Education provision in garden communities	April 2019
13.18	Securing developer contributions for education	April 2019

	<u>Proofs of Evidence - Applicant</u>	
APP/CD/1	Proof of Evidence – Christopher Darley (Planning)	
APP/CD/1S	Summary of Proof – Christopher Darley (Planning)	
APP/CD/2	Appendix – Christopher Darley (Planning)	
APP/MF/1	Proof of Evidence with Appendices – Mary Fraser (Heritage)	
APP/MF/1S	Summary of Proof – Mary Fraser (Heritage)	
APP/KT/1	Proof of Evidence with Appendices – Kevin Tilford (Flood Risk and Drainage)	
APP/KT/1S	Summary of Proof – Kevin Tilford (Flood Risk and Drainage)	
APP/BD/1	Proof of Evidence – Brian Denney (Landscape)	
APP/BD/1S	Summary of Proof - Brian Denney (Landscape)	
APP/BD/2	Appendix - Brian Denney (Landscape)	
APP/SW/1	Proof of Evidence – Stuart Wilkins (Highways)	
APP/SW/1S	Summary of Proof – Stuart Wilkins (Highways)	
APP/SW/2	Appendix – Stuart Wilkins (Highways)	
APP/JW/1	Proof of Evidence – Jessie Watson (Design)	
APP/JW/1S	Summary of Proof – Jessie Watson (Design)	
APP/JW/2	Appendix – Jessie Watson (Design)	
APP/HK/1	Proof of Evidence – Heather Knowler (Education)	
APP/HK/1S	Summary of Proof – Heather Knowler (Education)	
APP/HK/2	Appendix – Heather Knowler (Education)	
APP/AB/1	Proof of Evidence – Andrew Baker (Ecology)	
APP/AB/1S	Summary of Proof – Andrew Baker (Ecology)	
APP/AB/2	Appendix – Andrew Baker (Ecology)	
	<u>Proofs of Evidence – City of Bradford MDC</u>	
CBMDC/MJ/1	Proof of Evidence – Malcolm Joy	
CBMDC/MJ/1S	Summary of Proof – Malcolm Joy	
CBMDC/MJ/2	Appendix – Malcolm Joy	
CBMDC/AB/1	Proof of Evidence – Alex Bartle	
CBMDC/AB/1S	Summary of Proof – Alex Bartle	
CBMDC/AB/2	Appendix – Alex Bartle	