



*City of*  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL

**INFORMATION STATEMENT FOR THE BURLEY IN WHARFEDALE  
NEIGHBOURHOOD PLAN REFERENDUM RELATING TO TOWN AND  
COUNTRY PLANNING AND NEIGHBOURHOOD PLANNING AND THE  
REFERENDUM TO BE HELD ON 3 MAY 2018**

**INFORMATION FOR VOTERS**

**What is Planning Permission?**

Most forms of development for new buildings or extensions, mining or engineering operations or change of use of land or buildings will require some sort of Planning consent often gained through the planning application process.

**What are Development Plans?**

Planning applications must be determined in accordance with the relevant planning policies within the local development plan for that area by the Local Planning Authority. This includes Neighbourhood Plans that have been brought into force. The Local Planning Authority for Burley in Wharfedale is City of Bradford Metropolitan District Council (CBMDC) and the relevant Development Plan already covering Burley in Wharfedale is made up of the saved Replacement Unitary Development Plan Policies and the Bradford Core Strategy Development Planning Document that was adopted in July 2017.

## **What is Neighbourhood Planning?**

Local people can now have a direct and active say in helping to shape development in the area in which they live through Neighbourhood Planning, introduced via the Localism Act of 2011. In order to produce a Neighbourhood Development Plan, an area must first be formally designated as a Neighbourhood Area by the Council. A relevant body, for example, a Town Council, a Parish Council or a Neighbourhood Forum (groups in areas without Town or Parish Councils), can submit a request and a proposed boundary map to the Council - this is known as a Neighbourhood Area Application.

Burley in Wharfedale Parish Council submitted such an application in November 2012 that was approved by Bradford Council in November 2013. Since this time the Neighbourhood Plan has been produced and successfully progressed through Examination and is now ready to proceed to Referendum. Details of the Neighbourhood Plan's journey through production and consultation can be found below.

The Burley in Wharfedale Neighbourhood Plan has been prepared by the Burley in Wharfedale Parish Council and covers the same spatial area as the Parish Council boundary. The area is shown on the map submitted with the Information Statement.

Plan preparation took place throughout 2014 and 2015 with consultation events in March and October of 2014 and the submission of various working drafts to the Council for comment. In August 2015, Working Draft Version 9 was submitted with a sharpened vision, aims and objectives and policy intentions. This was followed by the submission of the Informal Consultation Draft in December 2015. The Regulation 14 Consultation Draft was produced in August 2016 and the parish Council ran the Consultation for 6 weeks during September and October 2017.

The Regulation 15 Submission Draft of January 2017 was revised and resubmitted in April 2017. Due to the pre-election period relating to the June 2017 General Election, CDBMDC consulted on this version and supporting documents between 12<sup>th</sup> June and 24<sup>th</sup> July 2017.

CBMDC engaged Andrew Freeman to carry out the Independent Examination of the Neighbourhood Plan in line with Regulation 17 of the Neighbourhood Planning (General) Regulations 2012. The Independent Examination of the plan took place during October 2017 and the final report was issued at the end of November 2017. The Examiner recommended that, subject to a number of modifications, the Plan should proceed to Referendum.

Local communities may decide what their Neighbourhood Plan covers as long as the Basic Conditions are met and the planning policies contained within relate to the use and development of land. It is also important that the plans do not promote less development than set out in the Local Plan (In Burley in Wharfedale's case this is Bradford Core Strategy Development Planning Document).

The Basic Conditions must:

- have regard to national planning policy and advice contained in guidance issued by the Secretary of state;
- contribute to the achievement of Sustainable development;
- be in general conformity with strategic policies in the development plan for the local area and
- be compatible with EU Obligations and the European Convention on Human Rights.

The Referendum question will ask those eligible to vote for Ward Councillor and Parish Council elections in Burley in Wharfedale if

they want the Local Planning Authority, CBMDC, to use the Neighbourhood Plan to help determine Planning Applications in Burley in Wharfedale. Should the Neighbourhood Plan be successful at Referendum, returning a majority yes vote, it will become part of the Statutory Development Plan for the area and used to help determine planning applications in the Burley in Wharfedale Neighbourhood Planning Area.

### **How to find out More?**

Further information on Neighbourhood Planning and Planning in the District is available on the CBDMC website

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/planning-policy/>

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/>