



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

**INFORMATION STATEMENT FOR THE STEETON WITH EASTBURN AND SILSDEN NEIGHBOURHOOD PLAN REFERENDUM RELATING TO TOWN AND COUNTRY PLANNING AND NEIGHBOURHOOD PLANNING AND THE REFERENDUM TO BE HELD ON 6 MAY 2021**

**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 Steeton with Eastburn and Silsden is City of Bradford Metropolitan District Council (CBMDC) and the relevant Development Plan already covering Steeton with Eastburn and Silsden is made up of the saved Replacement Unitary Development Plan Policies (May 2005), the Bradford Core Strategy Development Plan Document (adopted July 2017) and the Bradford Waste Management Development Plan Document (adopted October 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. The process is governed by this act as well as the Neighbourhood Planning (General) Regulations 2012 (as amended) (the 2012 Regulations).

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.

Steeton with Eastburn Parish Council and Silsden Town Council submitted such an application in June 2014 that was approved by Bradford Council in December 2014. 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 Steeton with Eastburn and Silsden Neighbourhood Plan has been prepared by Steeton with Eastburn Parish Council and Silsden Town Council and covers the same spatial area as the Parish and Town Council boundaries. The area is shown on the map submitted with the Information Statement.

Plan preparation took place between 2014 and 2019 with publicity, community engagement activities and consultation events together with a range of evidence gathering. CBMDC provided detailed feedback on a draft versions of the plan.

The Regulation 14 Consultation Draft was produced by the Parish Council and issued for a 6-week public consultation between 3<sup>rd</sup> February and 17<sup>th</sup> March 2018.

The draft neighbourhood plan together with the required supporting documentation was submitted to CBMDC in September 2019 (in line with Regulation 15 of the 2012 Regulations) and subsequently published for a formal period of consultation between 17<sup>th</sup> September and 28<sup>th</sup> October 2019.

CBMDC engaged Robert Bryan to carry out the Independent Examination of the Neighbourhood Plan in line with Regulation 17 of the 2012 Regulations. The Independent Examination of the plan took place between July and November 2020 and the final report was issued at the end of November 2020. 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 Steeton with Eastburn and Silsden'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;
- be compatible with EU Obligations and the European Convention on Human Rights;
- meet prescribed conditions and comply with prescribed matters; and

Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

The Referendum question will ask those eligible to vote for Ward Councillor and Parish Council elections in Steeton with Eastburn and Silsden if they want the Local Planning Authority, CBMDC, to use the Neighbourhood Plan to help determine Planning Applications in Steeton with Eastburn and Silsden.

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 be used to help determine planning applications in the Steeton with Eastburn and Silsden 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/>