

COMMENT FORM

For Office Use only:	
Date	24.10.2019
Ref	SwES003-1

**PUBLICATION OF THE STEETON WITH EASTBURN & SILSDEN NEIGHBOURHOOD DEVELOPMENT PLAN
PROPOSAL - SUBMITTED TO BRADFORD METROPOLITAN DISTRICT COUNCIL FOR EXAMINATION
TUESDAY 17TH SEPTEMBER 2019 TO 5PM TUESDAY 29TH OCTOBER 2019**

The Steeton with Eastburn & Silsden Neighbourhood Development Plan, prepared by Steeton with Eastburn Parish Council and Silsden Town Council, has been submitted to Bradford Council for examination. The Council must now publicise the plan proposal and supporting documents and seek comments.

Please use this comment form to submit your views on the proposal. Details of how to view the proposed plan and supporting documents are available on the Council's website: <https://www.bradford.gov.uk/consultations>.

PART A: PERSONAL DETAILS

Response forms must include a name and address otherwise your comments will not be taken into account.

	PERSON / ORGANISATION DETAILS*	AGENT DETAILS (if applicable)
Title		
Full Name		
Job Title (where relevant)		
Organisation (where relevant)	Barratt Homes and David Wilson Homes Yorkshire West	ID Planning
Address	c/o agent	
Post Code		
Email Address		
Telephone Number		

How to submit your Comment Form:

Please return completed comment forms by **5pm on Tuesday 29th October 2019** to:

- **E-mail:** planning.policy@bradford.gov.uk
- **Post:** Local Plans Team, Bradford Council,
4th Floor Britannia House, Broadway, Bradford, BD1 5RW

Any comments received after this date will not be accepted.

Data Protection Statement

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The Neighbourhood Planning (General) Regulations 2012

Regulation 16 – Publicising a Plan Proposal

Steeton with Eastburn & Silsden Neighbourhood

Development Plan

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PART B – YOUR COMMENTS

Please use a separate Part B sheet for each comment. Additional forms can be downloaded from the web page.

1. To which document does your comment relate? Please place an 'X' in one box only

Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section	Core Strategy	Policy	
Page Number	30-31	Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support the growth strategy referred to in the Neighbourhood Plan as set out in the adopted Core Strategy. This correctly identifies Steeton with Eastburn and Silsden as being Local Growth Centres with 1,200 dwellings to be distributed to Silsden and 700 dwellings to Steeton with Eastburn.

It is stated that Steeton with Eastburn will require some local Green Belt changes in sustainable locations with good walking and cycling links to Silsden and Steeton railway and bus interchange station. We support the Neighbourhood Plan's inclusion of Core Strategy Policy AD1, which is based on key sustainable development principles.

The Neighbourhood Plan also duly refers to the recent consultation on the Partial Review of the Core Strategy but correctly states that given the early stages of the review the implications for the Neighbourhood Plan are very limited at this stage. We support this statement.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:	x
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6. Signature: [REDACTED]	Date: 22/10/2019
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Thank you for taking the time to complete this Comment Form.

COMMENT FORM

For Office Use only:	
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Ref	SwES003-2


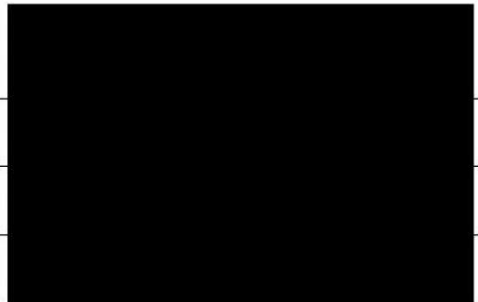
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Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section	NDP Objectives	Policy	
Page Number	28	Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support the objectives identified in the neighbourhood plan.

In particular support is provided for objective 1 (promoting sustainable housing development), objective 5 (to ensure that all new development includes suitable infrastructure to address its needs and any new impact it may have on the wider community) and objective 8 (to support improvements to the transport network that meet the needs of all users).

Barratt Homes and David Wilson Homes Yorkshire West are promoting land off Summerhill Lane for allocation for residential use through Bradford Council's Land Allocations document. The allocation of this site would support the objectives set out in the Steeton with Eastburn and Silsden Neighbourhood Plan.

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x

6. Signature:

Date:

22/10/2019

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COMMENT FORM

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Ref	SwES003-3

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Development Plan

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Ref	SwES003-3

PART B – YOUR COMMENTS

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1. To which document does your comment relate? Please place an 'X' in one box only

Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section	Objective 8	Policy	
Page Number	61	Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support the Plan's commitment to improving the transport network. There is no policy in relation to local transport issues as it is acknowledged that many of the concerns raised are outside the scope of the planning system. The issues have been highlighted in the Plan as supporting actions to be addressed through related non-planning activity.

The supporting actions list includes improvements to car parking at Silsden and Steeton station. The site being promoted for residential allocation by Barratt Homes and David Wilson Homes Yorkshire West off Summerhill Lane is located in close proximity to the train station and may offer some potential to provide improvements to car parking as part of the residential development of the site.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

x

6. Signature:

[Redacted Signature]

Date:

22/10/2019

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COMMENT FORM

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Ref	SwES003-4

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Development Plan

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Ref	SwES003-4

PART B – YOUR COMMENTS

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1. To which document does your comment relate? Please place an 'X' in one box only

Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section		Policy	SWES1
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support policy SWES1 which sets out criteria for new development within the settlements of Steeton with Eastburn and Silsden.

The supporting text to this policy confirms the Neighbourhood Plan does not seek to allocate land for housing on the basis that Green Belt land will be required to meet the identified need and this is a strategic planning policy matter. The Neighbourhood Plan acknowledges that this will be dealt with through the review of the Core Strategy and the Land Allocations Plan. We support this approach.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

x

6. Signature:

[Redacted Signature]

Date:

22/10/2019

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Ref	SwES003-5

PART B – YOUR COMMENTS

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Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section		Policy	SWES2
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support policy SWES2 which sets out criteria to ensure that new housing development is of a good quality design. The proposed policy accords with national planning policy in seeking to ensure development is of a high quality and that places are well designed.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

x

6. Signature:

[Redacted Signature]

Date:

22/10/2019

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Ref	SwES003-6

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Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section		Policy	SWES3
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support policy SWES3 which seeks to ensure that new housing development in the neighbourhood area makes best and most effective use of land. The policy states that development should seek to achieve a minimum density of 30 dph but higher densities will be considered in areas within reasonable walking distance of the rail station and bus routes served by daily, frequent bus services. We support this approach to housing density.

5. Please place an 'X' in the box if you would like to be notified whether the plan proposal is made (adopted) by the Council or not:

x

6. Signature:

Date:

22/10/2019

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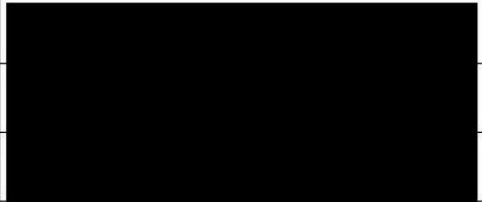
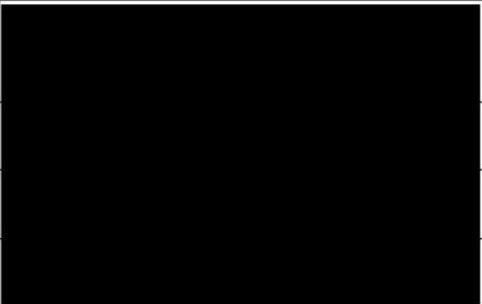
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Neighbourhood Development Plan	x	Basic Conditions Statement	
Consultation Statement		Other (please specify)	

2. To which part of the document does your comment relate?

Whole document		Section		Policy	SWES9
Page Number		Appendix			

3. Do you wish to? Please place an 'X' in one box only

Support	x	Object		Make an observation	
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4. Please use the box below to give reasons for your support / objection or to make your observation and give details of any suggested modifications.

Barratt Homes and David Wilson Homes Yorkshire West support policy SWES9 which seeks to ensure that any identified additional infrastructure needs arising as a result of proposed new development must be addressed before planning permission is granted.

A list is provided of potential infrastructure considerations which should be taken into account and includes highways capacity, transport provision, cycling and walking connections, sustainable drainage along with the capacity of flood defences, power supplies, sewers and local schools. This list replicates matters that a developer would be expected to address as part of a robust planning application submission and are therefore considered to be reasonable.

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