

BRADFORD COUNCIL'S LOCAL PLAN CORE STRATEGY – MAIN MODIFICATIONS

ADDITIONAL STATEMENT by JEFFREY McQUILLAN PRIOR TO PUBLIC HEARING IN MAY, 2016

MATTER 2 – REVISED SETTLEMENT HIERARCHY

(c) What are the implications of including Burley-in-Wharfedale and Menston in the category of Local Growth Centres in terms of their future role and levels of growth, and are there any cross boundary implications?

The implication for Burley being included as a Local Growth Centre is to allow higher levels of house buildings above that of Local Service Centres. The Burley housing allocation is proposed to increase from 200 to 700 houses. In addition there is a greater need to provide employment land, open space, meet educational requirements, and public car parking.

This places greater pressure on local settlements to ensure that tight Green Belt boundaries continue to be retained to support one of the key functions of the Green Belt - to separate Menston from Burley as distinct villages in Wharfedale.

There is a danger under this proposed designation that Menston and Burley will merge at some point in the future. This designation is therefore at odds with Greenbelt policy in the Burley/Menston context and with the emerging Neighbourhood Plans for both Menston and Burley.

The natural consequence of the scale of proposed development in Wharfedale is to realise yet more ribbon development along the southern half of this scenic valley leading to a change of landscape character, whilst the northern side of the valley, within North Yorkshire, retains its status as part of an Area of Outstanding Natural Beauty, free of such urban sprawl.

Current distances between settlements in Wharfedale are as follows, based on straight line distances in kilometres:

- Burley to Menston – 0.5
- Burley to Otley – 1.5
- Burley to Ilkley – 2.6
- Menston to Otley (Leeds City Council administrative area) – 0.8
- Ilkley to Addingham – 2.3

Therefore the towns and villages in this part of Wharfedale are situated very close together.

It is for that reason why it is important to raise once again the matter of spatial distribution and to suggest that a balanced view on allocation has not been made by Bradford Council when other key elements need to be carefully considered such as greenbelt, the voice of local communities (as expressed in emerging Neighbourhood Plans), and the landscape character of Wharfedale (as expressed in Bradford Council's Landscape Character Assessment (adopted Oct 2008)).