

**Email 210416 to Programme Officer from Cllr Dale Smith**

**From:** Cllr Dale Smith

**Sent:** 21 April 2016 23:27

**To:** Tony Blackburn

**Subject:** REPRESENTATION TO EXAMINATION OF THE CORE STRATEGY PROPOSED MAIN MODIFICATIONS

**REPRESENTATION TO EXAMINATION OF THE CORE STRATEGY  
PROPOSED MAIN MODIFICATIONS**

**21.04.2016**

MATTER 2 Revised Settlement Hierarchy Items a,b,c

I do not believe there is any justification to revise the existing settlement hierarchy and fail to see that there is sufficient evidence to consider upgrading either Burley or Menston to a Local Growth Centre. The evidence provided by Bradford MDC regarding population growth and housing requirements is flawed the local need is not the same as that considered by Bradford Council. People need homes near jobs. Burley and Menston have few jobs within 5 miles and the connectivity to Bradford or Leeds is dire.

Burley and Menston should remain as a settlement with modest expansion created by local population growth and local demand for housing but is constrained by the requirement to upgrade infrastructure including drainage, education, transport and leisure facilities.

Bradford Council has failed to recognise the cross boundary issues affecting Menston and in particular the development of the former hospital "High Royds". This area is very much part of Menston and was until closed an important source of employment for local people. Residents consider themselves very much "Menstonians" and use the primary school for education, the Doctors Surgery for health care, the shops, the library and the leisure facilities in the village. They can walk, and do so in great numbers, to Menston train station. Many are active on local village media groups and participate in all aspects of village life. **However they pay their Council Tax to Leeds City Council, are administered by Leeds City Council and the expansion and development of the site is governed by Leeds City Council.**

The "High Royds" development stands at over 500 houses and is likely to substantially grow over the next decade supporting the conclusion that growth of Menston has already occurred to a level barely sustainable.

It is self-evident that if Bradford increases development in Menston by a further 600 houses growth will be totally out of proportion to requirement, unjustified, unsustainable and implemented without recognition of the cross boundary conditions. A similar argument holds for the proposed expansion of Burley

MATTER 3 (Items i,ii,iii)

Bradford Council has increased the housing allocation in Wharfedale without fully considering the limitations and constraints imposed by the landscape, environment and infrastructure of the area.

There is a need to limit development because of these constraints and the existence of ground water issues and the probability of flooding throughout the Wharfedale area.

There are few Brownfield sites in Wharfedale (none in Menston and the one in Burley is now in course of development), unlike other areas of Bradford, where development can occur therefore the percentage amount of Greenfield land loss in the district will be massively higher. The Government, through their guidance attaches great importance to the greenbelt. Proposed changes to the settlement hierarchy and housing allocation for Burley and Menston would result in great loss of green belt for which there are no " exceptional circumstances".

Dale Smith – Councillor Wharfedale Ward.