

MENSTON PARISH COUNCIL REPRESENTATION TO EXAMINATION OF THE CORE STRATEGY PROPOSED MAIN MODIFICATIONS

21.04.2016

MATTER 2 Revised Settlement Hierarchy Items a,b,c

The Parish Council 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 Menston to a Local Growth Centre. The evidence provided by Bradford MDC regarding population growth and housing requirements has been proved to be flawed by others and furthermore the Parish Council consider that the local need is not considered by the Parish Council to be the same as that considered by Bradford Council.

The Parish Council consider the future role of Menston to remain as a settlement with modest expansion created by local population growth and local demand for housing countered by the requirement to upgrade infrastructure including drainage, education, transport and leisure facilities.

The Parish Council consider that Bradford Council has failed to recognise the cross boundary issues affecting Menston and in particular the development of the former hospital “High Royds” or as often termed Menston Hospital. This area is very much part of Menston and was until closed an important source of employment for local people. It must be emphasised that those that live there have a Menston address, consider themselves very much “Menstonians”, 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. **Except 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.** Unfortunately the Parish Council does not extend to this area.

The “High Royds” development stands at over 500 houses and is likely to substantially grow over the next decade. The Parish Council argue that growth of Menston has already occurred to a level barely sustainable. It must surely be argued 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.

MATTER 3 (Items i,ii,iii)

Menston Parish Council consider that 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.

At the hearing the Parish Council will endeavour to argue the need for limited development because of these constraints and will also emphasise the existence of ground water and the probability of flooding throughout the Wharfedale area. The representatives will also give opinion relating to case studies elsewhere in the district where flooding of recent new development has occurred and the likelihood of similar flooding in the Wharfedale area.

There are few brownfield sites in Wharfedale (none in Menston), 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 Menston would result in great loss of green belt for which the Parish Council cannot see that Bradford have demonstrated any " exceptional circumstances" for. It must also be argued that the type of greenfield loss for development will be that currently extensively used for farming rather than being left dormant.

The Parish Councils original response to the Core Strategy details much of its objection to increased housing in the district and it is not intended to repeat it however we do ask that the matters within it are again taken into consideration.

Yours faithfully,

G. S. Metcalfe (Chair Menston Parish Council, Planning)