

BRADFORD LOCAL PLAN CORE STRATEGY**EXAMINATION IN PUBLIC – PROPOSED MAIN MODIFICATIONS****Response to Inspector’s Matters, Issues and Questions****Made on Behalf of Persimmon Homes (West Yorkshire)
(Representor ID: 034)*****Matter 2: Revised Settlement Hierarchy*****Preamble**

1. On behalf of our client Persimmon Homes (West Yorkshire), we write to provide comments in response to the Inspector’s schedule of Matters, Issues and Questions in relation to the Bradford Local Plan Core Strategy Proposed Main Modifications. This follows our previous comments made on the Proposed Main Modifications to the Core Strategy in January 2016.
2. Our client is one of the UK’s leading house builders, committed to the highest standards of design, construction and service. They have a large number of site interests across Bradford District and therefore are very keen to engage with the Council and assist in preparing a sound plan which is positively prepared, justified, effective and consistent.

Persimmon Homes Site Interests in Bradford

3. This is a list of our areas where our client has site interests:

Wharfedale

- Menston
- Ilkley/Ben Rhydding

Airedale

- Keighley

- Cottingley

Regional City of Bradford including Shipley and Lower Baildon

- Nab Wood (Shipley)
- Heaton (North West Bradford)
- Daisy Hill (North West Bradford)

4. These statements should be read alongside our previous written representations in relation to the emerging Core Strategy.
5. Our response to Matter 2, which covers the Revised Settlement Hierarchy, is contained in this statement. The key issue highlighted by the Inspector is:

“Is the proposed settlement hierarchy in terms of the amended status and role of Burley-in-Wharfedale and Menston appropriate, justified, effective, positively prepared, soundly based and consistent with the latest national policy?”

6. We consider below the specific questions asked by the Inspector:

a) What is the basis and justification for the revised settlement hierarchy, and is it based on up-to-date and robust evidence?

7. The Council state in their Statement of Consultation and Summary of Representations (March 2016) document, which has been prepared following consultation on the proposed main modifications to the Core Strategy, that the justification for the revised settlement hierarchy is based on amendments to the Habitat Regulations Assessment (HRA).
8. Burley-in-Wharfedale and Menston were previously identified as Local Growth Centres in the Further Engagement Draft of the Core Strategy but were subsequently downgraded as a result of the findings of the HRA, which stated there was a requirement to restrict development within 2.5km of the South Pennine Moors SPA/SCA.
9. However, further amendments have been made to the HRA, which have removed the precautionary approach to development within 2.5km of the South Pennines SPA/SCA.

10. The amendments to the HRA and the removal of the precautionary approach is welcomed. The Bradford Growth Assessment which forms part of the Council's evidence base concludes that these settlements should be classed as Local Growth Centres.

b) Does the revised settlement hierarchy reflect the existing and future status, role and function of the relevant settlements

11. As noted within our representations to the proposed main modifications to the Core Strategy the reinstatement of Menston as a Local Growth Centre is supported.
12. Menston is identified within the Council's evidence base as a Local Growth Centre as it is located along "*key public transport corridors and therefore accessible and sustainable location to focus local housing, employment and supporting community facilities*". This is a clear indication that the revised settlement hierarchy reflects the existing and future status, role and function of the settlement.
13. The settlement contains a number of key services such as a primary school, convenience store, health centre, post office, leisure facilities and railway station, and as such it is considered to play a suitable role of a Local Growth Centre which can accommodate future growth.

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?

14. The increase in housing provision from 400 to 600 units within Menston over the plan period is welcomed, and acknowledges the revised settlement hierarchy and the fact that it is now classified as a Local Growth Centre.
15. As noted above the settlement is considered to be sustainable and can accommodate the additional levels of growth over the lifetime of the Plan and we reiterate our comments in previous representations that Menston is suitable for its future role as a Local Growth Centre.