

## **Bradford Local Plan**

### **Core Strategy Examination**

#### **Further Statement Relating to Menston For :**

**Matter 1 – S Pennine Moors (Policy SC8)**

**Matter 2 – Revised Settlement Hierarchy (Policy SC4)**

**Matter 3 – Revised Spatial Distribution of Development  
(Policies HO3, & WD1)**

#### **In Response to The Following Submissions:**

(PS/J004)	Johnson Brook
PS/J010)	Cllr Dale Smith
(PS/J011)	Menston Parish Council
(PS/J012)	ID Planning on behalf of Harworth Estates
(PS/J014)	WYG on behalf of Avant Homes
(PS/J017)	Barton Wilmore on behalf of Persimmon Homes
(PS/J025)	Susan Rix
(PS/J028)	Menston Action Group

**May 2016**

## **1. Introduction**

- 1.1. This statement sets out the Council response to Examination hearing statements to the MIQs issued by the Inspector and made by various parties relating to Menston and is designed to assist the Inspector in considering the soundness of the Core Strategy and the questions posed within matters 1, 2 and 3.
- 1.2. The Council has already submitted position statements for each matter and has responded in full to the representations made at main modifications stage within its Statement of Consultation. The Council's further statements therefore merely make supplementary points particularly in relation to new matters raised by participants or points of clarification.
- 1.3. The Council have not sought in these further statements to address matters which were not the subject of main modifications and which the Inspector has made clear will not be subject to further discussion within the hearings.

## **2. Response to PS/J011 (Menston Parish Council)**

- 2.1. The Council considers that most of the points raised within the Parish Council's matter 2 statement have been discussed previously or covered by the Council's own matter 2 statement. Clearly the Council disagrees with Menston Parish Council and considers that the re-instatement of Menston as a Local Growth Centre is justified and reflects the settlement's sustainable location and accessibility to a range of other centres. The Council also considers that it has addressed cross boundary issues in its duty to co-operate statement (SD/006) and has indicated that it will continue to work with Leeds Council as both Local Plans progress.
- 2.2. With regards to matter 3 the Council has carefully considered all of the issues raised by the Parish Council but comes to a different conclusion i.e. that there are no significant environmental or infrastructure constraints which would prevent the level of development proposed being realised in a sustainable way.

## **3. Response to PS/J028 (Menston Action Group)**

- 3.1. The Council considers that most of the points raised by the Group are ones that were previously raised as part of the initial hearings. As stated above the Council does not agree that there are constraints which would either suggest that the level of development proposed is inappropriate nor that it cannot be delivered. The 3 former RUDP sites at Bingley Road, and Derry Hill are deliverable and are fully expected to contribute in full to the housing requirement over the period covered by the Plan. The current situation on these sites is explained in the Council's statement of consultation (see pages 140-142)
- 3.2. In the second to last paragraph on the first page of the submission the Action Group make reference to the NPPF test of 'very special circumstances' however this is the

test which applies to the consideration of planning applications not to the production of Local Plans. The correct test is whether there are exceptional circumstances for a change to the green belt boundary and the Council considers that it has provided clear and unequivocal evidence to demonstrate that such circumstances exist. This case is set out in Policy SC7 and its supporting text as modified by MM17 & MM18.

3.3. Flood risk issues are covered in a separate further statement.

**4. Response to PS/J004 (Johnson Brook), PS/J012 (ID Planning on behalf of Harworth Estates), PS/J014 (WYG on behalf of Avant Homes), PS/J017 (Barton Wilmore on behalf of Persimmon Homes)**

4.1. These submissions relating to matter 3 support the proposed increased housing apportionment for Menston and its re-designation as a Local Growth Centre. They highlight the settlement's sustainability and also confirm that the proposed housing growth is capable of being delivered. The Council notes these points and has no further comments to make.

**5. Response to PS/J010 (Cllr Dale Smith), PS/J025 (Susan Rix),**

5.1. The Council has no further comment to make on these statements which either deal with issues which are not the subject of matters within these hearings or which have been addressed previously.