

For Office Use only:			
Date			
Ref			

## Core Strategy Development Plan Document

Regulation 20 of the Town & Country (Local Development) (England) Regulations 2012.

### Publication Draft - Representation Form

#### PART A: PERSONAL DETAILS

\* If an agent is appointed, please complete only the Title, Name and Organisation in box 1 below but complete the full contact details of the agent in box 2.

	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)
Title	Mrs	
First Name	[REDACTED]	
Last Name	Hanson	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	Menston Parish Council	
Address Line 1	[REDACTED]	
Line 2	Bingley	
Line 3	[REDACTED]	
Line 4		
Post Code	BD16 [REDACTED]	
Telephone Number	[REDACTED]	
Email Address	[REDACTED]	
Signature:	[REDACTED]	Date: 26 March 2014

#### Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district.

Please note that the Council cannot accept any anonymous comments.

For Office Use only:			
Date			
Ref			

**PART B – YOUR REPRESENTATION - Please use a separate sheet for each representation.**

**3. To which part of the Plan does this representation relate?**

Section	<b>Section 4.3</b>	Paragraph	<b>B</b>	Policy	<b>WD1</b>
---------	--------------------	-----------	----------	--------	------------

**4. Do you consider the Plan is:**

4 (1). Legally compliant	Yes		No	
4 (2). Sound	Yes		No	*
4 (3). Complies with the Duty to co-operate	Yes		No	

**5. Please give details of why you consider the Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please refer to the guidance note and be as precise as possible.**

**If you wish to support the legal compliance, soundness of the Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.**

Para B describes the proposed new residential units for Menston as 400 which includes the existing permissions at Bingley Road and Derry Hill which accounts for approximately 340 dwellings. The balance would be infill within the existing settlement boundary. We estimate after a close examination of potential infill sites that no more than 30 further dwellings can be accommodated within the settlement boundary. Thus even if all the existing permissions result in development there will be a modest but unbridgeable gap between what is required by the Policy and that which can be delivered.

Further there is no guidance in the policy, which is predicated on the permissions given actually translating into residential units on the ground, to cover non fulfilment of these permissions. In reality without these permissions Menston's housing targets should be well below the baseline calculations detailed in para 5.3.63, as for all the other Wharfedale settlements. Indeed it is difficult to argue otherwise that the housing target should be restated significantly below the target of 200 new dwellings for the larger settlement of Burley and even then it would require the release of Green Belt much of which was rejected on highway and other grounds by the Inspector in 2004.

6. Please set out what modification(s) you consider necessary to make the Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to the soundness. (N.B Please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider that with the lack of suitable alternative sites in Menston even with the release of Green Belt land the paragraph in Para B of Policy WD1 should be reworded to "Menston will see the creation of up to 30 new homes plus any new homes arising from existing permissions.

*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.*

*After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.*

7. If your representation is seeking a modification to the Plan, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination
Yes	Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We can bring local knowledge to support our arguments

*Please note the Inspector will determine the most appropriate procedure to adopt when considering to hear those who have indicated that they wish to participate at the oral part of the examination.*

9. Signature:		Date:	26 March 2014