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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	Mr	
First Name	██████████	
Last Name	Moore	
Job Title (where relevant)		
Organisation (where relevant)	Menston Action Group	
Address Line 1	██	
Line 2	██████████	
Line 3	Ilkley	
Line 4		
Post Code	LS29 ██████	
Telephone Number	██	
Email Address	██	
Signature:	██	Date: 30 th 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.

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

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

Section	5.3	Paragraph	5.3.64	Policy	HO7
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4. Do you consider the Plan is:

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

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.

Policy HO3: Local Service Centres - Menston

Leeds City Council Executive Board (4th Jan 2012) has previously recommended to formally object to Bradford's Core Strategy on the basis that:

1. *Proposals for redrawing the Green Belt boundary to enable development at Holme Wood and **Menston** would encroach into the strategic gap between Leeds and Bradford leading toward a merging of the two cities.*
2. *Traffic congestion and hazards would be created to roads in Leeds, particularly the A657 and routes to Drighlington and beyond, **and the A65.***

MET Engineering traffic survey:

The A65 is already over-capacity and one of the most congested roads in the region. "The building of new homes – as part of Local Development Framework (LDF) proposals by Leeds and Bradford Councils – will only exacerbate the problems". The report concludes that "*the A65 is simply unfit for the volume of traffic now using it on weekdays and at weekends, and any further increase in traffic will see further reductions in traffic flow speeds, higher levels of congestion and more rat-running through residential areas.*"

Groundwater flood risk

Existing proposals to build 300 houses on land at Derry Hill and Bingley Road in Menston cannot be achieved without increasing flood risk elsewhere (please see representation to Policy EN7).

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.

Policy HO3: Local Service Centres - Menston

The proposed 300 houses on land at Derry Hill and Bingley Road should **not** be included in the proposed numbers due to existing groundwater flood risk and technical difficulties in meeting existing drainage conditions.

In order to meet the **duty to co-operate** (with Leeds City Council recommendations), no further greenbelt modification should be made in this locality.

Therefore the proposed housing numbers should be substantially reduced because there is no capacity to accommodate the proposed numbers within existing brownfield sites.

Reasons:

1. To comply with the Duty to Co-operate (with Leeds City Council recommendations).
2. To avoid increased congestion on the A65, which is already over capacity.
3. To comply with existing Green Belt policies.

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?

<input type="checkbox"/>	No, I do not wish to participate at the oral examination
<input checked="" type="checkbox"/>	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 have strong evidence of local groundwater flood risk and traffic congestion on the A65, which is best explained at oral examination.

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:

30th March 2014