

LOCAL PLAN FOR THE BRADFORD DISTRICT

ALLOCATIONS DPD – ISSUES & OPTIONS CONSULTATION



Stakeholder Briefing 23/05/16

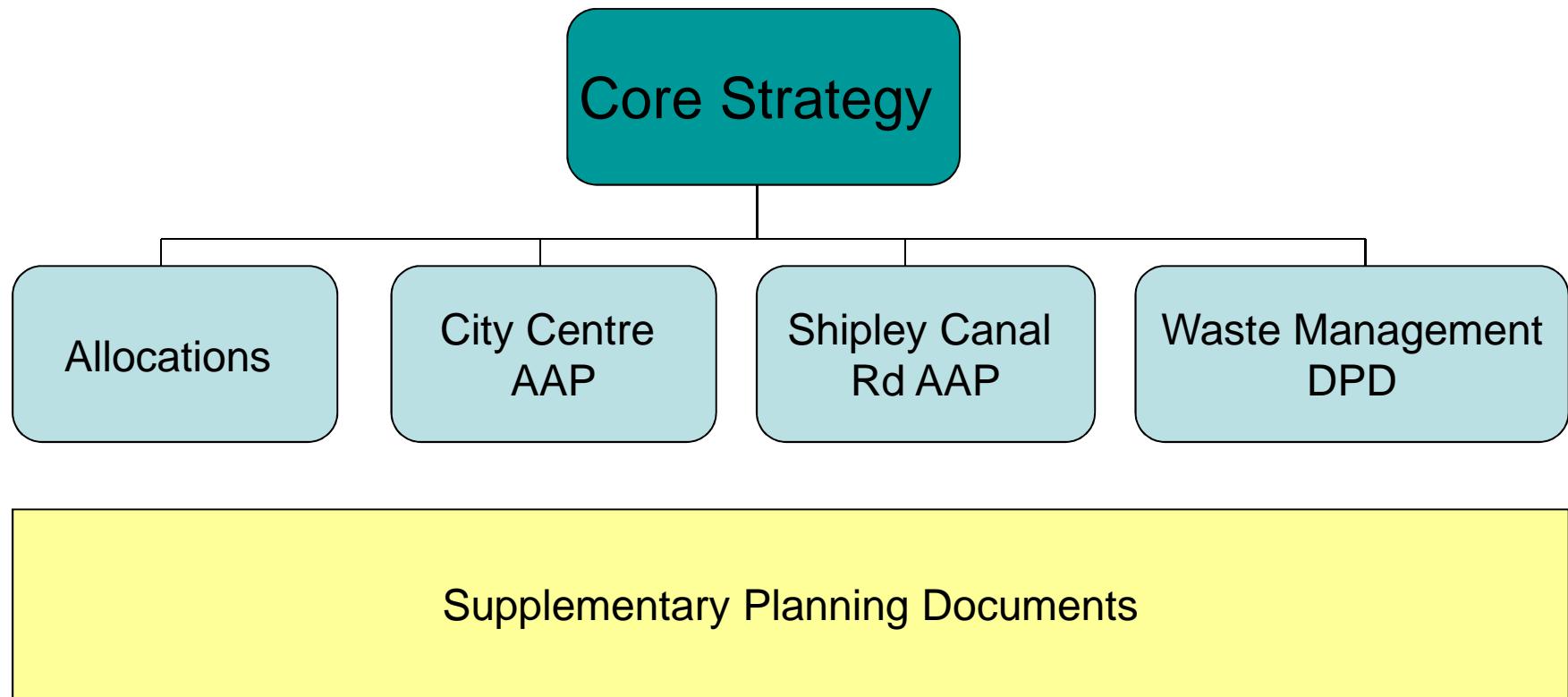
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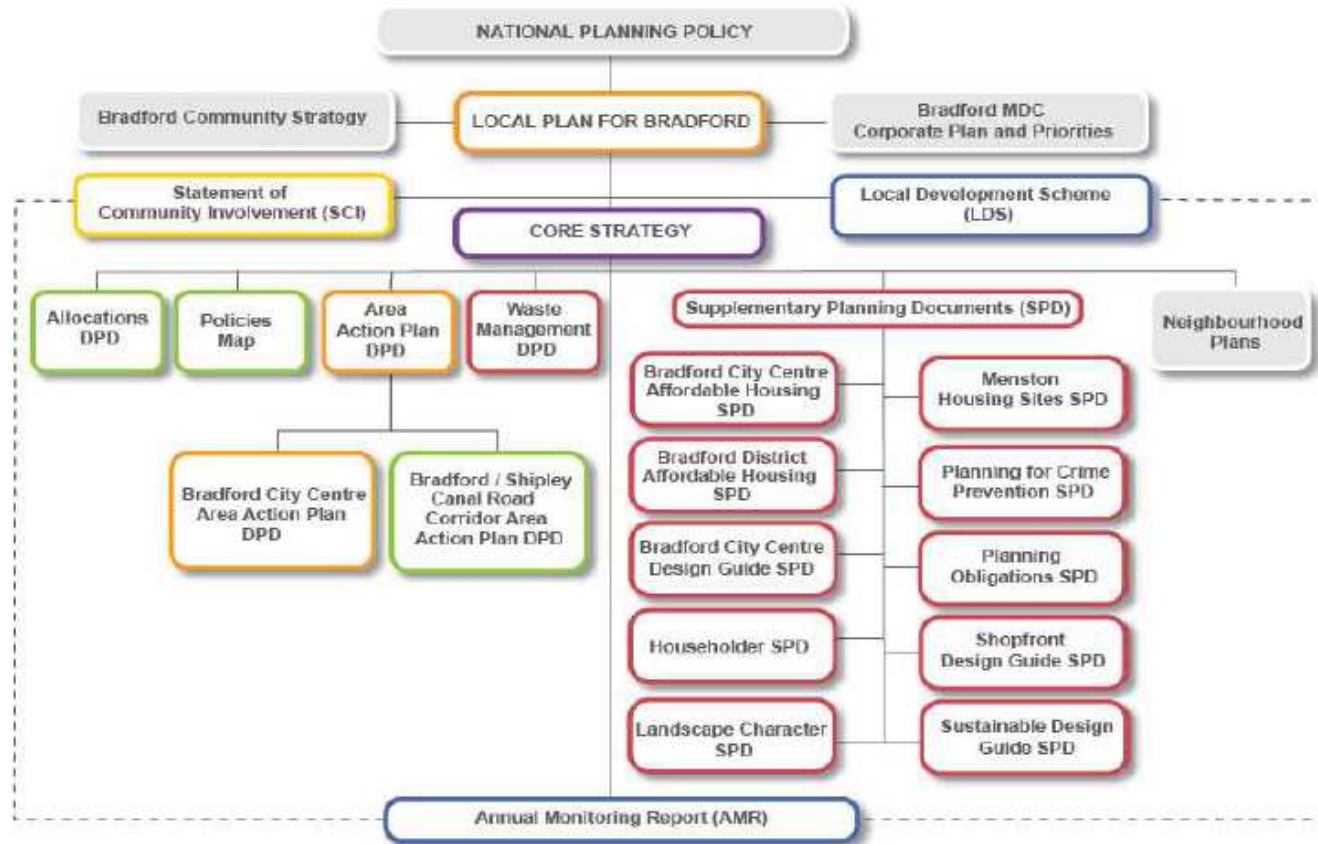
Coming Up

- Local Plan Update
- Aims of the Allocations DPD
- What We are Consulting On
- What we have published
- Where you can see the materials
- Different ways you can comment
- The process going forward
- What are the challenges – scope & scale

Allocations – Context : The Wider Local Plan



Allocations – Context : The Wider Local Plan



Current Status of Local Development Plan Documents

- **Core Strategy**

- Examination Nearing Completion
- Adoption Expected Autumn 2016
- 42,100 new homes, 135 ha employment land
- Green belt review

- **Waste Management DPD**

- will set out the Council's spatial strategy for dealing with all types of waste within the Bradford District. It will identify waste management sites for dealing with the main streams of waste such as - Municipal Solid Waste (MSW) & Commercial and Industrial waste
- Submitted to PINs 12th May / EIP late summer or early autumn

Current Status of Local Development Plan Documents

- **Community Infrastructure Levy (CIL)**
 - Submitted to PINs 12th May / EIP late summer or autumn
 - Draft charging schedule
- **Bradford City Centre Area Action Plan**
 - guide the transformation of the city centre regeneration area up to 2030; allocates land for new development, 3,500 new homes; detailed policies for planning applications; influence decisions about transport, includes improvements to rail stations, public realm improvements, infrastructure, community facilities, economic development and future investment.
 - Submitted to PINs 29th April /

Current Status of Local Development Plan Documents

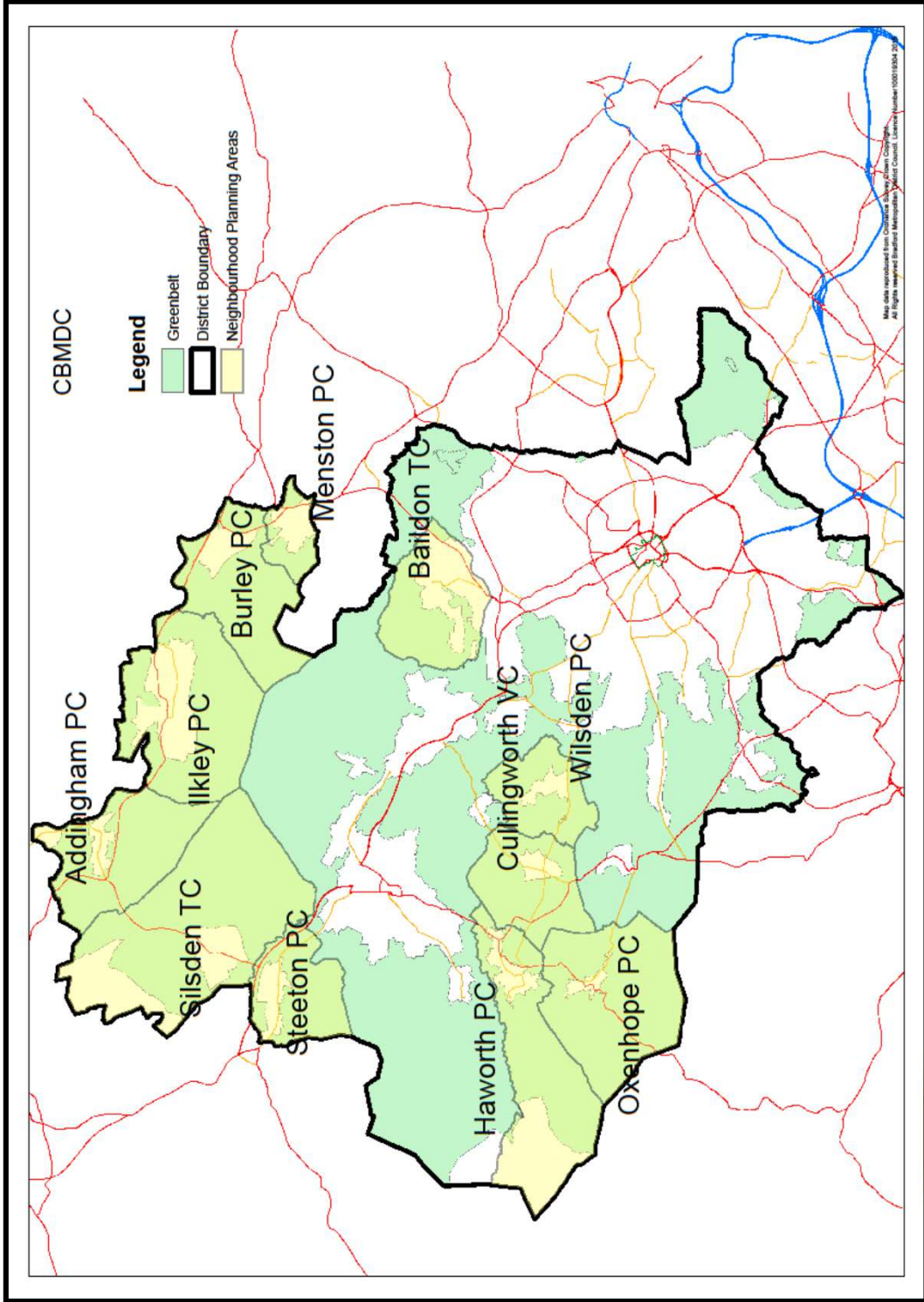
- **Shipley & Canal Rd Corridor AAP**
 - Priority regeneration area; one of a number of urban eco settlements in the Leeds City region;
 - 3,100 new homes
 - New business, retail and community facilities
 - New Canal Rd Greenway
 - Revitalised Shipley town centre
 - Improved rail stations facilities
 - Highways improvements
 - Submitted to PINs 29th April
 - EIP w/c 25th July

Figure 1: AAP Strategic Area Context



Local Plans : Neighbourhood Plans

- Neighbourhood plans currently being prepared:
 - Addingham
 - Burley In Wharfedale
 - Ilkley
 - Menston
 - Baildon
 - Cullingworth
 - Oxenhope
 - Haworth, Crossroads & Stanbury
 - Wilsden
 - Steeton & Silsden



The Allocation DPD - Aims

- Respond to the needs of a growing population by delivering homes, traveller sites, & jobs, encourage regeneration, protect and improving valued greenspace and identifying and plan for required infrastructure;
- Set out the key sites which will be released to provide the quantum of new homes, new jobs, services and facilities and infrastructure
- Identify critical areas of importance – green space, landscape, heritage and biodiversity
- Deliver a plan which supports the Council's priorities and implements and follows the strategic policies within the Core Strategy

Allocations DPD – Geographical Coverage



Key

- City of Bradford
- Airedale
- Wharfedale
- South Pennine Towns and Villages

Allocations DPD – What Are We Consulting On

1. The proposed scope of the plan
 2. The initial list of development site options
 3. Call For Sites
 4. Call for evidence
 5. Site Assessment Methodology
- We are **NOT** Consulting on housing targets, the need for homes, or other aspects which are dealt with in the Core Strategy
 - More targeted consultation on specific issues may follow incl green belt review

What Have We Published

1. Paper – Scope and Content of the Plan
2. Paper – Call For Evidence
3. Paper – Site Assessment Methodology
4. Sub Area Background Papers
 - Strategic policy context and evidence
 - Lists of potential site & overview maps
5. Map Books indicating sites
6. Interactive map & online comment tool
7. Comments forms & Call for sites form
8. FAQ's

https://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/and_allocations_dpd

Consultation - Scope

- **Housing sites**
- **Gypsies & Travellers**
- **Employment sites & zones**
- **Minerals areas of search and safeguarding areas**



The Allocations DPD - Scope

- Green spaces
- Retail, town centres district & local centres
- Renewable energy
- Community facilities & Infrastructure
- Green belt review



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Scale of the Task

- 25 Settlements – Effectively Mini Plans
- Approx 1000 candidate housing sites (SHLAA)
 - Land for 42,100 new homes
 - More than double the amount of land released / required in the RUDP
- 60 Employment sites, 17 employment zones
 - 135ha employment land required
- 3 town, 7 district and 41 local centre boundaries to review

Scale of the Task

- **Review and appraisal of all current greenspace designations**
 - 40 areas of urban greenspace (878 ha)
 - 165 areas recreation open space (354 ha)
 - 268 playing fields (672 ha)
 - 60 allotments (67 ha)
 - 26 areas of village greenspace (79 ha)
- **Green belt review of all 25 settlement areas with the potential for release of land to accommodate 11,000 homes**
 - Focusing on areas of search set out in the Bradford Growth Assessment
 - Also reviewing 12 green belt infill settlements

Consultation - Evidence

- However we already have a range of evidence and work as starting point:
- We already have our strategic policies in place which narrow down the range of options we will have to consider:
 - We have our district housing and employment targets set
 - We have very area specific settlement targets for housing defined
 - We have growth areas identified and the need for green belt release established
- We have a range of evidence and data including
 - A strategic housing land availability assessment
 - A strategic housing market assessment
 - An employment land review
 - An infrastructure plan
 - A strategic growth assessment which provides the starting point for green belt review
 - Evidence on flood risk – SFRA Level 1
 - A recreation and open space study

Additional Evidence Required

- **Overarching Appraisals**
 - Sustainability Appraisal
 - Habitats Regulations Assessment
 - Equalities Impact Assessments and Health Impact Assessments
 - Flood risk sequential test
- **S Pennines SPA / Habitats**
 - SPA Survey work – birds / impacts / traffic / as a result of the Core Strategy & Natural England requirements
 - SPD – to inform mitigation and SANGs
- **Flood Risk**
 - Strategic Flood Risk Assessment Level 1 Update
 - Strategic Flood Risk Assessment Level 2
- **Traffic & Transport**
 - Strategic District Wide Traffic Model Update
 - Transport Modelling of key corridors incl cross boundary impacts



Additional Evidence Required

- **Green Belt Review**
 - First have to establish the methodology - important as some plans have failed on the robustness of the approach
 - Survey work of all settlements focusing in on areas of search identified in the Bradford Growth Study
- **Strategic Housing & Employment Land Assessment Update**
 - Current SHLAA July 2015 but will need new study to inform the Allocations
 - after call for sites and initial engagement i.e. late 2016/17
 - new guidance from PAS due shortly
- **Recreation and Open Space**
 - to be scoped
- **Infrastructure Plan Update**
 - Liaison with Education Service underway
 - Need to assess issues settlement by settlement and identify the scale of new capacity needed, means of securing that capacity (new schools, expanded schools etc.) and whether sites need identifying and allocating
 - May also influence phasing of site release



Additional Evidence Required

- **Gypsies & Travellers –**
 - Core Strategy targets – 39 traveller pitches / 7 transit pitches / 45 show people's plots
 - need to narrow area of search, work with local G&T community, identify possible deliverable sites
 - Need to determine how they will be provided – will probably mean utilising Council land assets and securing funding
- **Technical appraisals of development sites**
 - **Accessibility appraisals**
 - Working with West Yorks. Combined Authority /Metro
 - **Highways assessments to inform:**
 - Means of safe access;
 - Impacts on local roads network
 - Mitigation
 - On or off site requirements which need to be added to the policy
 - **Flood risk and drainage assessments**
 - Incl liaison with EA
 - **Heritage impact assessments where applicable**
 - Incl liaison with Historic England
 - **Landscape assessments where applicable**
 - **Ecology / SPA appraisals where applicable**
 - In conjunction with Natural England



Call For Evidence

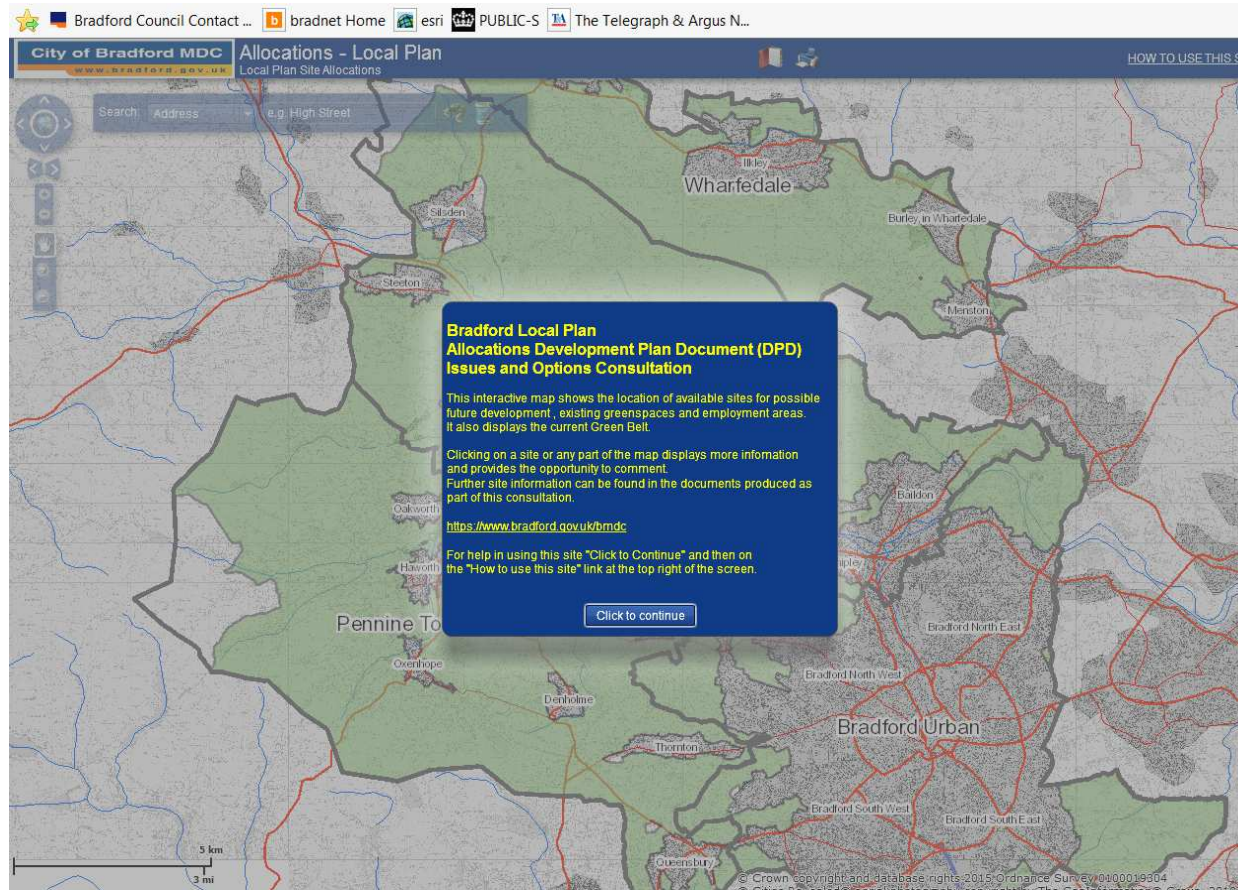
- Your chance to suggest areas of evidence which might be needed;
- Provide evidence which you or your organisations have produced;
- Recommend evidence or best practice
- **Submit**
 - Sites;
 - Master plans;
 - Surveys;
 - Data;
 - Reports
 - Best practice examples



How You Can Comment

- **Overview**
 - **Electronic & web based**
 - **Paper, word and PDF**
 - **Interactive web based map and online comment tool**
 - **Don't forget the background reports and materials on evidence base section of our website**
 - **We are here to help and assist if you need it**
 - **We are carrying out drop in session later in the consultation period**

The Interactive Map and Online Comment Tool



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The Interactive Map and Online Comment Tool

How to use the Allocations – Local Plan map.

1. Moving around the map

Use the controls to the left of the screen to move around the map and to zoom in and out.

Open Bookmarks here

Open the 'Bookmarks' list to find a Settlement area. Selecting from this list moves the map to show that area.

City of Bradford MDC Allocations - Local Plan
Local Plan Site Allocations

Search Address e.g. High Street

Bookmarks

Bookmarks

- Bradford South East
- Bradford South West
- Bury in Wharfedale
- Cullingley
- Cullingworth
- Denholme
- East Morton

Click on files to F

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The Interactive Map and Online Comment Tool

3. To identify sites.

City of Bradford MDC Allocations - Local Plan
Local Plan Site Allocations

At this location:

District sub area	Bradford Urban
Settlement area	Bradford South East
Green Belt	Yes
Green space	Yes
Employment zone	No
Allocation site reference	SE/100
Allocation site location	Railkes Lane, Holmewood
	Comment on this location

Clicking anywhere on the map will display a list of the sites and areas at that location. To comment on the location select the 'Comment on this location' link.

Westgate H Plantation
Westgate Plantat

Tong High School

100 m

The Interactive Map and Online Comment Tool

Airedale - Bingley
This is in the area of: Former Bingley Auction Mart, Keighley Road
The site reference is: BI/039

Please select at least one option indicating what development the site would be best suited to.

Housing

Employment

Community use (schools, health centres etc)

Site for gypsies/travellers

Site for travelling show people

Retail use

Other

Not suitable for development

Please give reasons for your answer (Maximum 1000 characters)

Should this site be considered for early or later development?

Early (Before 2023)

Later (After 2023)

Should the need for development be met by allocating fewer large sites or more small sites?

Large

Small

A mix

Not sure

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The Interactive Map and Online Comment Tool

BRADFORD LOCAL PLAN

You are in > Home > Contact us

Bradford local Plan Questionnaire

This questionnaire has been produced by Bradford Council and is part of its statutory duty to prepare a Local Plan. Please complete this form by answering those questions which you have an opinion on and provide your contact details. Please complete one form per person per settlement area.

You are commenting on the following area:

Airedale - Bingley

Note: You are commenting on a Greenspace area

Greenspace retention

Should this greenspace retain its greenspace designation, should it have special significance or could it be developed for future use?

- Retain
Retain as special significance
Developed for other uses

Do you have any comments on the greenspace?

Maximum 1000 characters

Are there green areas not shown which should also be protected ?

- Yes
No

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You are commenting on the following area:

Airedale - Bingley

Note: You are commenting on an Employment area

Employment Area

Do you think this employment zone is still appropriate?

- Yes
No

Please use this box to give your reasons or make suggestions where the current zone needs to change?

Maximum 1000 characters

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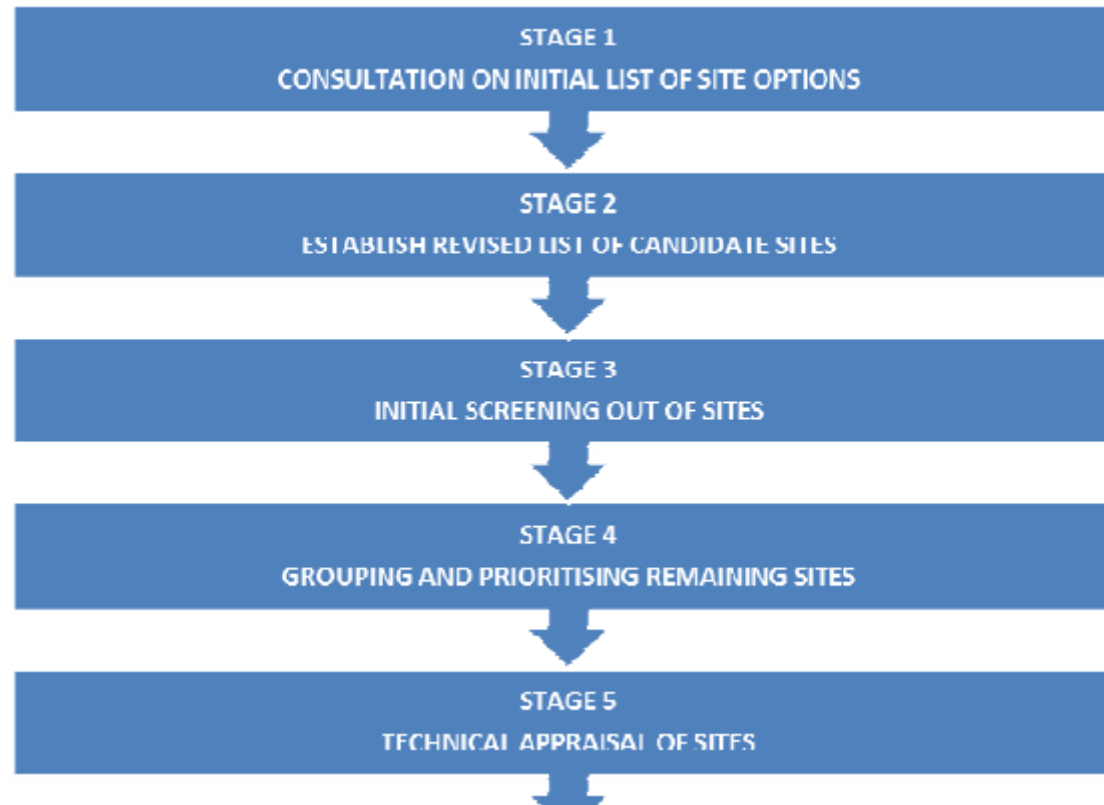
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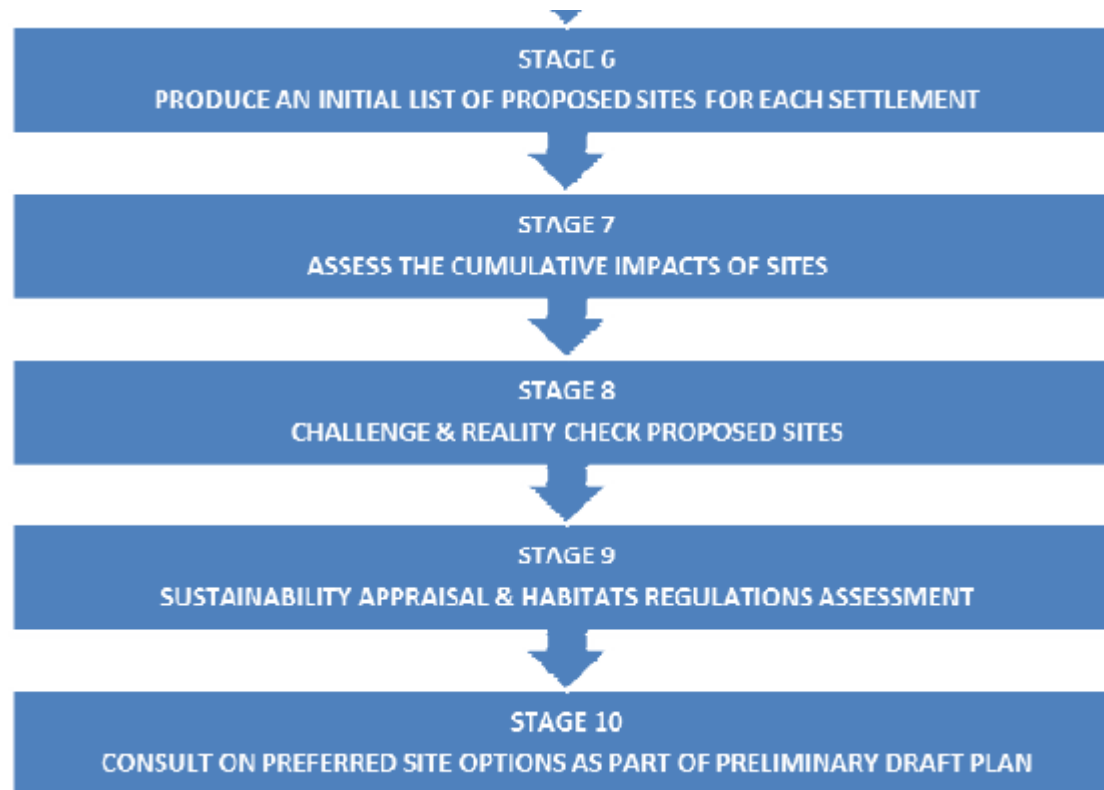
Site Assessment Methodology

- **Sets out:**
 - National and local ,policy context
 - Evidence base
 - Site size threshold
 - Establishing housing land required by settlement
 - General principles
 - The stages

Site Assessment Methodology



Site Assessment Methodology



Plan Preparation Stages

- **Issues & Options Consultation**
- **Assess & narrow the Options via:**
 - Survey work & study commissioning
 - Technical appraisal of sites
 - Settlement by settlement options generation
- **Preliminary Draft Plan consultation**
- **Publication Draft Consultation**
- **Submission To PINs**
- **Examination In Public By PINs**
- Modifications?
- **Adoption**



Process & Timetable

- Current Consultation Closes Tuesday 19th July
- But Further specific consultation will be carried out on Green Belt Review and possibly other areas of work
- Preliminary Draft Plan Early 2017
- Publication Draft Plan Late 2017
- Submission Spring 2018
- Examination Summer 2018
- Adoption End of 2018 / Early 2019

Allocations DPD

Questions?