

Local Plan for the Bradford District

Allocations Development Plan Document

Issues and Options

SCOPE AND CONTENT OF THE PLAN

May 2016

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1. INTRODUCTION

- 1.1 The Council is preparing a new Local Plan for the district. The plan will shape key decisions such as where new homes, jobs and infrastructure are located and which areas and green spaces are protected. The Local Plan comprises a number of separate documents some of which are now well on the way towards completion and adoption. This includes the strategic part of the Local Plan – the Core Strategy.

The Council are currently conducting consultation and engagement on another of these Local Plan elements – the Allocations Development Plan Document (DPD).

- 1.2 The Council's intention to produce an Allocations DPD is set out in its Local Development Scheme (LDS). This document sets out all the elements of the Local Plan which the Council intends to produce. The LDS is available for review on the Council's website.
- 1.3 To ensure that it is prepared on a sound footing, the Council is obliged to undertake a consultation and seek representations on the proposed scope of the Allocations DPD. This is a requirement under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 To aid and inform comments and contributions, this background paper sets out the intended scope of the Allocations DPD – its geographical coverage, the topic areas to be included, and a brief outline of the sorts of sites allocations and area based designations to be included. The proposed scope and content has regard to:
- The Council's Local Development Scheme;
 - The Core Strategy;
 - The Council's corporate priorities;
 - Government policy contained within the National Planning Policy Framework (NPPF) as well as National Planning Practice Guidance (NPPG)
- 1.5 The Allocations DPD will be accompanied by a Policies Map. The Policies Map will incorporate allocations and designations determined within the Allocations DPD process (such as sites for housing development) but will also show designations made outside this process but which are the subject of planning policies within the Local Plan – such designations include national designations such as Sites of Special Scientific Interest and local ones such as conservation areas.
- 1.6 The detail of policies, designations and allocations to be included in the plan will be kept under review and may be amended as result of this consultation, as a result of evidence gathered during the coming months or as a result of changes in Government policy.

2. GEOGRAPHICAL COVERAGE

- 2.1 In line with the Local Development Scheme the Allocations DPD will provide a plan for the whole of the district with the exception of the Shipley and Canal Rd Corridor area and the Bradford City Centre area (both of which are the subject of separate Area Action Plans).
- 2.2 The plan will be organised by sub area in line with the Core Strategy as follows and covering the key settlements indicated:

Bradford Urban Area (Regional City)

- Bradford (SE, SW, NW & NE)
- Shipley (SH)

Airedale

- Keighley (KY)
- Bingley (BI)
- Silsden (SI)
- Steeton with Eastburn (ST)
- Baildon (BA)
- Cottingley (CO)
- East Morton (EM)

Wharfedale

- Ilkley (IL)
- Burley in Wharfedale (BU)
- Menston (ME)
- Addingham (AD)

South Pennine Towns and Villages

- Queensbury (QB)
- Thornton (TH)
- Cullingworth (CU)
- Denholme (DH)
- Harden (HR)
- Haworth (HA)
- Oakworth (OA)
- Oxenhope (OX)
- Wilsden (WI)

Figure 1 – Bradford's Local Plan



Note : all areas with the exception of the Bradford City Centre and the Shipley & Canal Rd Corridor are included in the Allocations DPD.

3. TOPIC COVERAGE

3.1 The key topics to be included in the Allocations DPD are as follows:

- The Economy – including employment site allocations, strategic employment zones, retail, and town, district and local centres;
- Transport – including new road and public transport schemes and improvements;
- Housing – sites for housing development;
- Gypsies, Travellers and Travelling Showpeople – including sites for new accommodation;
- Green belt - a review of the district's green belt and alterations to facilitate the release of the required quantum of housing and employment land
- Environment & Design – designation of key areas of the natural or built environment which will be protected and enhanced including green infrastructure, formal and informal open spaces, conservation areas and areas of biodiversity, geological and wildlife value;
- Minerals - including identification of minerals areas of search and minerals safeguarding areas;
- Infrastructure – identifying the infrastructure required to support new development (including new education provision).

4. POLICY AND DESIGNATION COVERAGE

Housing

4.1 The key housing allocation and designations which will be considered and addressed in the DPD are set out in the table below. The table indicates the relevant 'parent' policy with the Core Strategy.

Table 1

Policy Ref	Policy Title	Potential allocation, designation
HO3	Distribution of Housing Required	Housing site allocations.
HO4	Phasing & Release of Housing Sites	Phasing of site release.
HO5	Density of Housing Schemes	Consideration of whether to set area specific density targets to supplement the overarching principles set out in the Core Strategy.
HO6	Maximising use of Previously Developed Land	Prioritising the allocation of viable and deliverable brownfield sites.
HO8	Housing Mix	Consideration of whether to set guidance on housing mix for specific areas or sites based on evidence including local housing market characteristics and local needs. Consideration of possible allocation of sites for specific /special needs accommodation.
HO9	Housing Quality	Guidance on design requirements if justified could be included within site allocations policies.
HO11	Affordable Housing	Possible allocation of rural exception sites if required. Inclusion of a criteria based policy for consideration of speculative applications for rural exception development
HO12	Gypsies & Travellers and Travelling Showpeople	Allocation of new sites for gypsies and travellers and of transit sites; Allocation of new sites for travelling showpeople; Possible allocation of rural exception sites if required; Inclusion of a criteria based policy for consideration of speculative applications for rural exception development.

4.2 In addition to the above the Council will review the need for either policies or allocations to support and encourage the provision of self-build and starter homes.

Economy

4.3 The key economy allocations and designations which will be considered and addressed in the DPD are set out in the table below. The table indicates the relevant 'parent' policy with the Core Strategy.

Table 2

Policy Ref	Policy Title	Potential allocation, designation
EC3	Employment Land Requirement	Employment Sites
EC4	Sustainable Economic Growth	Strategic Employment Zones
EC5	City, Town, District and Local Centres	New retail or leisure sites; Designation and definition of town, district and local centres, their boundaries & any expansion areas; Designation of primary shopping areas.

Transport and Movement

4.4 The key transport allocations and designations which will be considered and addressed in the DPD are set out in the table below. The table indicates the relevant 'parent' policy with the Core Strategy.

Table 3

Policy Ref	Policy Title	Potential allocation, designation
TR1	Travel Reduction & Modal Shift	Identification of protection lines for new transport schemes.
TR2	Parking Policy	Possible allocation if justified of new car parking facilities incl park & ride
TR3	Public Transport, Cycling & Walking	Transport hubs, bus & rail stations / depots; Light rail sites & routes as necessary; Walking & cycling routes;
TR4	Tourism	Possible allocation of new coach parking facilities.
TR6	Freight	HGV parking facilities, consolidation centres; Rail freight facilities;
TR7	Transport investment & management priorities	Protection lines for new transport schemes.

Green Belt

- 4.5 The Local Plan will involve a review of the green belt building on the work already carried out within the Bradford Growth Assessment with the aim being the identification of potential sustainable land releases to support the delivery of the district needs for homes and jobs under the exceptional circumstances set out in the Core Strategy.
- 4.6 The methodology and framework for the review is the subject of a separate background paper which will be placed for comment on the Council's Allocations DPD web page.

Environment

- 4.7 The key environment designations which will be considered and addressed in the DPD are set out in the table below. The table indicates the relevant 'parent' policy with the Core Strategy.

Table 4

Policy Ref	Policy Title	Potential allocation, designation
SC6	Green Infrastructure	Strategic or local green infrastructure
EN1	Open Space & Recreation Facilities	To cover both formal and informal spaces as follows: Recreation open space comprising: Parks and gardens; Natural and semi natural greenspaces; Green corridors; Amenity and local greenspace; Allotments Children's play spaces Outdoor sports facilities including playing pitches and built recreation facilities; Local Greenspace – identified in the NPPF these are areas of particular importance locally for their amenity, recreation and wildlife value and which contribute to character and distinctiveness of the area.
EN2	Biodiversity & Geodiversity	The majority of these designations are defined outside of the Local Plan process and in some cases by other statutory and responsible bodies. The
EN3	Historic Environment	

		relevant designations are listed below the table.
EN6	Energy	Possible local requirements for the use of decentralised energy; Areas of search for wind energy.

4.8 Areas designated outside of the Allocations DPD process but which will be reflected on the policies map include:

- South Pennines SPA & SAC
- Sites of Special Scientific Interest (SSSI's)
- Sites of Ecological or geological Importance (SEGI's & RIG's)
- Local nature reserves
- Bradford Wildlife Areas
- Saltaire World Heritage Site & Buffer Zone
- Conservation areas
- Historic parks & gardens
- Scheduled Historic battlefields
- Scheduled ancient monuments
- Registered parks and gardens
- Ancient woodlands

Minerals

4.9 The key minerals allocations and designations which will be considered and addressed in the DPD are set out in the table below. The table indicates the relevant 'parent' policy with the Core Strategy.

Table 5

Policy Ref	Policy Title	Potential allocation, designation
EN10	Sandstone Supply	Sandstone area of search.
EN11	Sand, gravel, fireclay & coal	Sand and gravel area of search.
EN12	Minerals safeguarding	Minerals safeguarding areas and buffered active minerals extraction sites.

5. HOW TO COMMENT

- Further information relating to the Allocations DPD can be found on the Council's website at the address below:
- Comments on the proposed scope and content of the Allocations DPD must be made in writing and received by the Council by 17.00 hours Tuesday 19th July 2016
- Comments can be made using the interactive map which can be found online or by completing a Consultation Comment Form or in writing. The Council strongly encourages the use of electronic and online methods of submission as it makes the processing and response to them quicker and more efficient.
- Comments should be sent to the following address or e-mail:

Land Allocations Team
2nd Floor South
Jacobs Well
Manchester Road
Bradford
BD1 5RW

Planning.policy@bradford.gov.uk