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Appendix 1  
**Glossary of Terms  
and Acronyms**

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## Glossary Of Acronyms

<b>AAP</b>	Area Action Plan
<b>AHEVA</b>	Affordable Housing Economic Viability Assessment
<b>AMR</b>	Annual Monitoring Report
<b>ANGst</b>	Accessible Natural Greenspace Standards
<b>BAP</b>	Biodiversity Action Plan
<b>BGS</b>	British Geological Survey
<b>BIDs</b>	Business Improvement Districts
<b>BME</b>	Black and Minority Ethnic
<b>BREEAM</b>	Building Research Establishment Environmental Assessment Methodology
<b>BWA</b>	Bradford Wildlife Area
<b>CAA</b>	Civil Aviation Authority
<b>C&amp;I</b>	Commercial and Industrial (waste)
<b>CIL</b>	Community Infrastructure Levy
<b>CLG</b>	Communities and Local Government
<b>CLT</b>	Community Land Trusts
<b>CRBO</b>	Community Right to Build Order
<b>CRESR</b>	Centre for Regional Economic and Social Research
<b>CS FED</b>	Core Strategy Further Engagement Draft
<b>DEFRA</b>	Department for Farming and Rural Affairs
<b>DfT</b>	Department for Transport
<b>DPD</b>	Development Plan Document
<b>EiP</b>	Examination in Public
<b>EqIA</b>	Equalities Impact Assessment
<b>EU</b>	European Union
<b>EV</b>	Electric vehicle
<b>G&amp;T</b>	Gypsy & Travellers
<b>GI</b>	Green Infrastructure
<b>GIS</b>	Geographical Information System
<b>HCA</b>	Homes and Communities Agency

HGV	Heavy Good Vehicle
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
ITA	Integrated Transport Authority
JEREMIE	Joint European Resources for Micro to Medium Enterprise Initiative
JESSICAs	Joint European Support for Sustainable Investment in City Areas
JNCC	Joint Nature Conservation Committee
LAA	Local Aggregates Assessment
LABV	Local Authority Backed Vehicle
LBIA	Leeds Bradford International Airport
LCR	Leeds City Region
LDD	Local Development Document
LDF	Local Development Framework
LDO	Local Development Order
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LGYH	Local Government Yorkshire & Humber
LIBVs	Local Initiative Backed Vehicles
LIP	Local Infrastructure Plan
LNR	Local Nature Reserve
LPA	Local Planning Authority
LTP	Local Transport Plan
MSA	Mineral Safeguard Area
MSW	Municipal Solid Waste
MW	Mega Watts
NDO	Neighbourhood Development Order
NHB	New Homes Bonus
NPPF	National Planning Policy Framework
NVC	National Vegetation Community
ODPM	Office of the Deputy Prime Minister
OUV	Outstanding Universal Value
PADHI	Planning Advice for Developments near Hazardous Installations
PDL	Previously Developed Land
PPA	Planning Performance Agreement
PPG	Planning Policy Guidance

## Appendix 1 Glossary of Terms and Acronyms

PWLB	Prudential Borrowing from the Public Loans Board
REM	Regional Econometric Model
RFRA	Regional Flood Risk Assessment
RICS	Royal Institute Character Surveyors
RIF	(Leeds City Region) Revolving Investment Fund
RIGS	Regionally Important Geological Site
RSA	Recycled and Secondary Aggregates
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
RUDP	Replacement Unitary Development Plan
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SEA	Strategic Environmental Assessment
SEGI	Site of Ecological and Geological Importance
SFRA	Strategic Flood Risk Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Simplified Planning Zone
SSSI	Site of Special Scientific Interest
SUDs	Sustainable Urban Drainage Systems
THI	Townscape Heritage Initiative
TIF	Tax Increment Financing
UNESCO	United Nations Educational, Scientific and cultural Organisation
UTMC	Urban Traffic Management Control
WHS	World Heritage Site
WYLTP	West Yorkshire Local Transport Plan
WY+TF	West Yorkshire + Transport Fund (Includes Leeds City Region)

## Glossary of LDF Terms

**Accessibility:** This is a general term used to describe the degree to which a product, device, service, or environment is available to as many people as possible. It can be viewed as the “ability to access” and benefit from some system or entity. It is often used to focus on people with disabilities or special needs and their right of access to facilities and services within the environment.

**Affordable Housing:** This type of housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Affordable Housing Economic Viability Assessment (AHEVA):** This study provides assessment of the viability of the proportion of affordable housing, site thresholds and tenure splits in different locations and on a range of sites across the District. It provides robust evidence when determining appropriate and justifiable affordable housing targets within the Local Plan. This study forms part of the Local Plans evidence base.

**Allocation:** The use of land assigned to a parcel of land within the Development Plan.

**Appropriate Assessment:** Refer to Habitats Regulations Assessment

**Air Quality Management Areas:** Areas where levels of pollution and air quality may not meet national air quality objectives. If it does not, a plan is prepared to improve the air quality – a Local Air Quality Action Plan.

**Area Action Plan (AAP):** Area Action Plans are used to provide a planning framework for areas where significant change or conservation is proposed, in line with policies in the Core Strategy. The following Area Action Plans will form part of Bradford’s Local Plan:

- Bradford City Centre Area Action Plan
- Shipley Canal Road Corridor Area Action Plan

**Baseline Analysis Report:** This report comprises a concise and comprehensive analysis of a wide range of topics (E.g. housing, biodiversity and transport) relevant to the District’s social, economic and environmental characteristics at the present time. This study forms part of the Local Plans evidence base.

**Biodiversity:** This refers to the variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value too.

**Bradford Urban Area:** This area refers to the inner city areas and suburbs surrounding Bradford City Centre, Shipley and the area South of Baildon (Otley Road).

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**Bradford Wildlife Area (BWA):** These are areas which have local wildlife value within the District.

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**Brownfield Land/Site:** This is the common term for land which is categorised as Previously Developed Land or PDL. Refer to Previously Developed Land.

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**“Call for Sites”:** A process whereby any agent, landowner, developer, land user who may have interests in the District and who wish to promote particular sites for future development in the Local Plan could submit their proposals to the Council for consideration.

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**Climate Change:** According to the Met Office, ‘Climate change is the long-term change in climate and is usually used in the context of man-made climate change’.

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**Community Infrastructure Levy (CIL):** This is a levy that local authorities can choose to charge on new developments in their area. The money collected can be used to support development by contributing towards the funding of infrastructure that the Council, local community and neighbourhoods want or need.

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**Community Strategy:** A community plan prepared by Local Strategic Partnerships (LSP) which includes a set of local goals and actions which they wish to promote.

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**Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

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**Conservation Area:** This is an area of special architectural or historic interest designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Development is controlled more tightly in order to preserve or enhance their special character and qualities.

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**Core Strategy DPD:** This is a key development plan document (DPD) within the Local Plan which sets out the vision, objectives and strategic policies to guide the pattern and levels of development within the District 15 years from adoption.

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**Critical Infrastructure:** This is used to describe material assets that are essential for the functioning of a society and economy. It is the framework of facilities, systems, sites and networks necessary for the functioning of the place and which we rely on in every aspect of our daily life. They generally come under the following areas: energy, food, water, transport, telecommunications, Government and public services, emergency services, health and finance.

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**Density:** In relation to residential developments, a measurement of the number of dwellings per hectare.

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**Designated Heritage Asset:** A World Heritage Site, Scheduled Ancient Monument, Listed Building, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

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**Development:** The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any building or other land. (Section 55 Town and Country Planning Act 1990)

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**Development Management:** The process of determining applications for planning permission. It is carried out by the Council in order to ensure appropriate use of land and buildings in the context of legislation, Government guidance and the Development Plan. Formally referred to as Development Control or DC.

**Development Plan:** Statutory document(s) produced by Local Planning Authority which set down policies and proposals for the development and other use of land in their area. The current development plan for the Bradford District is the Replacement Unitary Development Plan (RUDP). Once adopted, the Local Plan will become the development plan for the District.

**Development Plan Document (DPD):** These are also known as Development Documents that form part of the Local Plan. They include the:

- Core Strategy DPD
- Area Action Plan DPD
- Waste Management DPD
- Allocations DPD
- Policies Map DPD

**District Wide Transport Assessment:** This study makes reference to all modes of travel, setting its findings within a broader context of sustainability. It establishes any strategic impacts of the Core Strategy proposals on the strategic highway network and measures to mitigate against these impacts.

**Equality Impact Assessment (EqIA):** This is a process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people within society.

**Employment Land Review:** An assessment of the total future demand for, and the available supply of, land for employment use in the District.

**Evidence Base:** A collection of technical studies on various topics e.g. housing, transport, and environment which are produced either by the Council or on their behalf. These studies inform the preparation of the Local Plan and provide robust, transparent and justified evidence required within plan-making.

**Flood Risk Zone:** An area of land at risk from flooding. Flood Zones 2 and 3 are higher risk zones, or areas where there is a greater risk of floods occurring. Flood Zone 1 is all the land falling outside Zones 2 and 3.

**Functional Flood Plain:** Land where water has to flow or be stored when flooding occurs.

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

**Green Belt:** An area of open land defined in the Plan in accordance with Government guidance where strict controls on development are applied in order to check the unrestricted sprawl of large built up areas, safeguard the countryside from encroachment, prevent neighbouring towns from merging into one another, preserve the special character of historic towns, and assist in urban regeneration.

**Greenfield Land or Site:** Land (or a defined site), that has not previously been developed. Refer to Previously Developed Land.

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**Green Infrastructure:** A network comprising the broadest range of high quality green spaces and other environmental features, which respects and enhances the character and distinctiveness of an area with regard to habitats and landscape types.

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**Habitats Regulations Assessment:** A formal assessment by the Council of the impacts of the Local Plan on the integrity of a Natura 2000 Site (a Special Protection Area (SPA), Special Area for Conservation (SAC) or proposed SPAs or Ramsar sites).

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**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

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**Independent Examination:** All DPD's are subject to independent examination by an independent inspector supplied by the Planning Inspectorate (PINS). This usually takes the form of a round table hearing, presided over by an inspector appointed to consider its soundness of the plan, whether it is legally compliant and meets the Duty to Co-operate .

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**Infrastructure:** The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public institutions including schools, post offices, and prisons.

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**Inspectors Report:** A report issued by the inspector who conducted the independent examination, setting out the conclusions on the matters raised and detailing amendments which require the local planning authority to make to the submitted DPD before it can be adopted.

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**Interim Strategy Statement (ISS):** An agreed statement adopted by the Leeds City Region Leaders Board to reconfirm the settlement network and principles for the location of development and key spatial investment priorities that were previously agreed in the Regional Spatial Strategy.

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**Issues and Options:** This refers to the first stage in the preparation of a Development Plan Document (DPD), whereby the Council will ask the public what the key issues and options are for an area and the plan being produced.

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**Key Diagram:** The diagrammatic representation of the spatial strategy as set out in a Local Authority's Core Strategy.

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**Leeds City Region (LCR):** Refers to the area which covers West Yorkshire and parts of neighbouring North and South Yorkshire that is ten local authority Districts, including Bradford. The areas economic development is supported by the Leeds City Region Partnership, a sub-regional economic development partnership. The sub-regions are defined by local labour markets and journey to work patterns.

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**Local Development Document (LDD):** These include Development Plan Documents (DPDs) (which form part of the statutory development plan), and Supplementary Planning Documents (SPDs) (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

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**Local Economic Assessment (LEA):** This report provides a common understanding of local economic conditions for Bradford and how they affect residents and businesses. It identifies the strengths and weaknesses of the local economy, establishes the local economic geography of Bradford and identifies the local constraints and risks to economic growth and employment. This study forms part of the Local Plan evidence base.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Growth Centre:** These are towns and villages that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas. These areas have been identified for local growth over the development plan period.

**Local Infrastructure Plan (LIP):** This study sets out the current position of infrastructure provision in the District, along with an identification of the key agencies/partners, their investment programmes and infrastructure commitments, along with any key issues for the Core Strategy. This study forms part of the LDF evidence base.

**Local Service Centre:** These are towns and villages that provide services and facilities that serve the needs of, and are accessible to, people living in the surrounding rural areas.

**Local Plan:** The Local Plan is the statutory development plan for the District which will provide a framework for meeting the community's economic, social and environmental needs. It should normally be a single document but can be supplemented by additional documents if appropriate. Formally known as the Local Development Framework. The agreed Local Development Scheme sets out a portfolio of development documents which will form the Local Plan for Bradford when adopted they include a Core Strategy, Allocations, Area Action Plans (AAPs) and Supplementary Planning Documents (SPDs).

**Local Development Scheme (LDS):** A document that sets out the Council's annual work programme for preparing documents to be included in the Local Plan.

**Locality Plans:** These are plans produced by local communities in partnership with either a Local Strategic Partnership or the Council's Neighbourhood Service. They set out the issues faced by the area and a plan of action for tackling them.

**Local planning authority (LPA):** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Mineral Planning Guidance (MPG):** These set out the Government's policy on minerals and planning issues and provide advice and guidance to local authorities and the minerals industry on policies and the operation of the planning system with regard to minerals.

**Mineral Policy Statement (MPS):** These set out the Government's policy on minerals and planning issues and provide advice and guidance to local authorities and the minerals industry on policies and the operation of the planning system with regard to minerals.

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**Mineral Safeguarding Area (MSA):** An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

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**National Planning Policy Framework (NPPF):** Consolidates former Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs) into one single national planning document. Excludes policy on waste and Gypsies and Travellers.

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**Neighbourhood Development Framework (NDF):** A document, usually prepared by consultants, taking forward ideas proposed in the Alsop Masterplan, identifying priority projects. They are a material consideration when determining planning applications. Four NDFs were prepared for The Bowl, The Channel, The Market and The Valley and all were completed and the subject of public consultation in 2006.

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**Neighbourhood Development Plan (NDP):** The Localism Act (2011) will allow Neighbourhood Forums and Parish Councils to use new neighbourhood planning powers to establish general planning policies for the development and use of land in their area. This will be known legally as a Neighbourhood Development Plan and will need to conform with the key policies of the Local Plan.

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**Open Space:** All open spaces of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

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**Planning Policy Guidance (PPG):** These were a series of documents setting out guidance for planning authorities on implementing national government's planning policy. PPSs replaced PPGs under the Planning and Compulsory Purchase Act 2004. They are now in the main revoked and replaced by NPPF.

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**Planning Policy Statement (PPS):** These were a series of documents setting out guidance for planning authorities on implementing national government's planning policy. PPSs replaced PPGs under the Planning and Compulsory Purchase Act 2004. They are now in the main revoked and replaced by NPPF.

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**Polycentric Network:** A network of many connected urban centres in an area

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**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

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**Principal Town:** These are key towns within the District which are the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities.

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**Regional City:** A city recognised as a key regional hub for economic development, housing, shopping, leisure, education, health and cultural activities and facilities. Bradford was designated as a regional city in the Regional Spatial Strategy (RSS) for Yorkshire and the Humber in 2008.

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**Regional Economic Strategy (RES):** Yorkshire Forward's 10-year strategy for sustainable economic growth in the Region.

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**Regional Spatial Strategy (RSS):** This is a regional development plan document, known as the Yorkshire and Humber Plan. It provided a spatial framework to inform the preparation of Local Development Documents, Local Transport Plans and regional and sub regional strategies and programmes that have a bearing on land-use activities. This was revoked in 2013 and is no longer part of the development plan for the district.

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**Renewable Energy:** Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy.

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**Retail and Leisure Study:** This study provides an up-to-date comprehensive picture of current and future capacity for retailing and leisure in the District, which will be used to accurately determine planning applications and to inform the Local Plan. This study will also assess the existing network of larger and smaller centres in Bradford Metropolitan District and the function and effectiveness of the current retail hierarchy.

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**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites generally seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

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**Saved Policies:** Under Government legislation relating to the transition between the old UDP system and the Local Plan system, the RUDP policies were 'saved' for 3 years. The Council has received a Direction letter from the Secretary of State which saved the vast majority of RUDP policies beyond this 3 year period and therefore still forms part of the statutory Development Plan for Bradford.

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**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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**Settlement Hierarchy:** A hierarchy of settlements which will guide the proportion of development that will be located in each settlement over the Plan period. The level of facilities, access to public transport and environmental constraints will guide this.

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**Settlement Study:** A baseline characteristics study of each of the Districts settlements.

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**Significance of a heritage asset:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.

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**Site of Ecological or Geological Importance (SEGI):** Areas identified by the Council as being important for their flora, fauna, geological or physiological features. They are of countywide importance.

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**Site of Special Scientific Importance (SSSI):** Areas identified by English Nature as being of interest by reason of their flora, fauna, geological or physiological features. They are of national importance and have statutory protection.

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**Spatial Planning:** Planning (used in preparing the Local Plan) which goes beyond traditional land uses to integrate policies for the development and use of land with other (non-planning) policies and programmes which influence the nature of places and how they function.

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**Special Area of Conservation (SAC):** Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

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**Special Protection Area (SPA):** Areas which have been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.

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**Statement of Community Involvement (SCI):** A statement enabling communities to know when they will be involved in the preparation of planning applications and the Local Development Framework. It also outlines how the Local Planning Authority will engage communities in the planning process. The Bradford District SCI was adopted by the Council on the 8th July 2008.

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**Strategic Employment Zone:** Parts of the built up area where existing employment uses predominate and which are protected for employment uses in the Development Plan.

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**Strategic Environmental Assessment (SEA):** A statutory requirement of SEA Regulations 2004 to assess significant effects of all scales of statutory plans on the environment.

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**Strategic Flood Risk Assessment (SFRA):** This is a study required to meet national and regional policy requirements in relation to flood risk in a local area.

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**Strategic Housing Land Availability Assessment (SHLAA):** Part of the Local Plan Evidence Base which the Government requires the Council to produce. The primary role of this assessment is to provide an indication of the scale, nature and distribution of potential housing land across the district. This involves identifying sites with potential for housing; assessing their capacity to accommodate houses; and determining having collected information about land ownership, development constraints and economic viability, whether and when the could be developed.

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**Strategic Housing Market Assessment (SHMA):** A key part of Local plan the evidence base, as required by the Government. Provides an assessment of the scale, range and type and tenure of homes – both market and affordable - that will be required based on analysis of demographic, social and housing market drivers. A key document for determining affordable housing requirement quotas.

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**Supplementary Planning Document (SPD):** A document provides additional planning guidance to policies and proposals contained in Development Plan Documents. These are optional documents produced by the Local Authority.

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**Sustainability Appraisal (SA):** The process of evaluating the environmental, social and economic effects of a policy, plan or programme.

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**Sustainable Development:** A widely referred to term which states 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. There are four objectives to meet sustainable development, these are:

1. Social progress which recognises the needs of everyone
  2. Effective protection of the environment
  3. Prudent use of natural resources
  4. Maintenance of high and stable levels of economic growth and employment
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**Sustainable modes of transport:** Any means of transport with low impact on the environment, including walking and cycling, green or low emission vehicles, car sharing and public transport.

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**Sustainable urban drainage systems (SUDs):** Seek to mimic natural drainage systems and retain water on or near to the site, when rain falls, in contrast to traditional drainage approaches, which tend to pipe water off the site as quickly as possible.

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**The Act:** The Planning and Compulsory Purchase Act 2004, which put in place the statutory framework for preparing the Local Plan.

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**The Regulations:** The Town and Country Planning (Local Development) (England) Regulations 2012. Previous versions of the Core Strategy have been informed by: the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009; and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

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**West Yorkshire Local Transport Plan (WYLTP):** A statutory requirement of local transport authorities which aims to deliver more sustainable transport.

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**Windfall Site:** A site which has not been specifically identified as available through the development plan process, but which unexpectedly becomes available for development. A windfall dwelling is a dwelling which is delivered from such a site.

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**World Heritage Site:** A UNESCO designation which can be a site of cultural or natural heritage considered to be of outstanding universal value and worthy of special protection. Saltaire is a World Heritage Site within the Bradford District.

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## Appendix 1 Glossary of Terms and Acronyms

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Appendix 2a  
**Policy Linkages**

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Appendix 2b  
**Leeds City Region Strategies**

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Policy Linkages

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
Building a strong, competitive economy Ensuring the vitality of town centres	YH1, YH4, YH5, YH6, YH7 LCR HR2, LCR HR3, LCR A, LCR C LEP SP1, LEP SP4	Regenerate city centre and drive economic growth across the district	8, 9, 17	<b>Objective 1</b> To recognise and fully exploit the role of the City of Bradford and the towns along Airedale and Wharfedale as dynamic locations of choice for housing and economic growth within the Leeds City Region.	SC1, SC4, SC5, BD1, BD2 AD1, AD2, WD1, WD2, EC1.
Promoting sustainable transport Building a strong, competitive economy Delivering a wide choice of high quality homes Conserving and enhancing the historic environment	YH2, YH7 LCR HR2, LCR HR3 LEP SP4	To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change  To increase the quality, quantity and affordability of sustainable housing across the district  To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing  To foster safe, self-reliant, and resilient communities and neighbourhoods, that people take pride in	1, 3, 8, 9, 10, 11, 13, 17	<b>Objective 2</b> To ensure that the district's needs for housing, business and commerce are met in sustainable locations that reduce the need to travel and are well served by public transport and services, whilst prioritising, the use of deliverable and developable previously developed land. In so doing overcrowding within the existing housing stock should be reduced.	SC1, BD1, BD2, AD1, AD2, WD1, WD2, PN1, PN2, EC2, EC3, TR1, TR3, HO1, HO2, HO3, HO6, HO11.
Promoting sustainable transport Supporting high quality communications infrastructure Delivering a wide choice of high quality homes Promoting healthy communities	YH1, YH7, YH8, LCR HR2, LCR HR3, LCR A, LCR B, LCR C, LCR G1 LEP SP4	To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change  To enhance transport and connectivity across the district whilst protecting biodiversity and natural environment  To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing	8, 12, 13, 17, 19.	<b>Objective 3</b> Ensure that the appropriate critical infrastructure (including green and social) is delivered to support growth and the timing of development and infrastructure delivery are aligned.	SC6, BD2, AD2, WD2, PN2, TR7.



National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
Delivering a wide choice of high quality homes Requiring good design Promoting healthy communities	H4	To close the health inequalities gap, while raising wellbeing levels across the whole district  To increase the quality, quantity and affordability of sustainable housing across the District	8, 9, 10, 17, 18, 19	<b>Objective 4</b> To provide a range of quality dwellings, in terms of type and affordability, in well designed neighbourhoods to cater for the current needs and future growth of the District.	SC9, HO1, HO3, HO5, HO8, HO9, HO10, HO11, HO12 DS1, DS4, DS5.
Building a strong, competitive economy Ensuring the vitality of town centres Supporting prosperous rural economy Promoting sustainable transport Supporting high quality communications infrastructure	LCR HR3, LCR A, LCR B, LCR C LEP SP4	To regenerate city centre and drive economic growth across the district  To deliver economic development, without compromising the quality of life of future generations  To improve the economic wellbeing of the people across the District	8, 9, 17, 18.	<b>Objective 5</b> To promote the role of the Bradford District in the Leeds City Region economy by creating conditions for housing growth, city living and enterprise where business thrives, generating opportunity, prosperity and jobs.	SC1, EC1, EC2.
Building a strong, competitive economy Ensuring the vitality of town centres Supporting prosperous rural economy Promoting sustainable transport Supporting high quality communications infrastructure	LCR HR3 LEP SP1, LEP SP4	To regenerate city centre and drive economic growth across the district  To deliver economic development, without compromising the quality of life of future generations  To improve the economic wellbeing of the people across the District	8, 9, 17, 18, 19	<b>Objective 6</b> To promote and support a successful growing economy with wide range and high quality employment opportunities, by fostering indigenous firms and by attracting inward investment in the high value creative, innovative and knowledge based industries.	EC1, EC2, EC3, EC4, EC5.

## Appendix 2a Policy Linkages

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
<p>Building a strong, competitive economy</p> <p>Ensuring the vitality of town centres</p> <p>Supporting high quality communications infrastructure</p> <p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p> <p>Conserving and enhancing the historic environment</p>	<p>YH4</p> <p>LCR A</p> <p>LEP SP4</p>	<p>To regenerate city centre and drive economic growth across the district</p> <p>To deliver economic development, without compromising the quality of life of future generations</p> <p>To improve the economic wellbeing of the people across the District</p>	<p>8, 9, 14, 17</p>	<p><b>Objective 7</b></p> <p>To promote, manage and develop the image and the role of Bradford City Centre as a regionally significant business, commercial, shopping, civic and cultural area.</p>	<p>SC3, BD1, BD2, EC5, TR2, TR4, HO3, EN3.</p>
<p>Building a strong, competitive economy</p> <p>Supporting high quality communications infrastructure</p> <p>Promoting healthy communities</p>	<p>LEP SP2</p>	<p>To raise educational attainment and support children and young people to reach their full potential</p> <p>To develop the skills-base to equip people with skills for work</p>	<p>8, 9, 10, 12, 17, 18, 19</p>	<p><b>Objective 8</b></p> <p>To support the University of Bradford and the District's colleges and schools in investing in buildings and spaces to ensure a well educated and skilled workforce.</p>	<p>BD1, BD2, EC1.</p>
<p>Building a strong, competitive economy</p> <p>Promoting sustainable transport</p> <p>Meeting the challenge of climate change, flooding and coastal change</p>	<p>LCR A, LCR B, LCR C</p> <p>LEP SP4</p>	<p>To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change</p> <p>To enhance transport and connectivity across the district whilst protecting biodiversity and natural environment</p> <p>To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing</p>	<p>1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19</p>	<p><b>Objective 9</b></p> <p>To improve and develop excellent public transport and highway systems to increase the level of accessibility within the District and establish good connections with other parts of the Leeds City Region and the country by ensuring safety, efficiency and sustainability.</p>	<p>TR1, TR3, TR7, DS4.</p>

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
<p>Building a strong, competitive economy</p> <p>Ensuring the vitality of town centres</p> <p>Supporting prosperous rural economy</p> <p>Promoting sustainable transport</p> <p>Supporting high quality communications infrastructure</p> <p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p> <p>Promoting healthy communities</p>	<p>YH1, YH6, YH8</p> <p>LCR HR2, LCR HR3, LCR A, LCRB, LCR C</p> <p>LEP SP4</p>	<p>To regenerate city centre and drive economic growth across the district</p> <p>To deliver economic development, without compromising the quality of life of future generations</p> <p>To improve the economic wellbeing of the people across the District</p> <p>To foster safe, self-reliant, and resilient communities and neighbourhoods, that people take pride in</p> <p>To devolve influence and decision making, commissioning and resources to localities</p>	<p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19</p>	<p><b>Objective 10</b></p> <p>To ensure that Bradford is a diverse city where socially inclusive and vocal communities live and where the needs of citizens are met through improved access to good quality homes, jobs, shopping, cultural facilities, health and education provision and community facilities for a growing population.</p>	<p>SC9, EC2, EC5, HO8, HO9, HO10, HO11, HO12, DS5.</p>
<p>Ensuring the vitality of town centres</p> <p>Supporting prosperous rural economy</p> <p>Promoting sustainable transport</p> <p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p> <p>Promoting healthy communities</p> <p>Conserving and enhancing the natural environment</p>	<p>YH4, YH6</p>	<p>To improve the economic wellbeing of the people across the District</p> <p>To foster safe, self-reliant, and resilient communities and neighbourhoods, that people take pride in</p> <p>To improve people's capacity to make informed decisions about health lifestyle choices and minimise risky behaviour</p> <p>To ensure the built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing</p>	<p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19</p>	<p><b>Objective 11</b></p> <p>To provide a clean, safe, secure, sustainable, attractive and accessible built and natural environment in order to reduce the fear of crime and disorder and foster a shared sense of civic pride and responsibility.</p>	<p>SC2, SC9, TR3, TR7, EN3, EN4, EN5, EN8, DS1, DS2, DS3, DS4, DS5.</p>

## Appendix 2a Policy Linkages

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
<p>Ensuring the vitality of town centres</p> <p>Supporting prosperous rural economy</p> <p>Requiring good design</p> <p>Protecting Green Belt Land</p> <p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the historic environment</p>	ENV9.	To ensure the built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	<b>Objective 12</b> Safeguard, enhance and promote the diverse historic built and natural heritage of the District which helps reinforce the local distinctiveness of places.	SC6, SC9, EN1, EN2, EN3, EN4, EN5, EN10, EN11, DS2, DS3.
<p>Promoting sustainable transport</p> <p>Supporting high quality communications infrastructure</p> <p>Meeting the challenge of climate change, flooding and coastal change</p> <p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the historic environment</p>	YH2, ENV1 LEP SP3	To ensure the built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	<b>Objective 13</b> To reduce the impact of climate change through mitigation and adaptation, particularly through reducing pollution, energy consumption, the risk of flooding, and promoting the use of renewable energy and securing the means to become locally self sufficient.	SC2, SC6, HO9, EN2, EN4, EN5, EN6, EN7, EN13, EN14, WM1.

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
<p>Promoting sustainable transport</p> <p>Promoting healthy communities</p> <p>Protecting Green Belt Land</p> <p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the historic environment</p>	<p>YH8, ENV6 LCR G1, LCR G14</p>	<p>To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change</p> <p>To enhance transport and connectivity across the district whilst protecting biodiversity and natural environment</p> <p>To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing</p>	<p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19</p>	<p><b>Objective 14</b> Provide accessible and varied opportunities for leisure and recreation including access to the countryside and the utilisation of green infrastructure spaces and routes for walking and cycling.</p>	<p>SC5, SC6, SC9 TR3, EN1, DS2, DS4.</p>
<p>Building a strong, competitive economy</p> <p>Ensuring the vitality of town centres</p> <p>Supporting prosperous rural economy</p> <p>Promoting sustainable transport</p> <p>Supporting high quality communications infrastructure</p> <p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p> <p>Promoting healthy communities</p> <p>Protecting Green Belt Land</p> <p><i>continued overleaf</i></p>	<p>ENV8, ENV2, ENV3, ENV6, ENV10 LCR G1</p>	<p>To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change</p> <p>To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing</p>	<p>5</p>	<p><b>Objective 15</b> Safeguard and enhance the District's biodiversity assets through careful landscape, woodland and waterways management. In particular the South Pennine Moors and upland fringe.</p>	<p>PN1, SC8, EN2, EN4, EN5, EN8.</p>

## Appendix 2a Policy Linkages

National Planning Policy Framework Themes	RSS Policy/LCR Interim Strategy Statement/LEP PLAN	Community Strategy for the Bradford District 2011-14 Strategic Aims	Sustainability Appraisal Objective	Core Strategy – Strategic Objective	Core Sub Area and Thematic Policies
<p>Meeting the challenge of climate change, flooding and coastal change</p> <p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the historic environment</p> <p>Facilitating the sustainable use of minerals</p>					
<p>Protecting Green Belt Land</p> <p>Meeting the challenge of climate change, flooding and coastal change</p> <p>Conserving and enhancing the natural environment</p> <p>Facilitating the sustainable use of minerals</p>	<p>ENV2, ENV6, ENV7 LCR GI1, LCR GI4 LEP SP3</p>	<p>To deliver economic development without compromising the quality of life of future generations</p> <p>To create a greener, cleaner and more sustainable environment which makes best use of our resources and positively affects climate change</p> <p>To ensure our built heritage, natural resources, economic and infrastructure requirements are well balanced to promote sustainable wellbeing</p>	<p>1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19</p>	<p><b>Objective 16</b> Safeguard and enhance the District's natural and renewable energy resources, including water, agriculture, woodland and minerals, and promote the sustainable management of waste and recycling.</p>	<p>SC2, SC6, SC7, HO9, EN5, EN6, EN7, EN9, EN10, EN11, EN12, EN13, EN14, WM1.</p>

## Leeds City Region Interim Strategy Statement (April 2011)

### Regional Spatial Strategy

- YH1 – Overall Approach and Key Spatial Priorities (as these apply to the Leeds City Region)
- YH2 – Climate Change and Resource Use
- YH3 – Working Together (as this applies to the Leeds City Region)
- YH4 – Regional Cities and Sub-Regional Cities and Towns
- YH5 – Principle Towns
- YH6 – Local Service Centres and Rural (and Coastal) Areas (as these apply to the Leeds City Region)
- YH7 – Location of Development
- YH8 – Green Infrastructure
- YH9 – Green Belts (as this applies to the Leeds City Region)
- ENV1 – Development and Flood Risk
- ENV2 – Water Resources
- ENV3 – Water Quality
- ENV6 – Forestry, Trees and Woodland
- ENV7 – Agricultural land
- ENV8 – Biodiversity
- ENV9 – Historic Environment
- ENV10 – Landscape
- H4 – Affordable Housing

### Leeds City Region Interim Strategy Statements Thematic Strategies

**Housing and Regeneration Strategy and Investment Plan** - This strategy and investment plan has four key priorities for investment:

- Accelerated strategic growth where investment will support the growth areas in Barnsley Wakefield and Calderdale (LCR HR1)
- Promoting eco living where investment will support the delivery of: the four Urban Eco Settlements: Aire Valley Leeds, York Northwest, Bradford-Shipley Canal Road Corridor, and North Kirklees / South Dewsbury; and the LCR Domestic Energy Efficiency Programme to eco-retrofit the existing housing stock across the city region (LCR HR2)
- Delivering strategic urban renewal which will support the growth and regeneration ambitions in the Leeds-Bradford Corridor, Green Corridor and Kirklees A62 Corridor (LCR HR3)
- Supporting rural economic renaissance in the Colne and Calder Valleys (LCR HR4)

**Leeds City Region Transport Strategy** - This strategy describes three broad spatial priorities for transport investment:

- Priority A transport links beyond the city region (LCR A)
- Priority B developing the roles of the sub regional cities and towns and priority areas for regeneration and housing growth (LCR B)
- Priority C strengthening the service roles of principal towns (LCR C)

**Leeds City Region Green Infrastructure Strategy - The strategy:**

- Identifies the value of green infrastructure assets and the case for investing in them (LCR GI1)
- Ensures green infrastructure complements other city region investment priorities (LCR GI2)
- Establishes the current priorities for green infrastructure investment (LCR GI3)
- Impels planning and housing policy work to support widespread improvements in green infrastructure (LCR GI4)

### The Leeds City Region Local Enterprise Partnership Plan (April 2012)

- **Strategic Priority 1** - Unlocking the Growth Potential of Business and Enterprise (LEP SP1)
- **Strategic Priority 2** - Enabling a Flexible, Skilled Workforce (LEP SP2)
- **Strategic Priority 3** – Facilitating a Low Carbon Economy (LEP SP3)
- **Strategic Priority 4** – Creating the Environment for Growth (LEP SP4)



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## Appendix 3

# Accessibility Standards

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The following tables provide guidance for the locational policies TR1, TR3, TR4 & TR5 for the development of employment and social infrastructure uses as well as proposed housing sites.

Where a site does not conform to the accessibility standards at the time of submission it is expected that mitigating measures should be included within the development proposals that would come into effect at the time of initial occupation of the site. These measures may take a number of forms including (but not exclusively), extensions to existing bus services, re-routing of existing bus services, increased frequency of bus services, provision of new bus services, provision of community transport services, community car clubs, community car sharing schemes, improvements to the walking and cycling network (to make distances to public transport shorter), contributions to other public transport provision (including rail) and other innovative accessibility improvements.

**Table 1: Accessibility Standards for Employment and Social Infrastructure Uses**

	Employment	Primary Health / Education	Secondary Health / Education	Leisure, Retail and Other
<b>Sites located in Bradford Urban Area or extensions to the urban area (Regional Cities, Principal Towns &amp; Local Growth Centres) should normally be within;</b>	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*
<b>Sites located in Local Service Centres should normally be within;</b>	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*

**Table 2: Accessibility Standards for Housing and Mixed Use Developments (that include residential)**

	To Local Services	To Employment	To Primary Health / Education	To Town Centres / City Centres
<b>Sites located in Bradford Urban Area or extensions to the urban area (Regional Cities, Principal Towns &amp; Local Growth Centres) should normally be within;</b>	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*  Or 10mins walk time (800m)	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*  Or 20mins walk time (1600m)	400m of a bus stop (or 800m of a rail station) offering a service at least 4 times per hour to a town or city centre*
<b>Sites located in Local Service Centres should normally be within;</b>	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*  Or 10mins walk time (800m)	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*  Or 20mins walk time (1600m)	400m of a bus stop (or 800m of a rail station) offering a service at least 2 times per hour to a town or city centre*

\*Town or City Centres defined as public transport interchange point, including rail stations, in one of the following centres; Bradford, Leeds, Halifax, Ilkley, Keighley, Bingley or Shipley.

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Appendix 4  
**Car Parking Standards**

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## Appendix 4 Car Parking Standards

The parking standards below are based on the standards set out in the former PPG13 (March 2001) and Regional Planning Guidance RPG12 (Oct 2001), along with alignment with neighbouring authorities standards.

The standards are designed to be indicative and will enable the Council to regulate the provision of parking on developments, whilst being mindful of the need to balance parking with the impact it can have on the environment such as on street parking if left unmanaged.

As per the guidelines set out in the National Planning Policy Framework the level of parking provision will be determined by:

- the accessibility of the development (as assessed against the Accessibility Standards);
- the type, mix and use of development;
- the availability of and opportunities for public transport (as assessed against the Accessibility Standards);
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

Where appropriate, the Council will seek to minimise the number of spaces provided on site particularly in highly accessible locations such as the City Centre and Principal Town Centres.

**Table 1 – Vehicle Parking Standards**

Type, Size and Location of Development	Parking Standards
<b>A1 Food Retail (under 500sqm)</b>	1 space per 35sqm
<b>A1 Food Retail (500-999sqm)</b>	1 space per 20sqm
<b>A1 Food Retail (above 1000sqm)</b>	1 space per 14sqm
<b>A1 Non food retail (above 1000sqm)</b>	1 space per 25sqm
<b>A2 Offices (under 2500sqm)</b>	City Centre, Town Centre and meeting accessibility standards – minimal operational requirement Remaining 1 space per 10sqm
<b>A2 Offices (above 2500sqm)</b>	City Centre, Town Centre and meeting accessibility standards – minimal operational requirement Remaining 1 space per 10sqm
<b>B1 Business (below 2500sqm)</b>	City Centre, Town Centre and meeting accessibility standards – minimal operational requirement. Other – 1 space per 30sqm
<b>B1 Business (above 2500sqm)</b>	City Centre, Town Centre and meeting accessibility standards – minimal operational requirement. Other – 1 space per 30sqm
<b>B2 Industry (above 2500 sqm)</b>	City Centre, Town Centre and meeting accessibility standards – minimal operational requirement Other – 1space per 50sqm
<b>C2 Hospitals (above 2500sqm)</b>	1 space per 4 staff + 1 space per 4 daily visitors

<b>D1 Higher and Further Education (above 2500sqm)</b>	1 space per 2 staff + 1 space per 15 students
<b>D2 Assembly and Leisure (above 1000sqm)</b>	City Centre and Town Centres – minimal operational requirements Other 1 space per 22sqm
<b>D2 Cinemas and Conference/concert (1000sqm)</b>	City and Town Centres – minimal operational requirements. Other sites meeting accessibility criteria – 1 space per 5-10 seats. Other sites – 1 space per 5 seats
<b>D2 Stadia (above 1500 seats)</b>	1 space per 15 seats + coach lay-by parking
<b>A3 Food and Drink</b>	City and Town Centres – minimal operational requirements (presumption against). Other sites meeting accessibility criteria – 1space per 5-10sqm Other sites 1 space per 5sqm
<b>A4 Public Houses/ Wine Bars</b>	City and Town Centres – minimal operational requirements (presumption against). Other sites meeting accessibility criteria – 1space per 5-10sqm Other sites 1 space per 5sqm
<b>A5 Hot food Takeaway</b>	City and Town Centres – minimal operational requirements (presumption against) Other sites meeting accessibility criteria – 1space per 5-10sqm Other sites 1 space per 5sqm
<b>B8 Storage and Distribution</b>	1 space per 250sqm
<b>C1 Hotels and Guest Houses</b>	City and Town Centres – minimal operational requirements (presumption against) Others 1 space per bedroom
<b>C2 Nursing Homes</b>	1 space per 5 residents + 1 space per 2 staff
<b>C3 Student Halls</b>	City and Town Centres – minimal operational requirements (presumption against) Other – 1 space per 5 students
<b>C3 Dwellings (Non city and town centre)</b>	Average of 1.5 spaces per unit
<b>C3 Dwellings (City and town centre)</b>	Average of 1 space per unit
<b>C3 Sheltered Housing</b>	1 space per 4 units + 1 space per 4 units for visitors and staff
<b>C4 Houses Multiple Occupancy</b>	1 space per 2 bedrooms
<b>D1 Non residential Health Centres, surgeries</b>	3 spaces per consulting room + 1 spaces per 3 staff
<b>D1 Day nurseries &amp; crèches</b>	1 space per 6 children

## Appendix 4 Car Parking Standards

<b>D1 Places of Worship</b>	City Centre and Town Centres – minimal operational requirements Other - 1 space per 25sqm
<b>D1 Libraries</b>	City Centre and Town Centres – minimal operational requirements Other - 1 space per 25sqm
<b>D1 Museums</b>	City Centre and Town Centres – minimal operational requirements Other 1 space per 60sqm
<b>D1 Primary Schools</b>	1 space per 2 staff + 5 spaces for visitors
<b>D1 Secondary Schools</b>	1 space per 2 staff + 10 spaces for visitors
<b>D2 Leisure Sports and Leisure activities, Swimming pools, Tennis/Squash/Bowling</b>	1 space per 2 players/staff 1 space per 5 fixed seats, 1 space per 10sqm pool area, 4 space per court/lane
<b>D2 Other Uses</b>	Urban 1 space per 22-100sqm Rural 1 space per 22-25sqm
<b>Auction Rooms, car sales and Garage Forcourts</b>	1 space per 2sqm standing area
<b>Workshops – staff and customers</b>	1 space per 2 staff, 3 spaces per service bay
<b>Car sales</b>	1 space per full time staff, 1 space per 15 cars on display
<b>Private Hire/Hackney Carriage office</b>	Min 5 spaces or 1 space for every 4 cars operating from site
<b>C3 Hostels</b>	1 space per 4 staff + 1 space per 4 residents
<b>Filling Stations</b>	1 space per 2 staff
<b>D2 Riding Stables/Equestrian Centres</b>	1 space per 2 horses on the yard + 1 horsebox space per 150sqm

In addition to the parking provision set out in the table above it is expected that developments should provide adequate parking for disabled motorists at the levels set out in Table 2 below:

**Table 2 – Disabled Parking Standards**

Type of Development	Level of Provision
<b>Employment Site</b>	Up to 200 parking spaces 5% of capacity should be reserved for disabled parking (minimum 2 spaces) Over 200 spaces 2% of capacity + 6 spaces should be reserved for disabled parking
<b>Public, shopping and Leisure Facilities</b>	Up to 200 spaces 6% of capacity should be reserved for disabled parking (minimum 3 spaces) Over 200 spaces 4% of capacity + 4 spaces should be reserved for disabled parking

In line with policies TR1 and TR3 developments should provide adequate secure parking provision for cyclists and motorcyclists as per the Table 3 below.

**Table 3 - Cycle Parking Standards**

Type, Size and Location of Development	Cycle and Motorcycle Parking Standards
<b>A1 Retail Food / Non Food</b>	Long stay – 1 secure stand per 10 employees Short stay – 1 stand per 200sqm
<b>A2 Financial &amp; Professional services</b>	Long stay - 1 secure stand per 300sqm
<b>A3 Food &amp; Drink</b>	Long stay - 1 secure stand per 5 employees Short Stay – 1 stand per 40sqm (max 10)
<b>A4 Public Houses &amp; Wine Bars</b>	Each case to be considered on merit
<b>A5 Hot Food Takeaway</b>	Each case to be considered on merit
<b>B1 Business Offices</b>	Long stay – 1 secure stand per 150sqm Short Stay – 1 stand per 500sqm
<b>B1 Business Light Industry</b>	Long stay – 1 secure stand per 150sqm Short Stay – 1 stand per 500sqm
<b>B2 General Industry</b>	Long stay – 1 secure stand per 350sqm Short stay – 1 stand per 500sqm
<b>B8 Warehousing / Storage &amp; Distribution</b>	Long stay – 1 secure stand per 500sqm Short stay – 1 stand per 1000sqm
<b>C1 Hotels, Boarding &amp; Guest Houses</b>	Long Stay – 1 secure stand per 10 employees Short Stay – 1 stand per 10 beds
<b>C2 Hospital</b>	Long stay – 1 secure stand per 6 staff Short Stay – 1 stand per 2 beds
<b>C2 Nursing Homes</b>	Long stay – 1 secure stand per 6 staff Short stay 1 stand per 2 beds
<b>C3 Dwellings Flats</b>	Long stay – 1 secure stand per unit Short stay – 1 stand per unit
<b>C3 Dwellings Houses/Bungalows</b>	Long stay – 1 secure stand per unit Short stay – 1 stand per unit
<b>C3 Student Accommodation</b>	Long stay – 1 secure stand per unit Short stay – 1 stand per unit
<b>C3 Retired / Sheltered Accommodation</b>	Long stay – 1 secure stand per unit Short stay – 1 stand per unit
<b>C4 Houses Multiple Occupation</b>	Long Stay – 1 secure stand per 3 bedrooms
<b>D1 Health Centres / surgeries</b>	Long stay – 1 secure stand per 2 consulting rooms Short stay – 1 stand per consulting room

## Appendix 4 Car Parking Standards

<b>D1 Day nurseries / crèches</b>	Long stay – 1 secure stand per 6 staff
<b>D1 Museums / Public Galleries</b>	Long stay – 1 secure stand per 10 staff Short Stay 1 stand per 60sqm (max 40)
<b>D1 Higher and Further Education</b>	Long stay – 1 secure stand 5 students
<b>D1 Schools</b>	Primary – 1 secure stand per 20 pupils Secondary – 1 secure stand per 10 pupils
<b>D1 Places of Worship</b>	1 stand per 50sqm
<b>D2 Cinemas &amp; Conference facilities, Stadia, Sports and Leisure Activities</b>	Long stay – 1 secure stand per 6 staff Short stay – 1 stand per 20sqm
<b>D2 Tennis / Squash / Bowling</b>	Long stay – 1 space per 5 pitches or lanes
<b>D2 Other</b>	Long stay – 1 secure stand per 800sqm Short stay – 1 stand per 60qm (max 20)
<b>Miscellaneous Car Sales &amp; Garage Forcourts</b>	Long stay – 1 secure stand per 8 staff Short stay – 1 stand per 500sqm

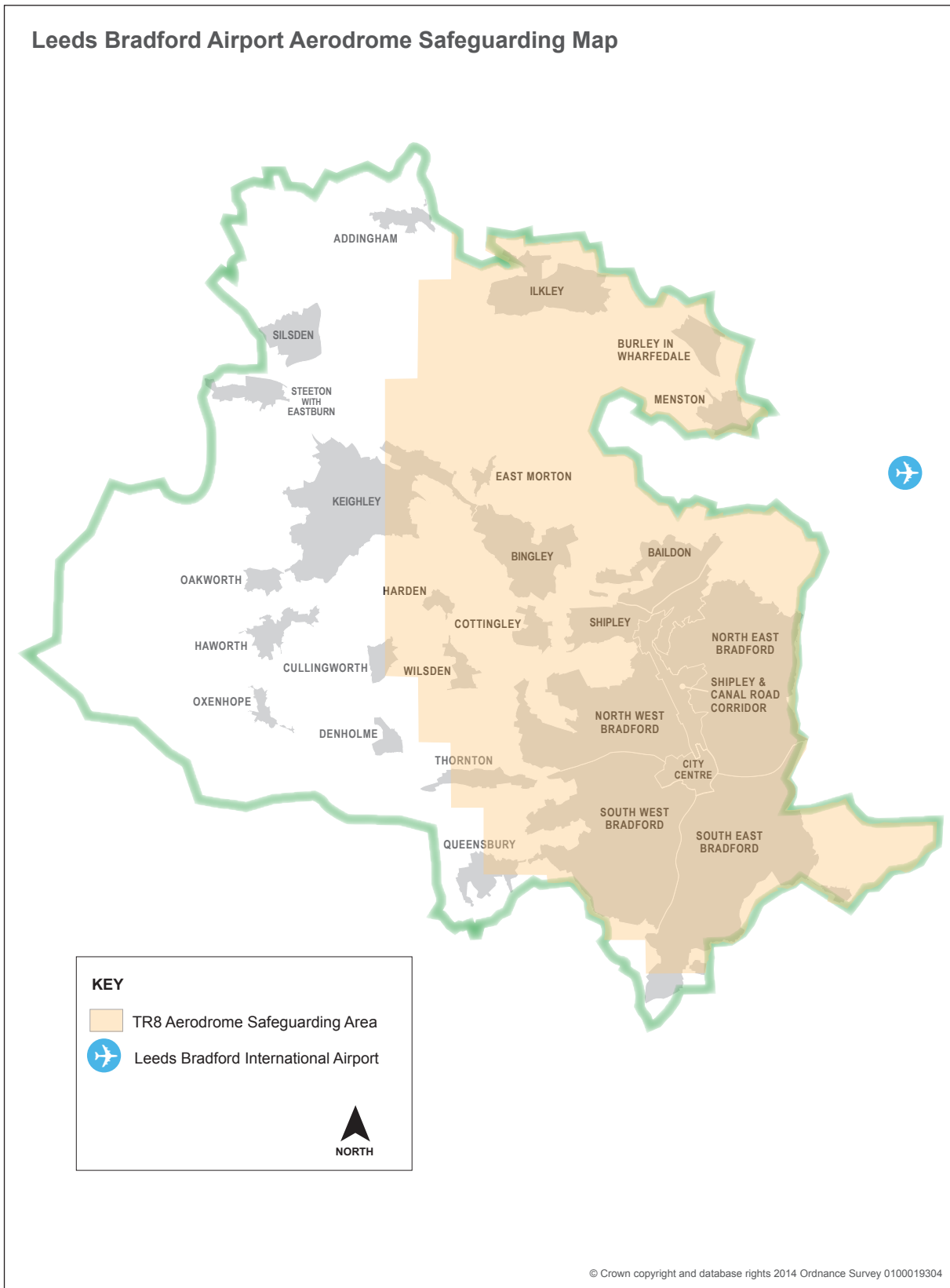


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Appendix 5

**Leeds Bradford Airport  
Aerodrome Safeguarding Map**

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Appendix 6

# Housing Implementation and Delivery Strategy

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### Introduction

1.1 It is a requirement of the NPPF that Council's in preparing their Core Strategy policies for housing should include a housing implementation strategy. This in turn reflects the principles of 'plan, monitor, manage'. Bradford's strategy comprises the policy framework set out in section 5.3 together with the content of this appendix. This appendix seeks to bring together the various elements from strategy and policy, through to monitoring and implementation that will ensure that sustainable housing growth is delivered and that performance is monitored so that management actions can be taken if the outcomes are not as envisaged. This implementation strategy is just a beginning, a starting point. Some of the actions, partnerships and delivery mechanisms touched on here will be developed further by the Council and its partners and this implementation strategy will therefore be updated on a periodic basis accordingly.

1.2 Having set out the scale and distribution of growth envisaged in Policies H1 and H2, the main elements of this implementation strategy are:

- its housing trajectory
- the mechanisms for delivery – ranging from plan making and master planning to the key partnership arrangements in place
- the monitoring and management framework which sets out how performance will be monitored, defines the range within which acceptable performance will be judged and sets out management actions which will be considered if performance falls outside of the range.

### The Housing Trajectory and Previously Developed Land Scenarios

1.3 Paragraph 47 of the NPPF states that Local Planning Authorities should illustrate the expected rate of housing delivery through a housing trajectory covering the plan period. Previous supplementary guidance to PPS3 set out details on housing trajectories and since the Government are yet to finalise the range of technical guidance which will support the NPPF that guidance has, as with the CSFED, been used in the production of the updated housing trajectory in this appendix.<sup>1 2</sup>

1.4 Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance by considering past rates of housing completions and projected completions to the end of the specified Local Plan period. Housing trajectories are normally developed as part of the supporting evidence base underpinning LDF production but once established they are used to monitor performance and are updated annually via the production of the Council's Annual Monitoring Report. The trajectories are not however policies.

1.5 The housing trajectory included at the end of this section has been based on the following elements:

- Actual completions over the period 2004-13 as assessed and set out within previous Annual Monitoring Reports. These years comprise a period when the overall housing market was initially in a buoyant state and also when there was strong delivery on windfall sites particularly within Bradford City Centre but within which there has been a subsequent period comprising a deep and unprecedented slump in the housing market. Both supply and demand has been severely impacted by recession, toxic debt and its effect on global and national credit, severely restricted mortgage lending to prospective house buyers and severely restricted borrowing to the construction industry reducing its capacity to start new schemes or complete existing ones.

<sup>1</sup>Local Development Framework Monitoring : A Good Practice Guide, ODPM, 2005 p.31-33

<sup>2</sup>Growth Fund - Programme of Development Guidance 2008 - Annex B - Guidance on Producing Housing Trajectories, CLG 2008

- Estimated performance over the next few years, within which the effects of the recession are expected to linger and recovery is expected to be sluggish. It is important to stress that while housing completions in some parts of the country are showing signs of increase there is yet to be any significant pick up in completions within Bradford district. A cautious approach has therefore been taken in estimating completions over the first part of the plan period, because of the likely weak state of the local housing market and economy, severe restrictions on public sector spending and also because it will be some years before work on the Local Plan is sufficiently progressed to produce a significant increase to the available land supply.
- The housing distribution strategy and settlement hierarchy set out within the Core Strategy and embedded within the Spatial Option. This envisages that delivery will be stimulated by a number of master planning initiatives which will deliver housing growth in different areas at different times. These major injections into both the land supply and into investment and delivery will not be spread out evenly over the whole plan period, because of the work necessary to bring them to fruition, to put the necessary infrastructure in place, and to bring forward and test the relevant Development Plan Documents. The combined result of these factors means that the delivery profile within Bradford will be heavily weighted towards the middle and particularly the final phase of the plan period. This will provide a major challenge to house builders as development activity rates over recent years have been substantially below the sort of levels needed to deliver the Core Strategy annual housing requirement of 2200.
- The production of a Strategic Housing Land Availability Assessment and examination of its results – although it has a significant and important role to play, the SHLAA delivery trajectory cannot be simply transplanted into the housing trajectory in this chapter. This is because the SHLAA has taken a ‘local policy off’ approach and much of the supply within it is dependent on changes to the statutory development plan. The SHLAA supply is also larger than the housing requirement. The SHLAA has however assisted production of both the policies of the Core Strategy and this appendix by providing a detailed profile of the land supply, including how it is distributed both geographically and by type – for example whether green field or previously developed, and whether deliverable in the short term or longer term. The SHLAA has therefore enabled realistic alternative options to be assessed and can shine a light on the preferred option in terms of its implications in terms of existing planning designations and the challenges of overcoming site related constraints. The SHLAA has also provided input into the creation of realistic but challenging targets for delivery on brownfield land.
- Scenario building table 1 (overleaf) has attempted, based on the elements above, to set out the scenarios which will show how overall housing completions and the percentage of delivery on PDL will vary across the plan period. This in turn feeds into the risk analysis at the end of this appendix.

**Table 1: Scenarios for Delivery**

		Overall Delivery and Trend	PDL Delivery and Trend
2004-08	<p>COMPLETIONS AROUND THE FORMER RSS REQUIREMENT PDL DELIVERY: V HIGH</p> <p>Very high PDL rate achieved (80-85%). Housing completions well aligned to RSS target for the period (1560 pa). A relatively strong and emerging city centre market and the progression of several high profile regeneration schemes and mill conversions e.g. Urban Splash at Lister Mills and New Mason properties and Victoria Mill, Shipley.</p>	↑	-
2008-13	<p>COMPLETIONS WELL BELOW FORMER RSS / NEW LOCAL PLAN ANNUAL REQUIREMENT PDL DELIVERY: V HIGH</p> <p>RSS target increases to 2700 at precisely the time when the credit crunch and recession takes hold. Initially very low levels of take up of RUDP allocated sites. Little green field development as now released phase 2 sites held back by low developer confidence. Development mainly based on windfall and building out of remaining capacity on already started schemes.</p>	↓↓↓	↑
2013-15	<p>COMPLETIONS WELL BELOW NEW LOCAL PLAN ANNUAL REQUIREMENT BUT RISING SLOWLY PDL DELIVERY: HIGH BUT FALLING SLOWLY</p> <p>Slow economic recovery, increased market activity as a result of government initiatives such as help to buy, and increase in planning applications and starts prepare ground for slow increase in completions. A number of green field sites come on stream.</p>	↑	↓
Years 1-3 2015-18	<p>COMPLETIONS BELOW LOCAL PLAN ANNUAL REQUIREMENT BUT RISING PDL DELIVERY: ABSOLUTE NUMBERS STEADY BUT FALLING AS A PERCENTAGE OF TOTAL</p> <p>Market and developer confidence rising. Local Plan Allocations DPD and AAP's adopted providing boost to land supply. City Centre regeneration ongoing increasing interest in both new and previously stalled sites. Canal Rd Corridor investment ongoing. PDL rate subsides due to ongoing take up of green field phase 2 RUDP housing sites and safeguarded land.</p>	↑	↓
Years 4-8 2018-23	<p>HOUSING COMPLETIONS ON ESTABLISHED RISING TREND PDL PERCENTAGE: FALLING THROUGH THE PERIOD</p> <p>Economy growing, market less constrained and able to respond to rising population, completions rising rapidly due to new Local Plan sites coming on stream. PDL still making significant contribution but falling as a percentage of total completions. Work on growth areas beginning to show results i.e. Canal Rd and Holme Wood Urban Extension</p>	↑↑↑	↓↓
Years 9-15 2023-30	<p>FURTHER RISE IN HOUSING COMPLETIONS TO WELL ABOVE LOCAL PLAN ANNUAL TARGET PDL DELIVERY: FALLING</p> <p>Economic and market conditions buoyant. Phase 2 housing sites including green belt land released and delivery accelerating in both Canal Rd and Holme Wood urban extension..</p>	↑	↓↓

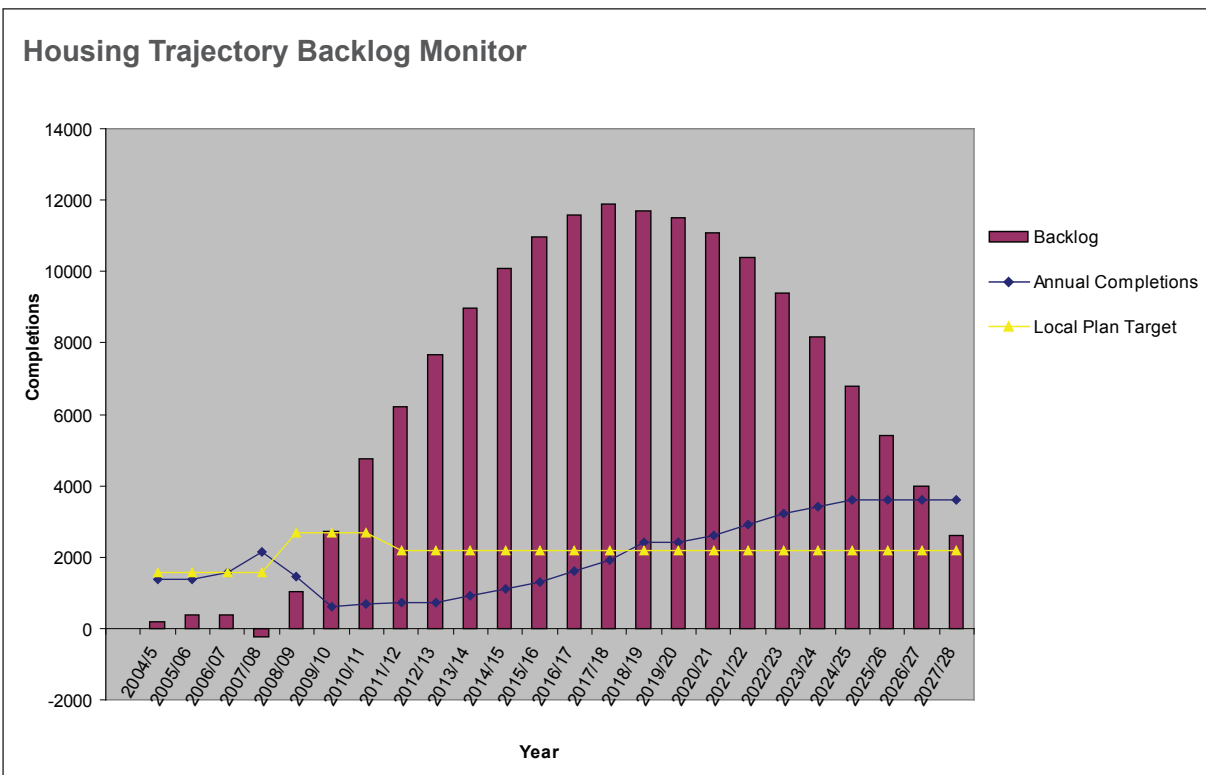
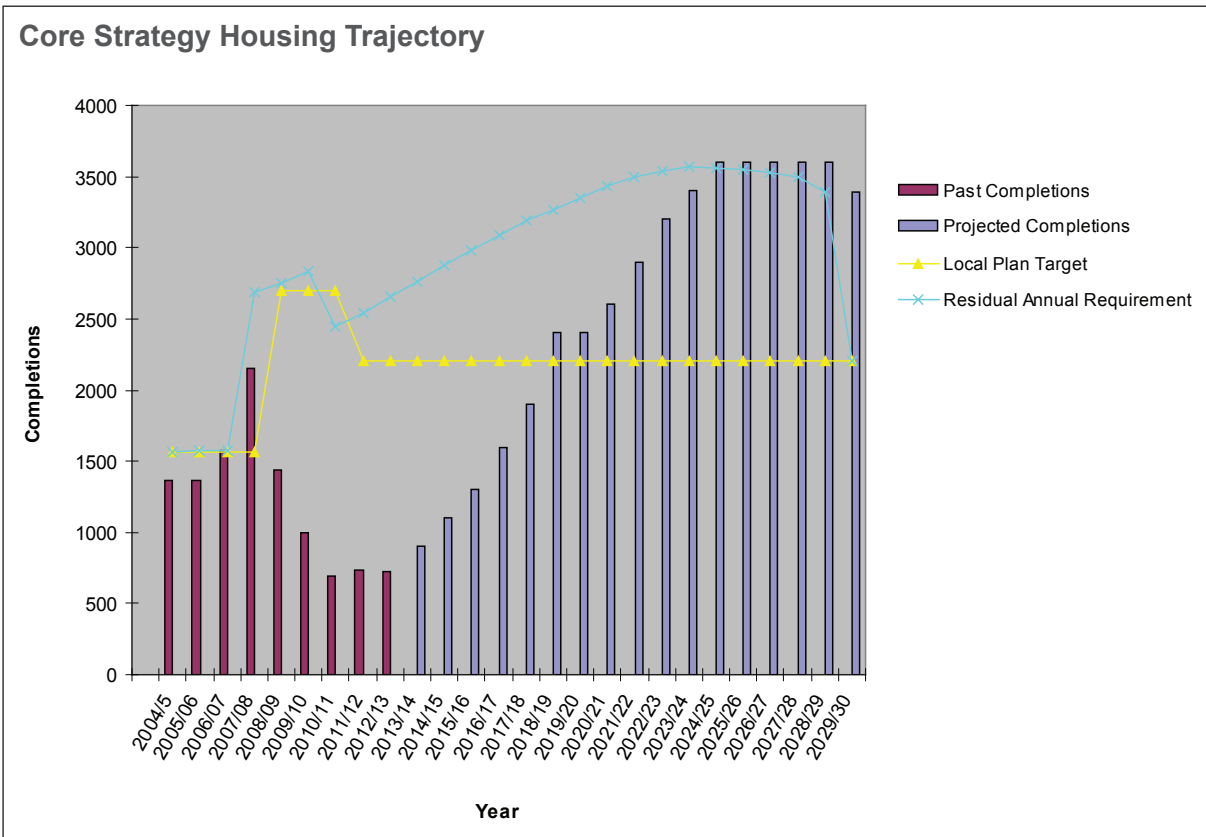
KEY – Arrows indicate trend and colours indicate position in relation to Local Plan targets

Table 2 : Housing Trajectory

	PHASE 0										PHASE 1				
	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17		
Past Completions	1361	1369	1578	2156	1440	999	696	733	721						
Projected Completions										900	1100	1300	1600		
Cumulative Completions	1361	2730	4308	6464	7904	8903	9599	10332	11053	11953	13053	14353	15953		
Total Phase Completions															
Annual Phase Completion Rate															
PLAN: Local Plan Annual Target	1560	1560	1560	1560	2700	2700	2700	2700	2200	2200	2200	2200	2200		
PLAN: Local Plan Cumulative Target	1560	3120	4680	6240	8940	11640	14340	16540	18740	20940	23140	25340	27540		
MONITOR: No Dwellings Above or Below Cum. Target	-199	-390	-372	224	-1036	-2737	-4741	-6208	-7687	-8987	-10087	-10987	-11587		
MANAGE: Residual Annual Requirement	1568	1576	1576	2690	2749	2837	2450	2545	2652	2762	2872	2985	3091		

	PHASE 1 CONTINUED															PHASE 2				
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30							
Past Completions																				
Projected Completions	1900	2400	2400	2600	2900	3200	3400	3600	3600	3600	3600	3600	3600	3600						
Cumulative Completions	17853	20253	22653	25253	28153	31353	34753	38353	41953	45553	49153	52753	56140							
Total Phase Completions																				
Annual Phase Completion Rate																				
PLAN: Local Plan Annual Target	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200	2200						
PLAN: Local Plan Cumulative Target	29740	31940	34140	36340	38540	40740	42940	45140	47340	49540	51740	53940	56140							
MONITOR: No Dwellings Above or Below Cum. Target	-11887	-11687	-11487	-11087	-10387	-9387	-8187	-6787	-5387	-3987	-2587	-1187	0							
MANAGE: Residual Annual Requirement	3191	3262	3349	3432	3498	3541	3565	3557	3547	3529	3494	3387	2200							





### Delivery via Plan Making and Masterplanning

1.6 The Council has a program for the delivery of statutory development plan documents which will be fundamental to the delivery of the envisaged housing growth as set out above. This is because the plan making process for the LDF needs to facilitate a massive step change in housing delivery which cannot be met either by the existing land supply or by the existing planning framework. Key decisions have to be made which have to be tested via extensive public engagements and by examination in public. The DPD's involved are:

- **The Shipley and Canal Road Corridor DPD** - The Shipley and Canal Road Corridor is located within the main urban area of Bradford between the city centre and Shipley town centre. In support of Bradford's regeneration priorities it is one of the key locations identified to deliver housing and economic growth in the district. Up to 3200 new homes are planned to be located in the CRC and the area has been identified as one of four Urban Eco Settlements in the Leeds City Region. In line with the sub area policies in the Core Strategy, the AAP will set out planning policies to guide development proposals in the area, along with details of how these proposals will be delivered. Issues and Options stage consultation took place between March and May 2013 with plan adoption expected in 2016.
- **The Bradford City Centre Area Action Plan DPD** - The City Centre AAP will set the vision and spatial strategy in support of the regeneration of Bradford City Centre. It will provide the statutory basis for the implementation of the City Centre Masterplan and associated four Neighborhood Development Frameworks and help deliver developments on the identified sites and in areas of change and constraint. Up to 3500 new homes are planned to be delivered within the City Centre during the plan period. Public consultation on the City Centre AAP Further Issues and Options took place between March and May 2013 with adoption expected in 2016.
- **The Allocations Development Plan Document** - this DPD will cover all other areas of the district outside of the 2 area action plans and will set out the approach to housing and employment development, the green belt, and the provision for sport and formal and informal recreational and open space. It will bring forward land allocations within the majority of the Bradford urban area, within the Principal Towns of Keighley, Ilkley and Bingley, together with the local growth centres and local service centres. Issues and Options stage consultation is scheduled for late 2014.

1.7 Further land allocations will be made in these DPD's to deliver housing required over the middle and latter phases of the plan period. The allocations will be based in part on work already completed including the carrying out of a Call for Sites exercise and the production of a SHLAA.

1.8 Land will be allocated within the above three DPD's to meet the targets set out in this Core Strategy building on the currently unimplemented land supply. The DPD's will allocate sufficient land to ensure that there is at least a 5 year supply of deliverable sites. Deliverable sites will be those which are:

- **Suitable:** are in suitable locations for development by reference to the LDF's policies and sustainability criteria and will help deliver mixed communities and successful vibrant places;
- **Available:** there are no land ownership constraints preventing delivery;
- **Achievable:** where there is a reasonable prospect that housing will be delivered on the site within the next 5 years.

## Appendix 6 Housing Implementation and Delivery Strategy

1.9 The Development Plans will build on and incorporate the work of a number of masterplans and neighbourhood plans which have already been completed and a number which are programmed for completion during the course of the production of the rest of the LDF. In addition a number of new Neighbourhood Plans prepared under the Localism Act may contribute. These different plans will have a particularly key role in housing delivery where they are likely to be addressing urban remodeling which will identify new development opportunities or supporting growth area delivery. The supporting plans are indicated in the table below:

PLAN	DESCRIPTION
<p><b>Bradford City Centre Masterplan, NDFs and Bradford City Plan</b></p>	<p>In 2003, Alsop Architects were appointed to prepare a Masterplan for the Bradford City Centre. The Masterplan identifies four separate neighbourhoods in Bradford City Centre – The Bowl, The Channel, The Market, and The Valley. Four Neighbourhood Development Frameworks (NDFs) were produced for the four neighbourhoods. The purpose of the NDFs was to build on the aims of the Masterplan and produce a deliverable strategy and a set of projects for each neighbourhood.</p> <p>In 2012 work commenced on the Bradford City Plan. The City Plan will act as the overarching regeneration plan for the development of the city. The City Plan will be built up from previous foundations – including the City Centre Masterplan. The plan will be made up of four sub plans – people, place, prosperity and property.</p>
<p><b>Bradford Local Investment Plan</b></p>	<p>The LIP sets out the housing investment requirements over the next three years, and locally-agreed priorities. A formal document, agreed between the Council and the Homes and Communities Agency, it identifies both geographic and thematic priorities for housing investment across the district</p>
<p><b>ShIPLEY and/ Canal Road Corridor Strategic Development Framework Masterplan</b></p>	<p>In 2010, a Strategic Development Framework (SDF) was commissioned to test the development capacity of the Corridor and to produce strategic options in support of the ShIPLEY and Canal Road Corridor AAP process. Consultation was undertaken in 2012 on the Strategic Development Framework Options Report. Based on the strategic opportunities and constraints, consultation feedback and further testing and refinement of proposals, the SDF identified an emerging development option for the Corridor. The AAP will be informed and shaped by SDF and an associated delivery strategy.</p>
<p><b>Canal Rd Corridor Housing Development Framework</b></p>	<p>One of a series of documents to be produced or commissioned by the Council in support of the District Housing Strategy and aimed at producing local frameworks for the delivery of new homes and or the improvement of existing homes and neighborhoods.</p>
<p><b>Airedale Masterplan</b></p>	<p>A wide ranging Masterplan has been drawn up to guide the regeneration of the Airedale and meet the aspirations of the area in the 21st century. Building on the developments and projects already underway, the Masterplan has developed a Vision in which Airedale is a creative, connected, and lifestyle corridor set in a rural backdrop. The Council will contribute to the delivery of specific housing or mixed use projects.</p>

<b>Neighbourhood Development Plan for Barkerend, Beech Grove, Bradford Moor, Thornbury, Woodhall, &amp; Laisterdyke Plan</b>	Completed. Has identified a number of potential development sites and recommended these as part of a package of proposals to achieve environmental improvements.
<b>Holme Wood and Tong Neighbourhood Development Plan</b>	Completed in January 2012. This plan sets out a range of prioritised interventions to achieve a greater quantity and quality of homes, economic prosperity, strong neighbourhoods and a quality local environment within the Holme Wood and Tong area. This area has been identified in the Core Strategy for an urban extension and is a housing and economic growth point.
<b>Leeds – Bradford Corridor Housing Development Framework</b>	One of a series of documents to be produced or commissioned by the Council in support of the District Housing Strategy and aimed at producing local frameworks for the delivery of new homes and or the improvement of existing homes and neighborhoods.

- In addition to the contribution which the above plans are making to bringing forward master plans and land supply the Council and its partners are working to deliver wider regeneration and investment which will stimulate higher levels of confidence and therefore greater capacity for house building.

1.10 In addition to the planning and regeneration activities above the Council will use a number of further mechanisms to facilitate the delivery of specific sites including:

- Using the focused resources of the Regeneration Services' Strategic Delivery Unit;
- Preparation of SPD's and site development briefs;
- Land assembly including the use of CPO powers where necessary to deliver strategically important sites;
- Working with the Council's Asset Management Service to formulate a programme for bringing forward the extensive portfolio of Council owned land;
- Direct development of new affordable housing, for example new council housing developed at Pavilion Gardens and Beech Grove – 95 units of new housing were delivered in these areas, with further sites under development;
- Working closely in partnership with Registered Providers (RPs) to support their delivery of new affordable housing in key locations
- Support for private sector developers in accessing public funding from the HCA for unlocking stalled sites, through the Get Britain Building programme
- Delivery of specialist housing development programmes e.g. through the Great Places to Grow Old programme to develop extra-care housing.
- Utilising innovative funding mechanisms to facilitate direct development programmes, e.g. cross-subsidy models, use of prudential borrowing.

1.11 The Council is also working actively to reduce the number of empty homes and this will also contribute to increasing the available stock of homes for the district's growing population. Bradford has already seen success and progress on this issue. In 2012/13 Bradford was the third highest performer

at bringing long term empties back into use. The Council offers a range of products, including equity loans and a new grant product alongside rigorous enforcement if all incentive measures fail.

### Engagement with the Industry and Stakeholders and Neighbouring Authorities

1.12 Engagement with house builders and other stakeholders including local communities and neighbouring local authorities will be key to the delivery of the required scale and type of housing growth and investment. Such engagement during plan preparation will ensure that housing delivery objectives are widely understood and accepted, and an extension of both formal and less formal mechanisms of co-operation post plan adoption – for example via joint venture partnerships, Leeds City Region, Local Enterprise Partnership, pre-application discussions etc will also be key. The bulleted list below sets out both current and expected future mechanisms for delivery with regards to partnership working:

Existing mechanisms:

- Bradford District Partnership
- Bradford Housing Partnership
- Bradford Housing Association Liaison Group
- Bradford Spatial Planning Partnership
- Leeds City Region & Local Enterprise Partnership
- Bradford Property Forum
- Bradford Agents and Developers Forum
- Majors Development team and pre application advice service
- Neighborhood Forums
- Neighborhood Plans

### Monitoring

1.13 The Council's proposed monitoring framework is laid out in two locations within this document, firstly within section 7 and secondly at the conclusion of each policy. Monitoring will play a key role in assessing whether the outcomes intended are being realised and whether further research and evidence is needed. Ultimately it will provide an assessment of whether either individual policies or even whole plans need reviewing.

### Management Based on Performance Outcomes

1.14 The following sections below indicate the broad ranges of tolerance for acceptable performance in relation to overall housing completions set against the housing trajectory and PDL performance. It indicates the trigger points for remedial management actions to be considered or put in place. These management actions will fall into four main categories:

- **Policy actions:** designed to release or constrict the land supply or types of land;
- **Plan making actions:** such as bringing forward new or revised plans;
- **Evidence based actions:** refreshing or updating evidence to investigate the reasons for under performance and provide a refreshed basis for policy change;
- **Implementation actions:** designed to bring forward interventions including additional resources as necessary.

1.15 Acceptable performance will be judged against the parameters set out in the table below. Given the massive change planned for in this LDF and given the step change in delivery required, a careful balance will need to be achieved in not setting too strict a set of targets as the exact pace of change is likely to be affected by a number of variables outside of the Council's control. It may for example be that under performance indicates that a delay in delivery has occurred but that beyond this the prospects for continuation of the expected delivery path remain high. At the same time the monitoring process must be able to spot issues which are unlikely to be resolved or smoothed out without management action.

**Table 3 : Housing Delivery Parameters**

DELIVERY ASPECT	ACCEPTABLE PERFORMANCE MARGINS
Housing Delivery In Phase 1 of the LDF Plan Period	+ / - 35% of the expected delivery set out in the trajectory
Housing Delivery In Phase 2 of the LDF Plan Period	+ / - 35% of the expected delivery set out in the trajectory
Previously Developed Land Delivery Across Whole LDF Plan Period	+ / - 20% percentage points of expected PDL percentage

SCENARIO	MANAGEMENT RESPONSE (Policy, plan making, evidence, implementation)
If the PDL delivery falls consistently (for more than 3 consecutive years) and significantly below the expected levels as set out in the scenarios above and Policy HO6:	<ul style="list-style-type: none"> <li>• The Council will consider intervention measures to assist the delivery of PDL sites including – land assembly by assisting occupiers to find alternative sites, bringing forward Council owners land, and use of CPO powers.</li> <li>• The Council will advance previously developed sites into the 5 year supply</li> </ul>
If overall completions fall below acceptable levels for 3 consecutive years within the first phase of the plan period:	<ul style="list-style-type: none"> <li>• The Council will consider intervention measures to assist the delivery of sites including – land assembly by assisting occupiers to find alternative sites, bringing forward Council owners land, and use of CPO powers.</li> <li>• The Council will advance sites into the 5 year supply</li> <li>• Sites which would otherwise held back under the Council's phasing policy may be brought forward for release.</li> </ul>
If the overall completions fall below acceptable levels for 3 consecutive years within phase 2 of the plan period:	<ul style="list-style-type: none"> <li>• The Council will initiate a partial review of one or more of the 3 site allocating DPD's dependent upon which areas are under performing.</li> </ul>

**Table 4 : Bradford’s PDL Strategy**

A STRATEGIC FRAMEWORK FOR DELIVERY OF PREVIOUSLY DEVELOPED LAND
<p><b>1. RAISING THE PROFILE</b></p> <p>Setting the PDL focus as a key goal within all of the Councils plans, programmes and strategies including:</p> <ul style="list-style-type: none"> <li>• The Local Plan;</li> <li>• The Council Sustainable Community Strategy – the Big Plan;</li> <li>• The Council’s Asset Management Plan (governing the Council’s management and disposal of land and property assets);</li> <li>• The Council’s District Housing Strategy;</li> <li>• The Local Investment Plan (governing the delivery priorities for affordable housing);</li> <li>• The Council’s Economic Strategy and Local Economic Assessment.</li> </ul>
▼ ▼ ▼
<p><b>2. IDENTIFYING OPPORTUNITIES</b></p> <p>Further work on exploring opportunities for development within urban areas via or following the production of Housing Development Frameworks for the Manningham, Leeds-Bradford Corridor, Canal Road Corridor, Airedale Corridor and Bradford City Centre areas;</p> <p>Working to release, as appropriate, Council owned land for development;</p> <p>Undertaking Call For Sites exercises, stimulating community involvement in identifying brown field sites, and contributing to Neighbourhood Plans.</p>
▼ ▼ ▼
<p><b>3. IDENTIFYING AND TACKLING CONSTRAINTS</b></p> <p>Assessing the key constraints on site development within the SHLAA and identifying the actions needed to bring land forward;</p> <p>Attempting to intervene to resolve land ownership and assembly powers including the use CPO powers for key strategic sites where delivery progress is being frustrated;</p>
▼ ▼ ▼
<p><b>4. WORKING WITH PARTNERS AND STAKEHOLDERS</b></p> <p>Working with key partners and stakeholders and stakeholder groups including the Homes and Communities Agency, the Bradford Strategic Partnership, the Bradford Housing Partnership, the Bradford Property Forum;</p> <p>Implementing the key proposals within existing Masterplans such as at Manningham, and Laisterdyke;</p> <p>Entering into to partnership arrangements and Joint Venture Companies using Council resources, in particular land owned by the Council, to bring forward housing development;</p> <p>Carrying out a joint brownfield land study with the Homes and Communities Agency;</p> <p>Working with local communities in the production of Neighborhood Plans;</p>
▼ ▼ ▼

### **5. MONITORING PERFORMANCE**

Adopting a plan, monitor, manage approach to the delivery of housing growth;

Devising scenarios to anticipate the impact of changes in the economy, the housing market, and supply and demand factors in PDL delivery and therefore preparing for policy interventions;

Setting out PDL targets both at the district wide level and for sub areas;

Measuring performance against the PDL scenarios and PDL targets and defining the acceptable range of performance i.e. degree of variance from the targets;



### **6. USING PLANNING POLICY TOOLS**

Using, if necessary planning policy to constrain release of sites / development of green field windfall opportunities;

By insisting on the most efficient use of brownfield land and adhering to the density ranges targets as set out in this document and in forthcoming DPD's;

Adopting a flexible approach to the securing of planning obligations or CIL payments where these would render the delivery of key urban brownfield sites unviable.



### **7. EFFICIENT AND EFFECTIVE DEVELOPMENT MANAGEMENT**

Using the Council's development team approach and pre application advice service to work with developers ahead of the submission of proposals to identify and iron out any issues and to speed up the process of assessing and determining planning applications.



### **8. RESEARCH & EVIDENCE BASE**

Keeping the evidence base which underpins the development plan up to date most notably the SHLAA, 5 year land supply assessment and AHEVA;

Commissioning further research as necessary.

### **9. REVIEW OF THE DEVELOPMENT PLAN**

Updating the development plan and its strategic policies and allocations as necessary to ensure that goals relating to both overall housing growth needs and the effective use of land are achieved.

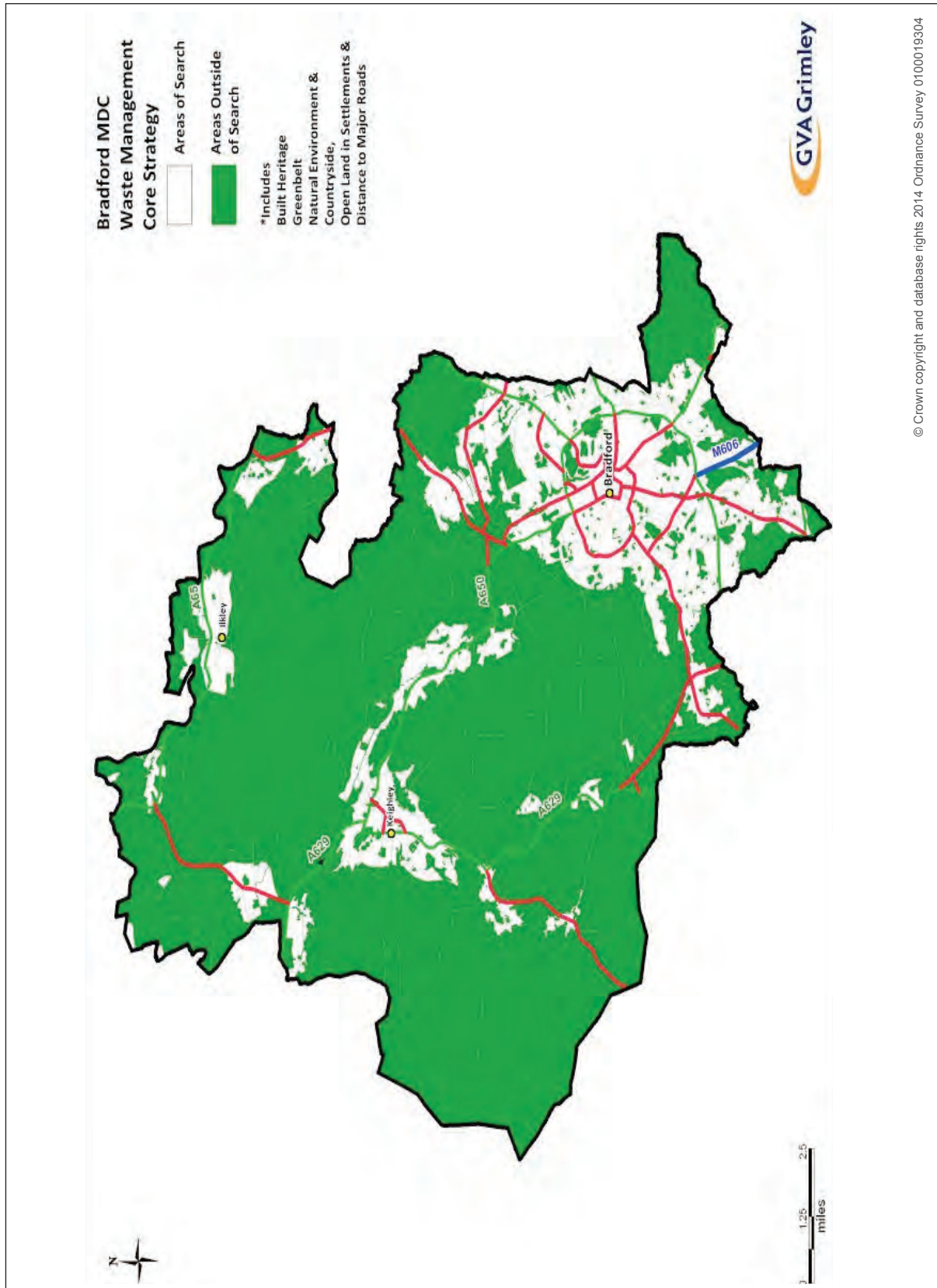




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Appendix 7  
**Waste Management  
Areas of Search**

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Appendix 8  
**Sustainability Appraisal  
Objectives**

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### Core Strategy SA Objectives

Impacts on the environment and resources	Social impacts	Economic impacts
<p>1. Ensure the prudent and efficient use of energy and natural resources and the promotion of renewable energy</p> <p>2. Minimise the growth in waste and increase the amount of waste which is re-used, recycled, and recovered</p> <p>3. Reduce the district's impact on climate change and vulnerability to its effects</p> <p>4. Safeguard and improve air, water and soil resources</p> <p>5. Conserve and enhance the internationally, nationally and locally valued wildlife species and habitats</p> <p>6. Maintain and enhance the character of natural and man made landscapes</p> <p>7. Protect and enhance historic assets and their settings</p>	<p>8. Provide the opportunity for everyone to live in quality housing which reflects individuals' needs, preferences and resources</p> <p>9. Develop and maintain an integrated and efficient transport network which maximises access whilst minimising detrimental impacts</p> <p>10. Reduce congestion and pollution by increasing transport choice and by reducing the need to travel by lorry / car</p> <p>11. Improve the quality of the built environment and make efficient use of land and buildings</p> <p>12. Improve the quality and range of services available within communities and connections to wider networks</p> <p>13. Provide social cohesion, encourage participation and improve the quality of all neighbourhoods</p> <p>14. Create good cultural, leisure and recreation activities available to all</p> <p>15. Improve safety and security for people and property</p> <p>16. Provide the conditions and services to improve health and well-being and reduce inequality to access and social care</p>	<p>17. Promote education and training opportunities which build the skills and capacity of the population</p> <p>18. Increase the number of high quality job opportunities suited to the needs of the local workforce</p> <p>19. Support investment and enterprise that respects the local character and needs of Bradford and the wider area</p>

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Appendix 9  
**Open Space Standards**

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### The Bradford Open Space, Sport and Recreation Study identified local provision standards for the following typologies:

Typology	Accessibility standard
<b>Parks and gardens</b>	All settlement areas within 400m of a local park and/or 1,200m of district park and/or of a borough park
<b>Natural/semi-natural greenspace</b>	All settlement areas within 120m of a site up to 0.66ha and/or 1200m of a site between 0.66ha and 1ha and/or 900m of a site between 1ha and 10ha and/or a site of more than 10ha.
<b>Amenity greenspace</b>	All settlement areas within 120m of a site up to 0.66ha and/or 1200m of a site between 0.66ha and 1ha and/or 900m of a site between 1ha and 10ha and/or a site of more than 10ha.
<b>Provision for children and young people</b>	All settlement areas within 400m of a LEAP (pedestrian route) and/or 1000m of a NEAP (pedestrian route) and/or 1000 of a site greater than a SEAP (Straight line distance)
<b>Allotments</b>	All settlements areas within 120m of a site up to 0.66ha and/or 1200m of a site between 0.66ha and 1ha and/or 900m of a site between 1ha and 10ha and/or a site of more than 10ha
<b>Cemeteries</b>	No accessibility standard identified
<b>Civic spaces</b>	No accessibility standard identified

### Outdoor Sports Facilities

Standard	Bradford North	Bradford South	Bradford West	Keighley	Shipley
<b>Quantity</b>	0.78	1.03	0.91	1.39	1.10
<b>Quality</b>	Site quality rating of good (as defined by Sport England Electronic Toolkit)				
<b>Accessibility</b>	Teams to have access to appropriate site at relevant time				

### Accessible Natural Greenspace Standards

**Natural England** developed **Accessible Natural Greenspace Standards** in the early 1990's, based on research into minimum distances people would travel to the natural environment. The standards were reviewed in 2008 and it was concluded that they were still useful.

**ANGSt recommends that everyone, wherever they live, should have accessible natural greenspace:**

- of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- at least one accessible 20 hectare site within two kilometre of home;
- one accessible 100 hectare site within five kilometres of home; and
- one accessible 500 hectare site within ten kilometres of home; plus
- a minimum of one hectare of statutory Local Nature Reserves per thousand population.

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Appendix 10

# **Spatial Vision and Strategic Objectives - Expected Outcomes**

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**Spatial Vision and Strategic Objectives – Expected Outcomes by end of Plan Period (2030)**

Outcomes by end of Plan Period (2030)	Contextual Indicators	Method of Monitoring
		Key Plan Indicators and Infrastructure Delivery Plan (IDP)
City of Bradford and the towns along Airedale and Wharfedale have been transformed and are attractive, cohesive and safe places where people want to live, work, invest and spend time in.	Economic growth (GVA) Urban regeneration Population levels Population structure Migration House prices Crime level	IND1(EJ) IND2(EJ) IND5(H)
The district's needs for housing, business and commerce are met, whilst promoting development of previously developed land and in sustainable locations that reduces the need to travel and minimises the need to travel by car.	Traffic volume Transport use Access to services	IND1(EJ) IND2(EJ) IND3(TM) IND4(TM) IND5(H) IND6(H)
Critical infrastructure including physical, community, social and green infrastructure is in place to support sustainable growth and sustainable communities.	Urban regeneration Historic and cultural assets Landscape and countryside quality Green infrastructure	IND5(H) IND6(H) IND8(EV) IND9(EV) IND10(EV) IDP
A good range of quality dwellings, in terms of type and affordability has been developed to cater for the current needs and future growth of the District.	Housing affordability House Types and Tenure Access to facilities	IND5(H) IND6(H) IND23(EV)
Bradford District has an important role in the Leeds City Region economy by creating conditions where business thrives, generating opportunity, prosperity and jobs.	District productivity Location of job growth Sectoral change Education & skill levels Business start ups Unemployment Income levels Index of sustainable economic well-being	IND1(EJ) IND2(EJ) IDP
A successful and growing economy is promoted and supported by fostering indigenous firms and by attracting inward investment in the high value creative, innovative and knowledge based industries.	Sectoral change Basic skills Education & skill levels Business start ups Unemployment Income levels Index of sustainable economic well-being	IND1(EJ) IND2(EJ) IDP



## Appendix 10 Spatial Vision and Strategic Objectives Expected Outcomes

<p>The role and image of Bradford City Centre has been promoted, managed and developed as a regionally significant business, commercial, shopping, civic and cultural area.</p>	<p>Sectoral change Education &amp; skill levels Business start ups Unemployment Income levels Index of sustainable economic well-being</p>	<p>IND2(EJ)</p>
<p>Support has been given to the University of Bradford and the district's colleges and schools in investing in buildings and spaces to ensure a well educated and skilled workforce.</p>	<p>Sectoral change Basic skills Education &amp; skill levels Business start ups Unemployment Income levels Index of sustainable economic well-being</p>	<p>IND1(EJ) IDP</p>
<p>Excellent public transport and highway systems to increase the level of accessibility within the District and the establishment of good connections with other parts of the Leeds City Region and the country by ensuring safety, efficiency and sustainability.</p>	<p>Traffic volume Transport use Access to services Accident statistics</p>	<p>IND3(TM) IND4(TM) IDP</p>
<p>Bradford is a diverse city where socially inclusive, healthy and vocal communities live and where the needs of citizens are met through improved access to good quality homes, jobs, shopping, cultural facilities, health and education provision and community facilities for a growing population.</p>	<p>Unemployment Basic skills Workforce skills &amp; training Culture Health Deprivation Crime Community well-being Race and faith relations Sport and physical activity</p>	<p>IND1(EJ) IND2(EJ) IND5(H) IND6(H) IND8(EV) IND9(EV) IND10(EV) IDP</p>
<p>Creation of clean, safe, sustainable, attractive and accessible built and natural environment in order to foster a sense of civic pride and responsibility.</p>	<p>Air Quality Crime Community well-being</p>	<p>IND8(EV) IND9(EV) IND10(EV) IND23(EV)</p>
<p>Safeguarding, enhancement and promotion of the diverse historic built and natural heritage of the District which has helped reinforce the local distinctiveness of places.</p>	<p>Urban regeneration Rural renaissance</p>	<p>IND8(EV) IND9(EV) IND10(EV) IND11(EV) IND12(EV) IND23(EV)</p>
<p>To reduce the impact of climate change through mitigation and adaptation, particularly through reducing pollution, energy consumption, the risk of flooding, and promoting the use of renewable energy and securing the means to become locally self sufficient.</p>	<p>Greenhouse gas emissions Air quality Water quality Annual temperature &amp; rainfall Woodland cover Ecological footprint Local sites in active management Wild bird population</p>	<p>IND13(EV) IND14(EV) IND15(EV) IND16(EV) IND17(EV)</p>

## Appendix 10 Spatial Vision and Strategic Objectives Expected Outcomes

<p>Provision of accessible and varied opportunities for leisure and recreation including access to the countryside and the utilisation of green infrastructure spaces and routes for walking and cycling.</p>	<p>Community well being Health Sport and physical activity Transport use Access to services</p>	<p>IND4(TM) IND8(EV) IND9(EV) IND10(EV)</p>
<p>Safeguarding and management of the District's South Pennine Moors Special Protection Area and biodiversity assets through careful landscape, woodland and waterways management.</p>	<p>Water quality Annual temperature &amp; rainfall Woodland cover Ecological footprint Local sites in active management Wild bird population</p>	<p>IND8(EV) IND9(EV) IND10(EV)</p>
<p>Safeguarding and management of the District's natural and renewable energy resources, including water, agriculture, woodland and minerals, and promote the sustainable management of waste and recycling</p>	<p>Ecological footprint Local sites in active management</p>	<p>IND8(EV) IND9(EV) IND10(EV) IND13(EV) IND17(EV) IND19(EV) IND20(EV) IND21(EV) IND22(EV)</p>

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Appendix 11

**Species of International,  
National and Local Importance**

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## Appendix 11 Species of International, National and Local Importance

### Species of international, national and local importance include species covered by the following legislation and policies:

- Annex 1 of the Birds Directive 79/409/EEC (birds)
- Annex IV of the Habitats Directive 92/43/EEC (wild animals - especially bats, otters and great crested newts)
- Wildlife and Countryside Act 1981 (as amended) Schedule 1 (birds)
- Wildlife and Countryside Act 1981 (as amended) Schedule 5 (wild animals - especially water voles; otters and white-clawed crayfish)
- Wildlife and Countryside Act 1981 (as amended) Schedule 8 (plants)
- Badgers (Protection of Badgers Act 1992)
- RSPB Birds of Conservation Concern – Red and Amber Lists
- Red Data Book Species - plants, vertebrates and invertebrates
- UK Biodiversity Action Plan Species (NB not all species occur in Bradford District)
- Bradford (Draft) Local Biodiversity Action Plan Species

Important habitats are defined as UK BAP habitats that occur in Bradford as set out in bold capitals in the table below and local BAP habitats. Full descriptions of the UK BAP habitats are available on the UK BAP priority habitats website. Important habitats also include in-bye grassland, which is a specific habitat associated with the moorland fringes of the uplands.

Blanket Bog	Lowland Raised Bog	Upland Hay Meadows
<b>HEDGEROWS</b>	Open Mosaic Habitats on Previously Developed Land	Upland Heathland
Lowland Dry Acid Grassland	Ponds (Canals & Reservoirs)	Upland Mixed Ashwoods
Lowland Fens	Reed Beds	<b>UPLAND OAKWOODS</b>
Lowland Heathland	<b>RIVERS</b>	Wet Woodland
Lowland Meadows	Traditional Orchards	Wood Pasture and Parkland
Lowland Mixed Deciduous Woodland	Upland Flushes, Fens and Swamps	

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Appendix 12  
**Habitat Creation Targets**

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Indicative Habitat creation and restoration potential by National Character Area - Natural England July 2013

NATIONAL CHARACTER AREA						
	South Pennines	Yorkshire Southern Pennines Fringe	Notts, Yorks & Derbyshire Coalfield	Yorkshire Dales	Pennine Dales Fringe	NCA's in CBMC Total Target
National Character Area No	<b>NCA 36</b>	<b>NCA 37</b>	<b>NCA 38</b>	<b>NCA 21</b>	<b>NCA 22</b>	
Approx % of Bradford District area	60%	20%	18%	1%	<1%	
CBMC as % of NCA (approx)	20%	10%	5%	0.1%	<0.1%	
<b>HABITAT</b>	Ha	Ha	Ha	Ha	Ha	
Lowland wood pasture & parkland	105				105	210 ha
Traditional orchards		30	55		40	125 ha
Hedgerows			25 km		20 km	45km
Ponds		15 no	25 no		20 no	60no
Lowland heathland	50	30	25			105 ha
Lowland dry acid grassland		35	215			250 ha
Lowland meadows	35	10	70	70	70	255 ha
Purple moor grass & rush pasture	70			70		140 ha
Upland hay meadows				85		85 ha
Upland heathland	90			90		180 ha
Upland flushes, swamp & fen	80			80	60	220 ha
Lowland fen			35	50		85 ha
Native woodland (indicative targets not included in NCA breakdowns above)	Yorkshire & Humberside regional target of 7194 ha creation by 2015 = c.150 ha as Bradford's contribution based on 2% of YH area. Existing resource in Bradford: Upland Oak Woodland > 15 ha Upland Mixed Ashwoods >31 ha Wet Woodland > 5 ha					

**Suggested 2020 targets for Habitat Creation and Restoration  
(Based on Indicative Habitat Creation & Restoration Potential by National Character Area – Natural England July 2013)**

Lowland wood pasture & parkland	21 ha	
Traditional orchards	6 ha	
Hedgerows	1.25 km	
Ponds (>500m <sup>2</sup> )	3 no	
Lowland heathland	18 ha	
Lowland dry acid grassland	14.25 ha	
Lowland meadows	12 ha	
Purple moor grass & rush pasture	14 ha	
Upland hay meadows	negligible	
Upland heathland	18 ha	
Upland flushes, swamp & fen	17 ha	
Lowland fen	1.8 ha	
Upland oak woodland	40 ha	150 ha
Upland mixed ash woodland	10 ha	
Wet woodland	20 ha	
Deciduous woodland	70 ha	
Coniferous woodland	10 ha	

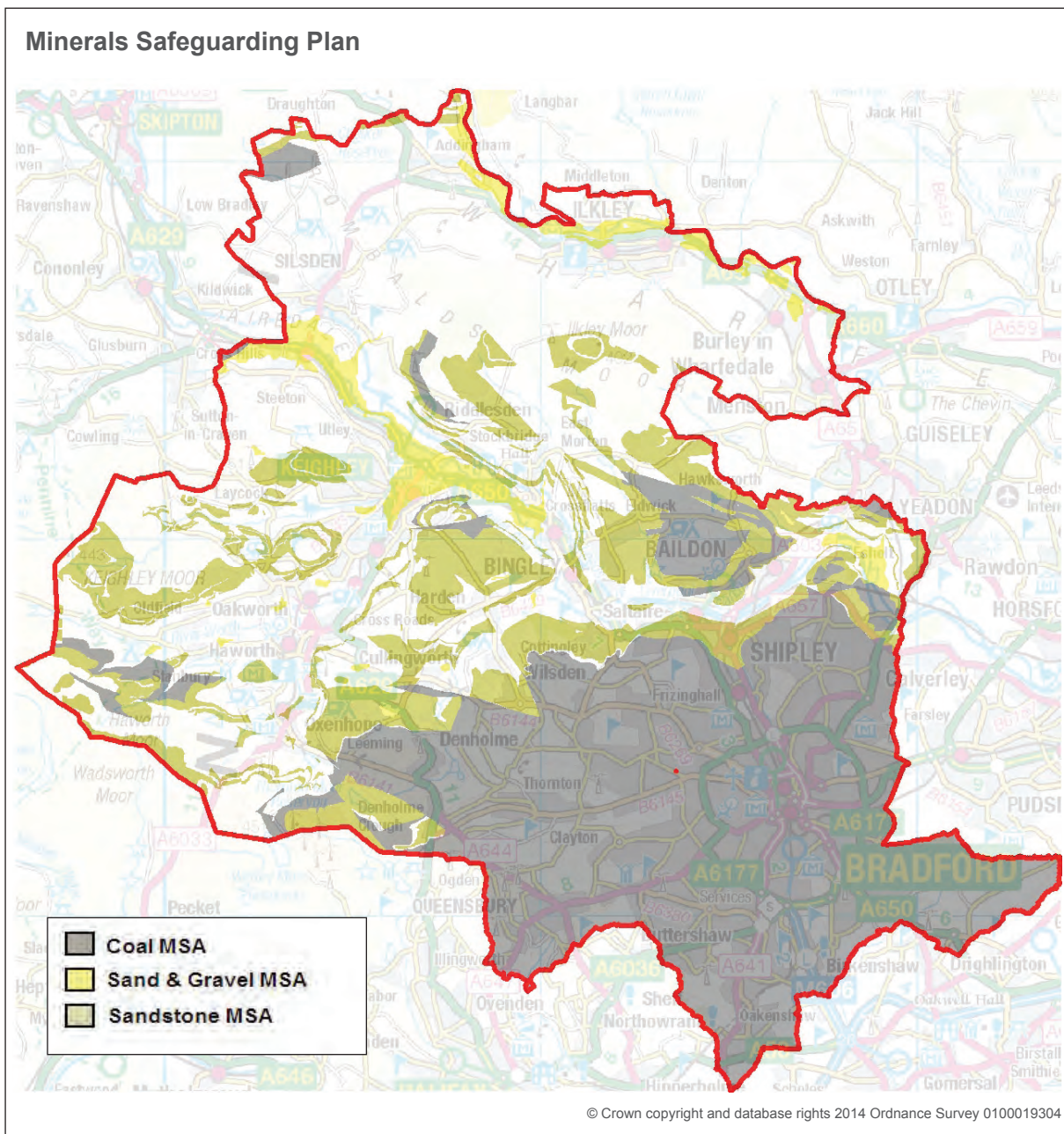
## Appendix 12 Habitat Creation Targets



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Appendix 13  
**Minerals Safeguarding Plan**

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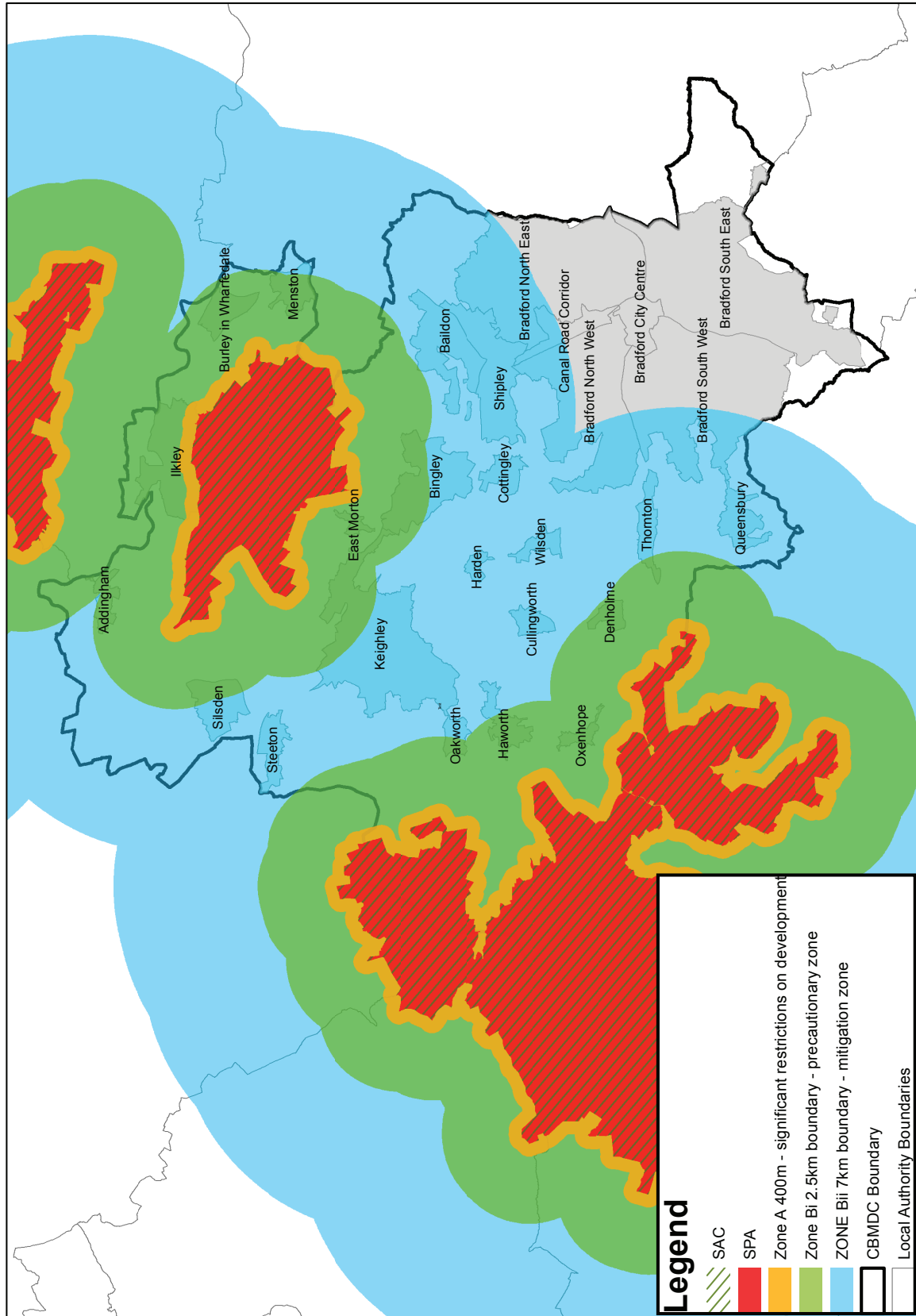


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Appendix 14  
**South Pennine Moors  
Zones of Influence**

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SC8 - The South Pennine Moors Zones of Influence



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