

Local Development Framework for Bradford

Annual Monitoring Report 2010 - 2011

December 2011



City of Bradford MDC

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FOREWORD

This is the seventh Annual Monitoring Report for the Bradford District. It sets out the progress made in reviewing the current planning policies for the District together with our current performance in a number of areas.

The District, as well as the rest of the country, is facing difficult challenges ahead which will have an impact on the quality of peoples' lives. It is particularly important that the Council together with communities, partners and business, ensures that all can access decent and affordable housing, and jobs. In a time of limited resources it is important that Planning provides a clear framework for delivery, to bring maximum investment contribution to benefit all in Bradford. .

The current economic conditions have continued to slow development and this has particularly hit housing delivery and is likely to do so for the foreseeable future. The Council is continuing to work with partners and the development industry to do what it can to support development and investment to progress the delivery of homes, jobs and regeneration in these tough times.

The Planning Authority is currently facing challenging times as it adapts to meet major changes to planning but is focusing its effort in developing the key documents in the Local Development Framework, in particular the Core Strategy. This is particularly important given the emerging National Planning Policy Framework. The Core Strategy Further Engagement Draft which sets out a proposed long term strategy and policies to steer development and change to 2028 has been published for comment. Work has also progressed on Waste Management Development Plan Document with the publication for comment of the Preferred Approach and subsequently a revised short list of sites issued in response to earlier comments.

It is important that we continue to move the planning framework for the District forward to deliver on the challenges including supporting the key regeneration initiatives in Bradford City Centre, Airedale, and the Canal Road Corridor and delivering economic potential and much needed decent homes. Progress in putting in place clear plans now will put Bradford in a good position when the economy starts to pick up and ensure delivery on the challenges

Councillor Slater

Change Programme, Planning and Housing Portfolio Holder

1.0 INTRODUCTION

1.1 The Development Planning System

1.1.1 The Planning and Compulsory Purchase Act 2004 introduced changes to the way in which local planning authorities produce development plans for their areas. This included the requirement to prepare a Local Development Framework, which would replace the Replacement Unitary Development Plan (RUDP). A key element underpinning the LDF system is the emphasis placed on a continuous process of monitoring and review.

1.1.2 For the Bradford District the system currently consists of:

- **Planning Policy Statements** – these set out national planning policy and are produced by central Government. These are progressively replacing Planning Policy Guidance Notes (PPGs).
- **Regional Spatial Strategy for Yorkshire and the Humber** – produced by the Yorkshire and Humber Regional Assembly and issued by the Secretary of State in May 2008 (see paragraph 2.3.8 to 2.3.10).
- **Replacement Unitary Development Plan** – this was adopted in 2005 and saved by the Secretary of State in 2008. Until the adoption of the LDF this will continue to be the statutory development plan for the district.

1.1.3 Bradford's Local Development Framework (LDF) will consist of a portfolio of Local Development Documents (LDD's), which will provide the framework for delivering the spatial planning strategy for the area. Unlike the RUDP which consists of a single development plan the LDF will consist of a series of separate documents. The preparation of an LDF will be a continual process, with LDD's adopted and new ones added to the LDF at different stages. There are two main types of Local Development Documents:

- **Development Plan Documents (DPD)** – these are LDD's that will form part of the statutory development plan and will be the subject of a Public Examination by an independent Inspector. Development Plan Documents together with the Regional Spatial Strategy for Yorkshire and the Humber will form the statutory development plan for the Bradford District and will be the start point for the consideration of planning applications. Development Plan Documents will progressively replace the recently Adopted Replacement Unitary Development Plan.

- **Supplementary Planning Documents (SPD)** - these LDD's are non-statutory documents that supplement policies and proposals contained in a Development Plan Document. For example, they may provide more detail to a DPD or may focus on developing a brief for a site. SPD's will be the subject of public consultation but not a Public Examination.

1.1.4 The Local Development Framework portfolio will also include the following documents:

- **Statement of Community Involvement (SCI)** – this Local Development Document will illustrate how the Council intends to engage the local community and stakeholders in preparing/reviewing Local Development Documents and in the consideration of planning applications. The SCI is not a Development Plan Document; however, it is the subject of a formal public consultation process and an independent Examination by an Inspector.
- **Local Development Scheme (LDS)** - this is a three year rolling work programme which sets out the details, timescales and arrangements for producing, monitoring and reviewing Local Development Documents
- **Annual Monitoring Report (AMR)** – this report will set out the progress being made in producing LDDs and the effectiveness of policies contained within LDDs. The information gathered will form part of the evidence base that is used to review whether any changes are required to the Local Development Scheme.

1.1.5 The policy and proposals content of all Development Plan Documents and Supplementary Planning Documents will be the subject of a Sustainability Appraisal (SA) and European Union Directive 2001/42/EC Strategic Environmental Assessment (SEA) to ensure that sustainable development principles are met.

1.1.6 The preparation of an LDF will be a continual process with new Local Development Documents added to the LDF at different times to reflect changes in circumstance; such as the need for an Area Action Plan, changing Government guidance or the findings in the Annual Monitoring Report.

1.1.7 The Localism Bill which is about to be enacted includes several changes to the development plan system and also introduces new neighbourhood planning provisions aimed at communities. While the need to publish up to date information to the public in the LDS is retained, it removes the requirement to submit the LDS to the Secretary of State. Similarly the requirement to publish information on implementation of the LDS and local development policies, direct to the public at least yearly through a monitoring report is retained. However, there is no longer a requirement to submit the AMR to the Secretary of State, but they do retain powers to make regulations prescribing the timing, content and form of reports.

Local Development Framework for Bradford

- 1.1.8 The Localism Bill also includes provisions for the revocation of any current Regional Spatial Strategies, subject to compliance with relevant SEA requirements. The Bill introduces a new 'duty to cooperate' to address strategic planning matters.
- 1.1.9 While it retains the need to produce a development plan for the district, it introduces a number of new powers which can be taken up by local communities (a Town/Parish Council or a constituted Neighbourhood Forum) subject to various provisions. They include the power to prepare a neighbourhood plan which seeks to support and promote development in line with the strategic policies of the district wide development plan.
- 1.1.10 The government recently published a Draft national Planning Policy Framework which seeks to amalgamate and simplify the various existing Planning Policy Statements into a single document. The final version is anticipated to be published by April 2012.

1.2 The Purpose and Content of the Annual Monitoring Report

1.2.1 Review and monitoring are key aspects of the planning system. Monitoring is seen as important in developing evidence based policy making. This should seek to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine success or otherwise and any action or changes which may be required. Monitoring helps to address questions such as:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are assumptions and objectives behind policies still relevant?
- Are targets being achieved?

1.2.2 The Planning and Compensation Act 2004 ('the Act') places fundamental importance on monitoring. Section 35 of the Act and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, requires local planning authorities to produce and submit to the Secretary of State an annual monitoring report to assess:

- i) The implementation of the Local Development Scheme; and
- ii) The extent to which policies of the Local Development Documents are being achieved.

The monitoring report must be based on the period 1st April to 31st March and submitted to the Secretary of State no later than the end of the following December. As noted at paragraph 1.1.7 above the requirement to submit the AMR to the Secretary of State is to be revoked in provisions within the Localism Bill currently before parliament.

1.2.3 An important aspect of the development plan system is the flexibility to update components of the Development Plan to reflect changing circumstances. Monitoring will play a crucial role in identifying the changes required to the Development plan in order to reflect new priorities or circumstances.

1.2.4 In addition, monitoring is key to the successful development of the evidence base underpinning Local Development Document production. Two of the tests of soundness against which planning Inspectors will consider development plan documents at examination are whether:

- Policies are founded on a robust and credible evidence base.
- There are clear mechanisms for implementation and monitoring

- 1.2.5 While not prescribed in guidance the Council has extended the scope of the AMR with a third section looking at the performance of the Local Planning Authority in determining planning applications and any associated appeals. This seeks to provide a wider context to the performance of the planning authority as a whole.

1.3 Development plan context/current monitoring systems

- 1.3.1 The Replacement Unitary Development Plan (RUDP) was adopted in October 2005. The policies of the RUDP were automatically saved for a period of three years from adoption and will be replaced as the Council bring forward new policies in new Local Development Documents as part of its LDF, in accordance with the approved LDS. The Secretary of State issued a Direction dated 30th September 2008 setting out the policies to be saved beyond 31st October 2008.
- 1.3.2 The RUDP contains a performance framework at paragraph 3.100 which predated the requirements of the Act and the subsequent Regulations and guidance. In light of the more recent requirements the Council have adopted the approach set out in the guidance based on the set of previously prescribed core indicators supplemented by limited local indicators. This has replaced the performance framework.

1.4 Bradford In Context

Contextual indicators

- 1.4.1 Contextual indicators are indicators, which describe the wider social, environmental and economic background against which the Local Development Framework operates. Although not required under the legislation for their annual monitoring reports, section 13 of the Act requires local planning authorities to survey the characteristics of their area. This will be undertaken as part of the Sustainability Appraisal Scoping Report and also the wider baseline analysis produced in support of the Core Strategy. The contextual indicators will provide a backdrop against which to consider the effects of policies and inform the interpretation of and significant effects. It is important to have regard to context when developing spatial plan policies and assessing their implementation. An analysis of these contextual indicators will measure changes in the wider social, economic and environmental background against which LDF policies operate.
- 1.4.2 The Core Strategy baseline report has been published in support of the consultation on the Core Strategy Further Engagement Draft issued for comment October 2011.

1.4.3 Demographic

Population	
Total	512,600 ◇
Households	
Total Households	192,000 *
Average Household size	2.6**

Sources:

- ◇ Latest ONS mid-year population estimate (for mid 2010)
- * CLG Household estimate for 2008 – issued in 2010
- ** 2007/08 household survey- SHMA.

1.4.4 Economy

Economically active, of all people aged 16 - 64	225,400 ◇
Unemployed, of economically active	24,900◇

Source:

- ◇ Annual Population Survey, April 2010 – March 2011

1.4.5 Housing

Housing Type	
All dwellings	208,670◇
Detached House	20,000*
Semi Detached house	60,110*
Terraced housing	78,510*
Bungalows	16,230*
Flat or Maisonette	31,880*
Other or Unknown	1,520*
Housing Tenure	
Rented from Council or Housing Association	31,956* *
Shared ownership	870**
Private	175,844***
House price	
Average	£ 100,745 (September 2011) ****

Source :

- ◇ CBMDC Council Tax April 2011
- * Valuation Office August 2011
- ** Regulatory Statistical Return April 2011
- *** Calculated from CBMDC Council Tax, all dwellings, minus RSR, rented and shared ownership.
- **** Land Registry, House Price Index, September 2011.

1.5 The Format of the Annual Monitoring Report

- 1.5.1 The LDF good practice guide provides guidance on content of the AMR. This advises that:
- The report should contain an analysis, in particular taking account of the core output indicators set out in the guidance, in terms of existing (saved) policies, which constitute the framework.
 - Monitor the LDS and milestones contained within it, giving an indication of progress and note any adjustments to the LDS considered necessary.
- 1.5.2 Section 2 of the report considers progress on the LDD's milestones. It sets our milestones for each Local Development Document to November 2011, the progress in terms of work undertaken to date and whether the milestones were met or not. Where milestones were not met it considers the reasons for this.
- 1.5.3 Section 3 considers the performance of policies, and analysis is undertaken where data permits, with regard to the saved policies of the RUDP. In previous AMR's, this section has focused on the core output indicators prescribed by national guidance, as revised in 2008. However, this guidance was withdrawn by the announcement from the Parliamentary Under Secretary of State at the Department for Communities and Local Government on 30th March 2011. Councils were advised that they may continue to report upon Core Indicators if they choose to but are no longer required to do so. The data in this AMR is still presented using the topic themes given in that national guidance, and using the core output indicators, until, initially, the monitoring framework of the Core Strategy is established. Further evolution will take place with the preparation of other DPD's and their monitoring framework. The topic themes are:
- Business Development and Town Centres
 - Housing
 - Environmental Quality
 - Minerals
 - Waste
- 1.5.4 Where data is not available at present or is not in the required format these are highlighted and measures to rectify this are identified.
- 1.5.5 Section 4 provides an outline of the performance of the LPA in determining planning applications and at appeal. This section sets out the numbers of major, minor and other minor applications received and determined by type of development.
- 1.5.6 The final section seeks to draw together key findings and any recommendations for action.

2.0 IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

2.1 Monitoring Local Development Framework Preparation

- 2.1.1 As required under section 35 of the Act and regulation 48 of the 2004 Regulations, the Annual Monitoring Report must contain information on whether the timetable and milestones in the Local Development Scheme are being achieved.
- 2.1.2 Paragraph 4.47 of PPS12 develops this, explaining how the Annual Monitoring Report should review actual progress, compared to the targets and milestones for LDD preparation set out in the Local Development Scheme. The guidance states that this should assess whether the authority;
- (i) Has met the Local Development Scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
 - (ii) Is falling behind schedule or has failed to meet a target or milestone and the reasons for this;
 - (iii) Report progress on policies and related targets in Local Development Documents, including relevant national and regional targets;
 - (iv) Include progress against national core output indicators including information on net additional dwellings and an update of the housing trajectory; and
 - (v) Indicate how infrastructure providers have performed against programmes for infrastructure set out of the Core Strategy.

2.2 Bradford LDS Context

- 2.2.1 The first LDS for Bradford was adopted in September 2005. Guidance requires the LDS to be reviewed on a regular basis to take account of progress and slippage on any documents and new policy issues. The AMR for 2006 highlighted significant slippage on all the major DPDs against the first LDS. It identified the need to review the LDS and set out a timetable. In addition, the Secretary of State requested that all LPAs review their LDS and submit them by end of March 2007.
- 2.2.2 The Executive approved a revised LDS at its meeting on 18th December 2007 following discussions with Government Office Yorkshire and the Humber (GOYH).
- 2.2.3 This AMR considers how preparation of the LDDs compares with the milestones and timetables set out in the revised LDS being the most recent and relevant version.

2.3 Progress on LDS Milestones

- 2.3.1 There are several Development Plan Documents with key milestones within the monitoring period to October 2011. Each document and milestones are considered in turn below.

Replacement Unitary Development Plan (Update)

Comments

2.3.2 While the RUDP is saved for 3 years from its adoption (until October 2008) under the new legal provisions the Council needs to set out clearly which, if any policies it is anticipating saving beyond this three year period. Where it is seeking to save policies beyond the 3 years the Council needs to seek the Secretary of States approval. The Council undertook an assessment of the RUDP policies early in 2008. The assessment was made against the considerations in PPS12 paragraph 5.15. The Council Executive meeting of 22nd April 2008 considered a report detailing the assessment and the submission to the Secretary of State. The Council formally made a submission on 21st May 2008. The Secretary of State issued a Direction on 30th September 2008 saving the policies beyond 31 October 2008 as proposed by the Council with one minor change. The Direction sets out the policies saved. The following policies, from within the Policy Framework volume of the RUDP, are as a result not saved:

Policy UDP5	Needs of Communities in appropriate locations
Policy UR4	Sequential approach to accommodating development
Policy H1	Phase 1 Housing
Policy H2	Phase 2 Housing
Policy H3	Monitoring of housing supply
Policy H5	Residential development of land and buildings
Policy E3A	Office development
Policy TM9	Protection of pedestrian and Cycle routes
Policy TM 3	On street parking controls
Policy TM21	Provision and protection of rail and freight facilities
Policy TM22	Lorry parking
Policy NE12	Landscape and wildlife enhancement
Policy NR6	Aggregate land banks
Policy NR14	Agricultural land
Policy P4	Contaminated land
Policy P14	Biodegradable waste – landfill

2.3.3 Development allocations and designations (as shown on the proposals map) linked to the saved policies remain saved as part of the statutory development plan.

2.3.4 A copy of the direction and accompanying letter has been placed on the Councils web site for information.

Local Development Scheme

Milestone	Target	Whether Met
Submission of the LDS to the First Secretary of State	March 2007	Yes

Comments

- 2.3.5 The AMR 2006 identified the need to review the LDS and set out a timetable for that review. At the same time the Secretary of State also requested that all LPAs review and submit revised LDS by end of March 2007. The LDS was reviewed in early 2007.
- 2.3.6 The Revised LDS was formally adopted by the Council on 18th December 2007, following submission to Secretary of State and subsequent amendment.
- 2.3.7 There has been further significant slippage on the current LDS, (as set out below). The Localism Bill will revoke the requirement to submit the local development scheme to the Secretary of State. However, the Council will still be required to publish up to date information direct to the public on the scheme including their compliance with their timetable for the preparation or revision of development plan documents. In light of recent government changes the Council will seek to review the LDS in 2012. In advance of any review the Council will provide real time updates, online and in its regular communications with stakeholders such as *'Plan-it Bradford'* Newsletter, on progress on the LDS milestones and its approach in light of the above changes.

Statement of Community Involvement

Milestone	Target	Actual	Whether Met
Examination	October 2007	October 2007	Yes
Inspectors Binding Report	December 2007	January 2008	No
Adoption and publication	March 2008	July 2008	No

Comments

- 2.3.7 The SCI was submitted to the Secretary of State for independent examination and published for public comment on 10 November 2006 for six weeks ending on 22 December 2006. A total of 24 representations were received to the soundness of the document, 13 objecting and 11 supporting. The Council

Local Development Framework for Bradford have been working with the Planning Inspectorate towards an Examination. Following discussions with several objectors the Examination will be by written representations only. The Council received the Inspector's Report on the 14th January 2008. The Inspector deemed the SCI "sound" subject to the implementation of a number of recommendations. The Council adopted the SCI at its meeting of full Council on 8th July 2008, following consideration at Executive on 22 April 2008. A legal notice of adoption was subsequently issued on 29 July 2008.

Regional Spatial Strategy

- 2.3.8 While not the responsibility of the Council, the Regional Spatial Strategy (RSS) for Yorkshire and the Humber is still, at the time of writing this Report, part of the development plan and provides the strategic context for the preparation of Local Development Frameworks by local planning authorities. The work thus far undertaken on the LDF has been predicated on the need to both implement and align with the policies and strategies outlined in the RSS.
- 2.3.9 The Secretary of State has announced the Government's intention to revoke all Regional Strategies. However this intention will only be realised once the Localism Bill, currently progressing through Parliament, has become law and those revocations have been subject to a full Strategic Environmental Assessment which itself has to be the subject of consultation. For this reason the Yorkshire and Humber Plan is unlikely to be revoked until early 2012.
- 2.3.10 Once the RSS has been revoked the Government suggests that key strategic decisions such as the setting of house building targets will be determined by Local Planning Authorities in their LDF's. Guidance on the range of information to be used in assessing the scale of housing need within a local authority area, as set out in PPS3, for now remains unchanged, however it will be for the Council to research, propose and then defend at public examination its approach to housing targets.

Core Strategy

Milestone	Target	Actual	Whether Met
Public participation on Issues and Options (Reg 25)	February – June 2007 November – December 2007	February – June 2007	Yes
Public participation on Preferred Options and SA Report	July 2008 - August 2008 -		No
Submission of DPD to S of S	May 2009		No
Consult on Submitted Document	May – June 2009		No

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Examination in Public	February – March 2010		No
Adoption	October 2010		No

Comments

- 2.3.11 The Council commenced formal consultation on the Core Strategy with the publication of 8 topic papers setting out the Issues and Options for discussion from February to June 2007. The comments received as well as the consultation logs are available to view and download on-line.
- 2.3.12 The Council considered the comments received to the Issues and Options consultation. A number of respondents including from the Government Office for Yorkshire and the Humber requested that further work was required in order to develop more fully key elements of the issues and options in advance of preferred options. In particular the need to explore a more spatial vision and realistic and spatially specific options for the location of development in line with the then emerging Regional Spatial Strategy (RSS).
- 2.3.13 The Secretary of State issued proposed modifications to the Yorkshire and Humber Regional Spatial Strategy in September 2007. These raised a number of significant issues, which had implications for the Core Strategy including a significantly higher housing requirement for the district. The Final RSS was adopted in May 2008.
- 2.3.14 The Further Issues and Options papers were produced in order to take account of some of the critical comments raised in the earlier consultation and also take into account more recent evidence and changes in national, regional and local strategies including RSS and the SCS. The Further Issues and Option papers set out a revised spatial vision and objectives as well as refined and amended spatial options for the location of development. They were approved for public consultation at the Council's Executive on 18th December 2007.
- 2.3.15 The Further Issues and Options were published for consultation from February 2008 to May 2008. Supporting documents were published including an Initial Sustainability Appraisal as well as a Settlement Study.
- 2.3.16 The consultation had two broad objectives:
- Raise awareness of the Core Strategy Further Issues and Options for Bradford.
 - Engage with key stakeholders in exploring the four spatial options for the location of housing and employment development within the District.
- 2.3.17 The consultation sought views from the public, landowners, community groups, infrastructure providers and other interested parties. In addition to targeted consultations several workshops were held.

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- 2.3.18 Further events were run by Planning Aid which targeted communities of interest including BME, older people and young people.
- 2.3.19 Further engagement with communities in areas proposed in the Further Issues and Options as areas for significant growth, such as Holmewood, was undertaken up to the end of 2008.
- 2.3.20 All comments received as well as logs for each of the events can be viewed on the LDF web pages.
- 2.3.21 In light of the imperative need to ensure a robust approach to waste management in LDF's, the government issued new guidance in June 2007 on the waste content of Core Strategies. To ensure sufficient opportunities for the provision of waste management facilities in appropriate locations, the core strategy should set out how sites and areas suitable for new or enhanced waste management facilities will be identified, including the criteria that will guide actual allocations and the broad locations where these will be sought. The guidance suggests that the clarity of the framework can be improved by identifying broad strategic areas in the Core Strategy. Taking account of the guidance the Council produced a Core Strategy Further Issues and Options Waste Management paper. This sets out the issues and options in following such an approach in the Core Strategy for Bradford. It seeks to invite comments on the considerations in identifying broad areas of search for waste facilities. The areas of search set out in the report take account of accessibility and environmental constraints only at this stage. This approach would then inform the detailed identification of sites in the more detailed Waste management Development Plan Document which follows.
- 2.3.22 The Further Issues and Options report on waste was published for consultation in late 2008. Waste interests groups were targeted specifically for their views as part of the consultation.
- 2.3.23 Following a review of the consultation on the earlier Minerals Issues and Options issued in 2007, it was felt that further targeted consultation was required to ensure a robust engagement from the minerals operators and interests. An updated version of the Issues and Options topic paper was issued for comment in November 2008 and a workshop held with minerals interests.
- 2.3.24 Work to take forward the Core Strategy in 2010/11 focused on developing a robust evidence base on which to inform and develop the Core Strategy.
- 2.3.25 Further informal testing of a revised vision and spatial objectives was undertaken with key partners at a Bradford District Regeneration Summit held in April 2009.
- 2.3.26 In taking forward the Core Strategy the Council has had ongoing regard to developing national guidance and good practice (e.g. Planning Advisory Service, Planning Officers Society and recent Inspectors reports). In particular it has sought to ensure a robust and proportionate approach to the

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underpinning evidence base, on which to develop and test the Core Strategy
approach .

2.3.27 The Council has several key studies in place:

- Open space assessment
- Landscape Character Assessment
- Employment Land Study
- Retail Study
- Strategic Housing Market Assessment (SHMA)
- Affordable Housing Economic Viability Assessment (AHEVA)

2.3.28 Several further key studies have been commissioned and have progressed in 2010/11. Each of these is considered in turn below.

District Transport Study

2.3.29 Steer Davies Gleave undertook a Transport Assessment of the emerging Core Strategy. The study is another critical piece of evidence which modelled the potential impacts on both the road network and public transport of the options for growth and development and considered mitigation measures. This was completed in October 2010.

Strategic Flood Risk Assessment

2.3.30 Jeremy Ben Associates (JBA) are undertaking the Strategic Flood Risk Assessment (SFRA). The stage 1 SFRA which identifies the key areas/zones at risk from flooding is completed. This will inform more detailed work on areas of development/growth which are the subject of potential significant risk of flooding.

Strategic Housing Land Availability Assessment

2.3.31 In line with Government advice contained within PPS3, the Council have prepared a Strategic Housing Land Availability Assessment (SHLAA), based upon data as of April 2009 together with survey work to identify urban capacity and also a call for sites exercise. The SHLAA forms a key part of the evidence base to inform both strategic decisions on the scale and distribution of housing development across the district within the Core Strategy and site specific decisions on which sites are allocated for development within the rest of the LDF.

2.3.32 The broad process and methodology for producing a SHLAA is set in a practice guidance document issued by the Government. Guidance for producing SHLAA's has also been produced at a regional level for the Yorkshire and Humber Assembly. The SHLAA essentially involves the collation of a database of potential housing development sites and then the carrying out of research and survey work to establish whether they would be deliverable in the short term or in the medium and longer term.

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- 2.3.33 The SHLAA does not involve carrying out full planning appraisals of the impact on development on local communities nor does it specifically advocate the allocation of sites for development. Instead it focuses on whether sites would be viable and deliverable by the development industry should the Council subsequently decide to include them as site allocations within the LDF. It therefore narrows the focus for decision making avoiding the more detailed and wasteful analysis of sites which have little chance of being implemented.
- 2.3.34 The work on the SHLAA has taken place in a number of stages. Initial work involved the creation from scratch of new databases and GIS systems, undertaking field surveys to identify sites and postal and land registry surveys to ascertain the intentions of owners of known sites already with planning approval. Sites have then been rigorously tested against a series of criteria relating to site availability and site achievability. Sites have also been subject to a suitability test which removes them from the process if they fall within areas identified under national designations which rule out development. Examples here include flood zone 3b and internationally important wildlife areas.
- 2.3.35 The government requires that the SHLAA work is overseen and carried out jointly with a working group with representation from the housing development sector. A working group comprising Council representatives, as well as, developers from the RSLs and volume house building sectors, has therefore been formulated.
- 2.3.36 Most of the Council officers survey, research and site appraisal work was completed by early 2010. Through late 2009 and much of 2010 the data and site appraisals was passed to the SHLAA working group for their consideration on a phased basis. Over 700 sites have been appraised in total. The role of the group is to assess the sites and compare their views with the appraisals carried out by Council officers. For each batch of sites a period of negotiation then occurs to try and resolve differences. The speed of the process has been constrained by 3 factors. Firstly the capacity of the working group to carry out the appraisals while undertaking their normal 'day jobs', secondly the number of differences between Council and volume house builder assessments, and thirdly the requirement in Government guidance for SHLAA's to reflect developer views if they are to be considered sound.
- 2.3.37 There have already been several types of engagement as part of the SHLAA work. Consultation with stakeholders has taken place on the draft methodology for the SHLAA, and a 'call for sites' exercise has been undertaken. The involvement of the SHLAA working group in the production of the SHLAA also ensures stakeholder input throughout.
- 2.3.38 The outputs of the SHLAA include, for each site, an indication of whether the site is deliverable in the short term (within the next 6 years) or developable in the medium to longer term (within 7-17 years). The SHLAA also estimates the potential yield of each site and includes a delivery trajectory for the 17 years covered by the study. Results have been amalgamated in numerous ways to indicate how much developable and deliverable land has been identified on a

Local Development Framework for Bradford settlement by settlement basis. It also allows officers and members to see how much of that potential land in each settlement lies in designated areas, for example green belt, which would currently rule out development. It therefore enables officers and members to assess the implications of advocating specific quantum's of development in any settlement. The outputs have helped inform various aspects of the Core Strategy Further Engagement Draft including the distribution of development, setting of settlement housing targets and the production of targets for the proportion of housing to be delivered on previously developed or 'brown field' land.

- 2.3.39 The Council has now commenced work on the SHLAA update which will be carried out to an April 2011 base date and cover the period to 2028.
- 2.3.40 To take account of recent economic changes since the last Employment Land Study, the Council has undertaken a selective update. This has been published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011.

Bridging Documents

- 2.3.41 Several bridging documents have been developed to inform the emerging Core Strategy Preferred Approach. These will provide a link between the extensive information and the chosen approach.
- 2.3.42 The Settlement Profiles Study has been completed and has further developed from the version issued for consultation in 2008. The Settlement Profiles Study characterises and assesses the principal physical, social, economic and environmental characteristics and needs of 27 place specific settlements/areas identified within the Bradford District. The Settlement Profiles Study assesses all place specific elements of technical studies as well as locality/community/neighbourhood plans and presents key issues and opportunities for each of the 27 settlements/areas. The Settlement Profiles Study has been updated and published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011.
- 2.3.43 The Council has completed the Draft Core Strategy Baseline Analysis Report which provides a comprehensive analysis of the core baseline condition and context for the district. The report has been deliberately left in 'Draft' form and will be supplemented with additional information during the course of the preparation of the Core Strategy DPD. The Draft Baseline Analysis Report has been published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011.
- 2.3.44 The Council has completed the first phase of a Draft Strategic Growth Assessment which identifies and characterises issues, opportunities and constraints for development across the Bradford District. The Draft Strategic Growth Assessment has enabled the Council to differentiate between areas in terms of a) areas that can effectively accommodate growth; b) those areas with infrastructure shortfalls and c) those areas where development should be kept to a minimum. The Draft Strategic Growth Assessment has been prepared using GIS information and has been used to assist the Councils

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decisions on where, if necessary, growth in the form of urban extensions to the city, towns and villages of the District should be broadly located. There determination of suitable broad locations for housing and economic growth is a function of the Core Strategy. The purpose of the Strategic Growth Assessment is to inform the Core Strategy about the sustainability of broad locations for future growth.

- 2.3.45 A important new piece of evidence required by PPS12 is an Infrastructure Plan. The Council has completed the Draft Local Infrastructure Plan for the Bradford District. The Draft Local Infrastructure Plan is part of the LDF evidence base and will play a key role in delivering the vision set out in the Community Strategy and the Core Strategy. The purpose of the Draft Local Infrastructure Plan is to provide an infrastructure capacity assessment for the District. This has included working in partnership with physical, social and green infrastructure providers to establish what infrastructure provision there is in the district, and identifying any gaps or capacity issues within the existing provision. The Draft Local Infrastructure Plan also provides an initial assessment of what infrastructure will be required to support development within the District over the plan period and how it could be implemented. The Draft Local Infrastructure Plan provides a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required. The report has been deliberately left in 'Draft' form and will be supplemented with additional information during the course of the preparation of the Core Strategy DPD. The Draft Local Infrastructure Plan and associated Baseline report have been published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011.
- 2.3.46 The Council will undertake further studies over the coming year to underpin progress on the Core Strategy to examination, in particular a viability study which will also link in to the development of a charging schedule and the introduction of Community Infrastructure Levy (CIL). Given the impending revocation of the RSS work will also have to be undertaken in support of the establishment of locally derived house building targets in the Core Strategy.
- 2.3.47 The Council has commissioned AMEC consultants to undertake the Sustainability Appraisal (SA) of the Core Strategy. Initial work in early 2009 reviewed the further issues and options and a review of the initial SA scoping report. Further SA will be undertaken as the CS progresses.
- 2.3.48 In line with the new 'duty to cooperate' contained within the Localism Bill, engagement with adjoining local planning authorities has been undertaken throughout 2011 as part of the emerging Leeds City Region (LCR) Local Enterprise Partnership arrangements. This has sought to ensure effective strategic planning informing respective Core Strategies and related evidence. The LCR Leaders Board endorsed an Interim City Region Strategy Statement in April 2011 to provide a strategic context for LDF preparation.
- 2.3.49 The Council has now completed a Preferred Options style document which sets out the draft strategy and policies together with the consideration of the options considered and the comments received from the public and partners earlier in the process. This report is entitled the Core Strategy Further

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Engagement Draft and was approved for consultation by Executive on the 14 October 2011. The Consultation period commenced on 28 October 2011 and will run for 12 weeks until 20 January 2012. The supporting evidence reports are being published as background documents as part of the consultation.

- 2.3.50 The Core Strategy Further Engagement Draft sets out the proposed approach to managing development and change to 2028 based upon extensive research and community engagement and consultation, It also sets out those approaches which are have been tested and discounted at this stage.
- 2.3.51 The Core Strategy Further Engagement Draft has been developed in line with national, regional and local policy. While the consultation has informed the local approach, it is the evidence which has shaped and defined the approach within the policy and strategy context.
- 2.3.52 The Core Strategy seeks to address the key challenges facing Bradford communities. In particular, meeting the needs of a growing population in terms of homes, and jobs in a sustainable way.
- 2.3.53 The Core Strategy Further Engagement Draft is made up of 7 main Sections, which are summarised below.
- 2.3.54 Section 1 sets out the introduction and Section 2 sets out the context for the document including work undertaken to date.
- 2.3.55 Section 3 sets out the background to how the approach was developed, the spatial vision to 2028 and supporting objectives, together with the Strategic Core Policies.
- 2.3.56 The spatial vision is founded upon the Council's Sustainable Community Strategy and the key issues, challenges and opportunities facing the District. The Objectives which follow on from the Spatial vision establish the key means of how it is to be achieved. The Strategic Core policies then set out the key policy elements in support of the Vision and objectives. The subsequent sections then provide more detail on how these will be achieved. The Strategic Core Policies cover the following broad areas:
- Overall approach and key spatial priorities
 - Climate change and resource use
 - Working together
 - Hierarchy of settlements
 - Location of development
 - Green infrastructure
 - Green belt
- 2.3.57 The fourth Section sets out sub-area policies. These relate to the following broad areas:
- City of Bradford, including Shipley and Lower Baildon
 - Airedale

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- Wharfedale
- South Pennine Towns and Villages

- 2.3.58 These policies set out the scale and broad distribution for development and change (homes and jobs) within each sub area including settlements, together with how key environmental assets, both built and natural, will be managed. It also seeks to identify key areas of infrastructure, in particular transport, which will require improvement in support of the development strategy and other investment priorities.
- 2.3.59 The fifth Section contains the thematic policies. These are organized into three themes, namely Planning for Prosperity, Planning for People and Planning for Place. These reflect the broad approach of the emerging national planning policy framework.
- 2.3.60 The focus under Planning for Prosperity is to support sustainable economic growth and job creation. This has been drafted to compliment the District Economic Strategy and reflect the issues and evidence within the Local Economic Assessment. It covers supporting measures to create jobs, protect existing economic assets, and provide new supply of the right land in the right places in order to support the commercial property markets. This has been informed by the Employment Land Study and its subsequent update. The section also sets out the approach to supporting successful and viable city, town and district centres.
- 2.3.61 The first theme also includes Transport and Movement. It contains proposed policies on travel reduction and modal shift, public transport, cycling and walking, parking policy and freight.
- 2.3.62 The second theme under Planning for People focuses on housing. It seeks to set out a the proposed approach to plan to meet the housing needs of this growing population in a sustainable way which assists regeneration while minimising the impact on the environment.
- 2.3.63 The Housing section therefore includes a range of policies which set out the overall target or requirement for housing over the plan period, how that housing should be distributed across the different parts of the district, and policies to ensure that the right amount of affordable housing is secured, and the quality and type of housing is appropriate to the needs of the community.
- 2.3.64 The final theme Planning for Place includes a wide range of policies. It includes policies to manage and safeguard biodiversity, landscape, built heritage and open space and recreation; with further policies that seek to manage renewable energy, development and flood risk and environmental protection. The final set of policies relate to minerals and waste.
- 2.3.65 The sixth Section sets out policies to support the delivery of the above policies. It includes policies on the role of the other DPDS and AMR, Development Management principles, Developer contributions (Sec 106 and CIL), Working with partners and communities, methods and tools to support

Local Development Framework for Bradford development (Local Development Orders etc) and possible approaches to funding and delivery.

2.3.66 The final sections set out the proposed monitoring framework for the plan and its policies and the links to both the AMR and corporate/District performance systems.

2.3.67 Comments are invited from communities and other bodies on the proposed approach as well as the supporting technical evidence. These comments will be considered as the Council moves towards the Publication Draft version which is anticipated to be Summer 2012 and potential adoption in 2013 following an examination.

Allocations DPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and early consultation	September 2007	Yes
Consultation on Issues and Options	November 2008 – January 2009	No
Public participation on Preferred Options and SA Report	October - November 2009	No
Consult on Submitted Publication Draft Document	August – September 2010	No
Examination in public	June – August 2011	No

2.3.68 Substantial work has been carried out in identifying sites through urban capacity survey work and call for sites exercises and as part of the production of the first SHLAA.

2.3.69 Liaison with the Housing Strategy section of the council and the Housing Partnership on LDF issues is ongoing and this will include work towards the production of Housing Delivery Frameworks which will contribute to the Allocations DPD and Area Action Plans.

2.3.70 The progress on the DPD has slipped as a result of the slower than anticipated progress on the Core Strategy. In line with guidance and emerging good practice, the Allocations DPD must follow on behind the Core Strategy, which sets the top level strategy to which the DPD must conform. The DPD also needs to align with the Area Action Plans. It is envisaged that Issues and Options stage will not now be reached before the Summer of 2012.

Bradford City Centre Area Action Plan

Milestone	Target	Whether Met
Public participation on issues and options (Reg 25)	August – November 2007	Yes
Public participation on Preferred Options and Sa Report	September 2008 - October 2008 -	No
Submission to S of S and consultation	August - September 2009	No
Examination in public	June - July 2010	No
Adoption	February 2011	No

Comments

- 2.3.71 The Council published the BCCAAP Sustainability Appraisal Scoping Report for the BCCAAP on July 6th 2007 for five weeks ending on 13th August 2007. The Council considered the representations and reported them in the Sustainability Appraisal report published with the subsequent Issues and Options reports.
- 2.3.72 The Issues and Options for the Area Action Plan were published for consultation in August 2007 until mid November 2007. These drew upon the extensive work undertaken previously on the masterplan and four Neighbourhood Development Frameworks and associated public consultation. The Council published the following documents for consultation:
- Issues and Options report
 - Summary Issues and Options report
 - Initial Sustainability Appraisal of Issues and Options
 - Statement of Consultation
 - Engagement Plan.
- 2.3.73 During late 2007 and 2008 extensive public consultation was undertaken on the Issues and Options Report including Drop in Events and Exhibitions in the City Centre, District wide Drop In Event and Exhibitions, Workshop Event at the Thornbury Centre, Bradford focussed on Strategic Partnerships and the general public.
- 2.3.74 The Council also worked with Yorkshire Planning Aid on workshop events with Bradford Older Peoples Alliance, Consortium of Ethnic Minority Organisations, young people and other hard to reach communities since the publication of the Issues and Options Report in August 2007.

- 2.3.75 Full written representations received to date on the Issues and Options Report and the consultation event logs, including those as part of the Planning Aid BME Project are available to view on the Councils website.
- 2.3.76 The Council has prepared a Draft City Centre Baseline Analysis Report and Infrastructure Delivery Plan following the completion of the Employment Land Review, Retail & Leisure Study and the Strategic Housing Market Assessment.
- 2.3.77 The slippage on the Core Strategy has had implications for the timing of the publication of the Bradford City Centre AAP next stage of consultation. It is anticipated that the City Centre AAP Preferred Approach Report is issued for consultation in late 2012.

Shipley and Canal Road Corridor Area Action Plan

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and early consultation	October 2007	Yes
Consultation on Issues and Options	November 2008 – January 2009	No
Public participation on Preferred Options and SA Report	October - November 2009	No
Submission to S of S and consultation	August – September 2010	No
Examination in public	May - June 2011	No

- 2.3.78 In August 2010, the Council commissioned consultants, BDP, to prepare the Shipley and Canal Road Corridor Masterplan to provide the sound basis for the AAP. The approach taken to date is in conformity with the approved recommendations of the Report to Executive - 26th February 2008 and Report to Executive 17th November 2009.
- 2.3.79 In accordance with the Recommendations in the two Executive Reports and in line with guidance from The Planning Inspectorate and the IDeA Planning Advisory Service, officers within the LDF Group took a lead role, working with colleagues in the Economic Development Service, in producing the Tender Brief for the Shipley and Canal Road Corridor Masterplan to support the LDF/AAP process.

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- 2.3.80 The purpose of this commission is not to prepare an AAP, but to produce a strategic masterplan in support of the AAP process. The LDF Group will be producing the AAP and will incorporate the baseline evidence and masterplan options into the statutory AAP process.
- 2.3.81 The masterplan tender brief has been prepared by Officers in the LDF Group in accordance with best practice. Involvement of Officers in the governance arrangements for this commission (at all levels) will ensure that the Shipley and Canal Road Corridor masterplan is grounded in robust evidence, has been tested in terms viability, deliverability and sustainability and will provide a sound basis on which to develop a statutory development (AAP) which can be used assemble land through CPO and enable development through infrastructure planning and delivery.
- 2.3.82 The Draft Masterplan Options and technical evidence base studies will be published in late 2011. The Shipley and Canal Road Corridor Issue and Options Report will be published for consultation in 2012.

Waste DPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and early consultation	February 2007	Yes
Consultation on Issues and Options	September 2008 – October 2008	No
Public participation on Preferred Options.	June – July 2009	No
Submission to S of S and consultation	February – March 2010	No
Examination in public	November – December 2010	No
Adoption	July 2011	No

Comments

- 2.3.83 The Council appointed GVA Grimley in association with Environ to prepare the Waste DPD and contribute to the Core Strategy waste matters. They commenced the work in February 2007. A launch event on waste was held linked to the Core Strategy in March 2007.
- 2.3.84 The Council published the Waste DPD SA Scoping Report for public comment in 2007. A revised scoping report was issued in January 2009.

- 2.3.85 The consideration of Issues and Options for the Waste DPD need to follow the Core Strategy in order to ensure conformity and alignment, and ultimately the 'Soundness' of the document.
- 2.3.86 In light of further guidance on waste management issued in Appendix to the PINS Lessons Learned (June 2007) document, the Council issued more detail on waste management in the Core Strategy to provide a clearer spatial strategy in advance of the waste DPD, in order to better support the short to medium term tasks of ensuring sites are delivered in a timely manner in particular to support the Councils Municipal Waste Strategy (See paragraph 2.3.19 above).
- 2.3.87 Formal work commenced on the Waste Management DPD with the preparation of the Issues and Options report. This takes as its start point national and Regional Policy together with the emerging approach in the Core Strategy. The Council approved the Issues and Options report for formal consultation at Executive on 20 October 2009. The report was the subject of public consultation from November 2009 through to January 2010.
- 2.3.88 The Council considered the formal representations in developing its Preferred Approach, which was approved for public consultation at Executive on 14 January 2011. The report was published for consultation between 21st January and 1 April 2011. The consultation also invited comment on the waste management elements of the Core Strategy. The report set out the proposed detailed approach in support of delivering the sustainable management vision for the District. For the strategic types of waste e.g. municipal waste and commercial and industrial it identified a proposed short list of suitable sites. For the other types of waste it provided criteria based policies. The report was supported by several documents, including:
- Site Assessment report
 - Evidence report
 - Sustainability Appraisal
- 2.3.89 Key headlines from the consultation included:
- Over 1000 organisations and individuals were notified by letter and email of the preferred approach consultation and the information made available in hard copy as well as web based
 - A series of 5 drop in sessions were held in early March in areas where a site or sites were being proposed.
 - Formal representations were received from over 300 organisations and individuals
- 2.4 While the comments related to a range of matters in the consultation document, a significant number of comments were received to the proposed shortlisted sites. There were also 3 new sites put forward for consideration as well as comments on the site assessment methodology which was used to select the short list of preferred sites.

- 2.5 The Council took account of the comments on the site assessment methodology and proposed a number of changes. It then re assessed all the sites again including the new sites put to the Council as part of the preferred approach consultation. This resulted in an amended short list of sites which retains some sites a previously proposed but also some different sites.
- 2.6 Due to the significant change it was considered important that the revised sites be subject to public consultation before the Council moves to the next stage of the statutory process. This would ensure a robust engagement process is undertaken prior to the submission to examination.
- 2.6.7 A revised Chapter 5 of the preferred approach which includes a revised shortlist of preferred sites and associated text was approved for consultation by Executive on 16 September 2011 and published for 10 weeks for comment, from 10 October 2011 to 19 December 2011. The updated site assessment report which sets out the methodology and the assessment of the long list of sites tested is published as a background document as part of the consultation.
- 2.6.8 These comments together with those from the earlier consultation will be considered as the Council moves towards the Publication Draft version which is anticipated to be Summer 2012 and potential adoption in 2013 following an examination.

Open Space and Built Recreation Facilities SPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	March 2007	Yes
Consultation of Draft SPD	May – June 2008	No
Adoption	September 2008	No

Comments

- 2.6.9 The Council consulted in 2007 on the scoping report for the SPD, which sets out its purpose, key issues and suggestions on the mechanisms for securing new provision through the SPD. A review of work priorities has meant that this SPD has been put on hold indefinitely in order to focus on priority DPD work including the Core Strategy.

Affordable Housing SPD

Milestone	Target	Whether Met
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Commencement of Process -evidence gathering and preparation of Draft SPD	September 2007	Yes
Consultation on Draft SPD	April – May 2008	No
Adoption	September 2008	No

Comments

2.6.10 Work on this document has been put on hold as the Council seeks to ensure a robust and up to date evidence base on which to underpin its detailed implementation approach. It is also important that the SPD is linked to ‘parent’ policies within the emerging LDF rather than policies within the RUDP which will soon be superseded.

2.6.11 The Scoping Reports for the District Wide Affordable Housing Supplementary Planning Document (SPD) and the Sustainability Appraisal Report were consulted on in October 2008. The reports are part of the evidence gathering and preparation stage for producing the Draft District Wide Affordable Housing SPD. The role of these documents is to engage key stakeholders and the public in considering the key issues that the SPD could and should be addressing and the possible approaches, which the document can adopt to address these issues. The Sustainability Appraisal Scoping Report meets the requirements of the European Union Directive on Strategic Environmental Assessment (SEA) and the Government’s requirements for a Sustainability Appraisal (SA). Roughly 100 comments were received from 13 organisations.

Tree Protection SPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	September 2007	Yes
Publication of Draft SPD	January – February 2008	No
Adoption	June 2008	No

Comments

2.6.12 A review of the work priorities of the Planning Service has meant that progress on this SPD had been put on hold in order to focus resources on the DPDs, in particular the Core Strategy.

Housing Supply SPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	April 2008	No
Publication of Draft SPD	August – September 2008	No

Comments

- 2.6.13 This document was originally intended to clarify the Council's policy with regards to the release of phase 2 housing sites and to set forward proposals for ensuring an adequate ongoing supply of both sustainable and deliverable sites. The Council no longer proposes to produce this SPD.

Householder SPD

- 2.6.14 Work started on the production of a new Householder Supplementary Planning Document (SPD). The new document will replace both the existing House Extensions Policy and Dormer Windows Policy. The Council hopes to consult on a draft SPD in later 2011/early 2012

2.4 Current LDF adopted documents

- 2.4.1 The following is the list of all the LDF documents which have reached formal adoption:

- Sustainable Design Guide SPD (Adopted 28 February 2006)
- City Centre Design Guide SPD (Adopted 21 March 2006)
- Planning For Crime Prevention SPD (Adopted 26 June 2007)
- Planning Obligations SPD (Adopted 25 October 2007)
- Menston Housing Sites SPD (Adopted 25 October 2007)
- Shopfront Design Guide SPD (Adopted 19 December 2007)
- City Centre Affordable Housing SPD (Adopted 1 October 2008)
- Landscape Character SPD (Adopted 1 October 2008)
- Statement of Community Involvement (Adopted 8 July 2008)

3.0 LOCAL DEVELOPMENT FRAMEWORK ANALYSIS OF POLICY PERFORMANCE AND EFFECTS

3.1.1 This section sets out, below, the available data for output indicators by topic, that reflect the content of previous AMR's, in the light of the response to changes to Government advice noted in paragraph 1.5.3.

3.1.2 The suite of local indicators will be developed further as part of the preparation of DPD's.

3.2 Topic Commentaries

Business Development and Town Centres:

Core Indicators:

BD1: Total amount of additional employment floorspace - by type.

Completed sites	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	9114	7627	16741
Net internal floorspace, (sqm)	0	8771	7340	16112

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites may also be recorded under BD4.

BD2: Total amount of employment floorspace on previously developed land - by type.

Completed sites on PDL	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	9114	7627	16741
Gross internal floorspace on PDL (sqm)	0	6647	0	6647
Percentage of gross internal floorspace on PDL (sqm)	0	73	0	40

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites are may also be recorded under BD4.

BD3: Employment land available - by type.

	Total
Area of employment land available (<0.4ha)	0.93
Area of employment land available (>=0.4ha)	133.55
Total employment land available (ha)	134.48

Notes: Data collected and analysed by LDF Group.
 Only data for new build sites of 0.25ha and over monitored.
 Employment land available includes land with an employment land allocation in the RUDP and/or planning permission for employment uses.
 Employment land supply data given as totals as employment land allocations in the RUDP, and some planning approvals, are not specified by Use Classes.

BD4: Total amount of floorspace for 'town centre uses'.

Completed sites	A1	A2	B1	D2
Gross internal floorspace in town centres, (sqm)		0	0	
Gross internal floorspace in the District (sqm)		0	0	

Completed sites	A1	A2	B1	D2
Net internal floorspace in town centres, (sqm)	-596	0	0	
Net internal floorspace in the District (sqm)	1490	0	0	

Notes: Data collected and analysed by LDF Group.
 Only data for new build sites of 0.25ha and over monitored for employment.
 Saved policies of Adopted RUDP class City, Town and District Centres as 'Centres' and changes are included for these three types in 'In-Town Centres' above. Local Centres and out of centres are only included in the district total.

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 Site threshold of 100sqm for retail
 Only net floorspace monitored for retail
 B1 not subdivided into B1a, B1b, B1c
 D2 uses not monitored.

Local Indicators:

Employment Zones

Amount of floorspace developed for employment by type, in Employment Zones.

Completed sites in Employment Zones	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	6647	0	6647
Net internal floorspace, (sqm)	0	6397	0	6397

Notes: Data collected and analysed by LDF Group.
 Only data for new build sites of 0.25ha and over monitored.
 External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Losses of employment land

Losses of employment land in (i) Employment Zones and (ii) District.

Losses of Employment land	Total
(i) Employment Zones (ha)	1.05
(ii) District (ha)	2.15

Notes: Data collected and analysed by LDF Group.
 Only data for new build sites of 0.25ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

Amount of employment land lost to residential development.

Losses of Employment land	Total
(i) Residential development (ha)	0.62
(ii) District (ha)	2.15

Notes: Data collected and analysed by LDF Group.
 Only data for new build sites of 0.25ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

Local Services

Amount of completed retail, office and leisure development in town centres.

Use Classes Order	Centres	Locations	Site size: sites <2500 sq m net	Site size sites >=2500 sq m net	
A1 Retail	In Town Centres	City & Town Centres			
		Bradford City Centre loss	289	0	
		Ilkley Town Centre gain	307	0	
		District Centres			
		Total gain	0	0	
		Total loss	0	0	
		Total gain	0	0	
	In Town Centres	Total loss	596	0	
		Out of Town Centres	Local Centres		
			Total gain	224	0
Total loss			0	0	
Out of all above Centres					
Total gain			5185	0	
Total loss			3323	0	
Out of Town Centres		Total gain	5185	0	
Out of Town Centres	Total loss	3323	0		
District Total		Gain	5409	0	
		Loss	3919	0	
				Total completed sites (sqm net)	
B1 & A2 Offices	In Town Centres			0	
	Out of Town Centres			0	
D2 Leisure			No data	No data	

Notes: Data collected and analysed by LDF Group.

Saved policies of Adopted RUDP class City, Town and District Centres as 'Centres' and changes are included for these three types in 'In-Town Centres' above. Local Centres and out of centres are only included in the district total.

Site threshold of 100sqm for retail

Only net floorspace monitored for retail

Only data for new build sites of 0.25ha and over monitored for employment.

B1 not subdivided into B1a, B1b, B1c

Commentary:

Monitoring System:

The monitoring of Leisure development will need to be developed.

Car parking standards

Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the Local Development Framework.

	% of compliant sites
Total number of compliant schemes as a % of total number of schemes	50%
Total number of schemes analysed	2

Employment schemes analysed are all those completed and recorded in BD1 (not including B8 schemes) that were subject to consultation with Highways Development Control.
Retail schemes recorded are those completed and recorded in BD4/Local Services local indicator, above 1000sqm threshold, that were subject to consultation with Highways Development Control.
Compliance with the standards determined by Highways Development Control.

Housing

Core Indicators:

H1: Plan period and housing targets.

H2(a): Net additional dwellings – in previous years.

H2(b): Net additional dwellings – for the reporting year.

H2(c): Net additional dwellings – in future years.

H2(d): Managed delivery target.

Housing Targets and Outturns For Current and previous Reporting Years - Indicators H1 / H2(a) / H2(b)

These indicators are reported in the table below. As the Planning system is still in a period of transition and work on the Core Strategy is underway, but not complete, data relating to both RSS housing targets and the emerging draft Core Strategy targets have been included.

The Core Strategy targets are the result of a preliminary review of the RSS targets comparing the population and household projection assumptions made as part of the RSS with more recently issued ONS and CLG projections. A 10% adjustment of the RSS target downwards has been made for the period 2008-16 to reflect past and expected future weak economic and housing market conditions. The Core Strategy is subject to consultation which lasts until the end of January 2012 and thus these Core Strategy targets and the population and household projections underpinning them will be subject to further assessment and potential amendment.

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Year	H1 Net annual requirement (RSS)	H1 Core Strategy Further Engagement Draft – Net Housing Requirement (Policy HO1)	H2 (a) (b) Net additional dwellings
2004-2005	1560	1560	1361
2005-2006	1560	1560	1369
2006-2007	1560	1560	1578
2007-2008	1560	1560	2156
2008-2009	2700	2430	1440
2009-2010	2700	2430	999
2010-2011	2700	2430	696
2011-2012	2700	2430	
2012-2013	2700	2430	
2013-2014	2700	2430	
2014-2015	2700	2430	
2015-2016	2700	2430	
2016-2017	2700	2700	
2017-2018	2700	2700	
2018-2019	2700	2700	
2019-2020	2700	2700	
2020-2021	2700	2700	
2021-2022	2700	2700	
2022-2023	2700	2700	
2023-2024	2700	2700	
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2025-2026	2700	2700	
2026-2027		2700	
2027-2028		2700	

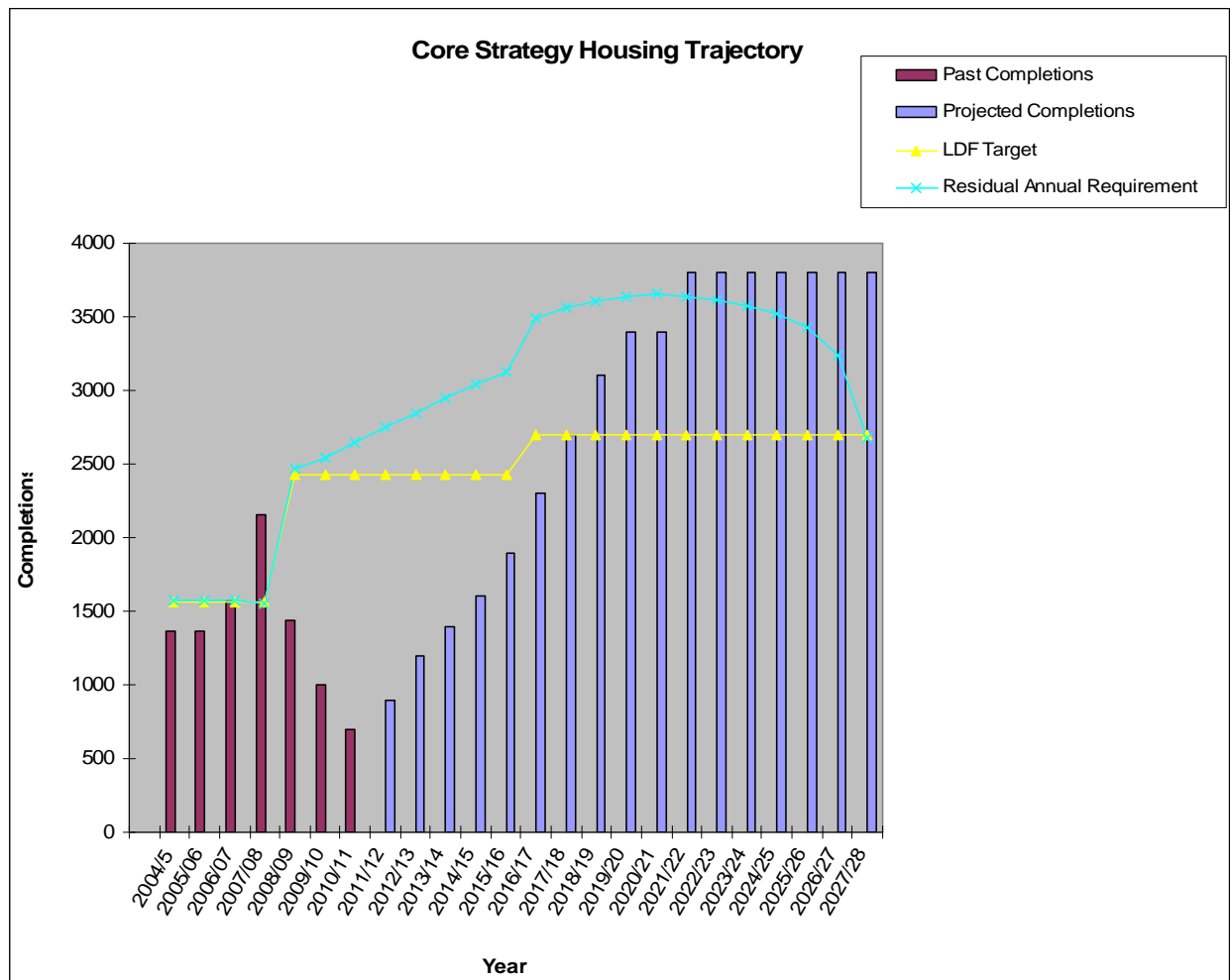
Notes:

1. Completions data, 2004-2005 to 2008-2009, derived from Building Control completions and data supplied to them and analysed by LDF Group.
2. Completions data, from 2009-2010, derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by LDF Group.
3. RSS only covers the period to 2026 so no H1 target reported for the subsequent 2 years.
4. Core Strategy will cover the period to 2028. Core Strategy targets subject to consultation and may change.

Projected Future Dwellings / Managed Delivery – the Housing Trajectory - Indicators H2(a) / H2(b) / H2(c) and H2(d)

One of the key roles of the Core Strategy is to set out a housing trajectory which shows the expected rate of housing delivery over the plan period, which reflects the overall housing targets and how the LDF will manage the delivery of that housing quantum.

The graph below is extracted from the Core Strategy Further Engagement Draft and represents the Council’s current thinking on how delivery is expected to occur. The trajectory, along with the rest of the Core Strategy, is subject to consultation. The preliminary nature of this trajectory, the fact that the overall housing target on which the trajectory is based may change, and the uncertainty over the nature and pace of the housing market recovery in the coming years means that the trajectory may be subject to significant change in its future iterations.



Housing Land Supply / Capacity

The Council has two sets of data which are produced in different ways and which currently relate to different base dates. Together these provide a

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picture of current supply and thus the issues facing the Council in driving forward housing delivery in the coming years.

The first data set is taken from the results of the SHLAA which has just been published and which relates to a base date of April 2009. The SHLAA land supply assessment includes both sites which at the base date had extent planning permission or allocation as well as additional sites, that do not have planning permission or an allocation, judged by the SHLAA Working Group to be deliverable in the relevant 5 year period.

The results of the SHLAA indicates that as of a base date of April 2009 there was no Planning Policy Statement 3 compliant land supply within the district. Based on the methodology advocated by the CLG and Planning Inspectorate the Council considers that the 5 year land supply target for the period 2009-14 amounts to 14,536 dwellings. The SHLAA results suggest that the deliverable supply amounts to 5747 dwellings. This represents 39.5% of the 5 year requirement or alternatively 1.98 years supply.

The second data set provides more recent information utilising solely land with extant planning permissions and/or RUDP allocations at a April 2011 base date.

This net housing supply comprises:

- Remaining yield on land with outstanding planning permissions 11188 (7437 on pdl; 1569 through conversion/change of use; 2182 on greenfield land, including residential gardens, agricultural land and agricultural buildings).
- Estimated yield on the remaining allocations in the RUDP, that does not have planning permission, (on both Phase 1 and Phase 2 allocations) 5034 (1007 on pdl and 4027 on greenfield land). (This calculation was undertaken prior to November 2011. See Commentary below.)
- The net housing supply total is 16222.
- The density assumptions of the RUDP housing supply have been used on sites without an extant planning permission.

Commentary:

The SHLAA 5 year land supply figure reveals that there is a significant shortfall of deliverable land based on the housing targets set by the RSS. However this figure represents only part of the picture. The figure is somewhat lower than might otherwise be the case due to the very low annual completion rates insisted upon by the volume house builder representatives on the SHLAA Working Group predicated on an assumption of weak demand and weak housing market conditions over the next few years. The total capacity of the schedule of sites within the 5 year land supply trajectory is actually 12,632 dwellings.

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The Council received legal advice in November 2011 to the effect that with the lapsing of RUDP Policies H1 and H2 any unimplemented housing site is no longer allocated as part of the saved statutory development plan. This was never the intention of the approach to saving policies, as approved by Executive in April 2008 or that of the Secretary of State in their Direction issued in September 2008. To this end Executive on 21 November 2011 resolved to clarify the status of these sites, in particular the need to give significant weight to any such unimplemented sites based upon the work undertaken in their original allocation as part of the RUDP.

H3: New and converted dwellings - on previously developed land.

	Gross new build completions	Gross change of use to residential	Gross conversion to residential	Total
Number on PDL	438	140	180	758
Number on Greenfield	46	15	0	61
Total	484	155	180	819
Percentage gross on PDL	90.49	90.32	100	92.55

Notes: Completions data derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by LDF Group.

Commentary:

The percentage of completions on pdl continues to be well in excess of the 65% target set in the, now revoked, RSS.

H4: Net additional pitches (Gypsy and Traveller)

Gypsy and Traveller pitches	Permanent	Transit	Total
Number completed	0	0	0
Number lost	0	0	0

Notes: Data supplied by the Department of Environmental Health.

H5: Gross affordable housing completions.

	Social rented homes provided	Intermediate homes provided	Total Affordable homes provided
Gross completions	147	57	204

Notes: Data supplied by the Affordable Housing Team, Housing Service.

H6: Housing Quality: Building for Life Assessments.

There is no data available for this Core Indicator.

Monitoring System:

A monitoring system is being developed for this data.

Local Indicators:

Windfall Development

(Number of dwellings completed on land not allocated for housing in Development Plans).

	On pdl	Through conversions	Through change of use	On Greenfield land, agricultural land and buildings	Total
Number of dwellings	353	180	140	25	698
%age of total windfall	50.57	25.78	20.06	3.58	
%age of total completions					85.26

Notes: Data analysis by LDF Group from completions derived from Council Tax data, in association with Building Control completions and data supplied to them.

Gross data analysed.

Windfall decision determined from development plan at time of submission of application.

Density of completed housing schemes

Percentage of new dwellings completed at:

- (i) Less than 30 dwellings per hectare;
- (ii) Between 30 and 50 dwellings per hectare; and
- (iii) Above 50 dwellings per hectare.

	Number of completed schemes	% age of completed schemes	Number of dwellings on completed schemes	% age of dwellings on completed schemes
<30 dph	13	48.15	47	17.28
30-50 dph	8	29.63	128	47.06
>50 dph	6	22.22	97	35.66
Total	27	100	272	100

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Notes: Relates to new build schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during the period 1.4.2010 - 31.3.2011.

These developments also analysed under the Accessibility Local Indicator.

Data collected and analysed by LDF Group.

Commentary:

Over 77% of housing schemes completed in 2010-2011, and over 64% of dwellings on those completed schemes, have been at a density above 30 units per hectare.

Accessibility

Amount of completed housing schemes within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

Number of facilities within 30 minutes public transport journey time of completed scheme	Number of completed schemes	% age of completed schemes	Number of dwellings on completed schemes	% age of dwellings on completed schemes
All 6	17	63	142	52.2
5	4	14.8	87	32
4	0	0	0	0
3	2	7.4	10	3.67
2	0	0	0	0
1	2	7.4	31	11.4
0	2	7.4	2	0.73
Total	27	100	272	100

Notes: Relates to new build schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during period 1.4.20010 - 31.3.2011.

Data collected by LDF Group and analysed by Transport Planning and LDF Group.

These developments also analysed under the Density Local Indicator.

The six destination criteria are defined in 'Local Development Framework Core Output Indicators, Update 1/2005' ODPM October 2005. Hospitals are taken to include Community Hospitals as well as Airedale, BRI and St. Lukes.

Environmental Quality

Core Indicators:

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flood Risk grounds	Water Quality grounds
Number of permissions granted contrary to sustained advice	1	No data made available by EA.

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2010-2011, taken from EA web site.
The determination of the identified applications analysed by the LDF Group.

E2: Change in areas of biodiversity importance.

	Loss	Addition	Total change	Total area
Area of Biodiversity Importance	No data available	No additions	No change recorded	7660.01ha

Base line data of Environmental designations	SPA/SAC		SSSI		SEGI		RIGS		BWA	
	No	Area	No	Area	No	Area	No	Area	No	Area
Bradford North			1	0.72	1	9.61			17	232.08
Bradford South					1	24.51	2	4.96	13	195.83
Bradford West					2	4.11			11	106.07
Keighley	1	4485.75	1	4485.75	10	165.04	7	17.33	66	811.29
Shipley			2	9.03	11	188.22	8	274.16	41	1131.30

Notes: Data collected and analysed by LDF Group.
SAC: Special Area of Conservation

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SPA: Special protection Area

SSSI: Site of Special Scientific Interest

SEGI: Sites of Ecological/Geological Importance

RIGS: Regionally Important Geological Sites

BWA: Bradford Wildlife Areas

Some sites extend outside the District. Only the area within Bradford District is included in the table.

Some sites extend over more than one Parliamentary Constituency. The total area has been attributed to the Parliamentary Constituency that contains the largest part of the designation.

South Pennine Moors is has three designations, SAC, SPA and SSSI, but its area has only been included once in the total figure.

Monitoring system:

A system to monitor losses in areas of biodiversity importance needs to be established. Base line data has been included for environmental designations.

E3: Renewable Energy

The amount of renewable energy generation by installed capacity and type.

There is no data available for this Core Indicator.

Monitoring System:

There is a need to develop a monitoring system for this data, and it is acknowledged that there will be collection difficulties for some types of development.

Local Indicator:

Amount of eligible open spaces managed to Green Flag Award standard.

Public Parks	Eligible Parks achieving Green Flag site assessment standard.	Eligible Parks awarded Green Flag 2009/10.
	Area (ha)	Area(ha).
Bowling Park, Bradford.	37.38	
Brackenhill Park, Great Horton, Bradford	6.63	
Central Park, Haworth	2.84	2.84
Cliffe Castle Gardens, Keighley.	12.7	
Darwin Gardens, Ilkley.	1.99	
Harold Park, Bradford.	7.87	7.87
Horton Park, Bradford.	13.49	

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Ladyhill Park, Allerton, Bradford.	3.56	
Lister Park, Bradford.	21.9	21.9
Myrtle Park, Bingley.	8.37	
Peel Park, Bradford.	29.72	29.72
Riverside Gardens, Ilkley.	4.3	
Roberts Park, Saltaire, Shipley.	5.19	5.19
Silsden Park, Silsden.	5.44	
St Ives Estate, Harden, Bingley.	220.49	
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
Total Area	399.6	67.52

Notes: Data extracted from Bradford Open Space, Sport & Recreation Study: Open Space Assessment Report. KKP 2006. Parks awarded Green Flag updated by Civic Trust.

Commentary:

Open space is defined here as “all publicly accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities’ audits of open spaces and recreation facilities as required by PPG17.”

The Green Flag Award Scheme, managed by the Civic Trust, is the national standard for parks and green spaces across England and Wales.

The audit for the District was undertaken during 2006 but not all public parks were assessed. Of those that were assessed, the eighteen that achieved the Green Flag site assessment standard are listed in the table. Five public parks also met the ‘management’ standard and were awarded the Green Flag in 2010/11.

Monitoring System:

The Parks and Landscape Service is to initiate a monitoring system to continue and expand the Green Flag assessments.

Minerals**Core Indicators:****M1: Production of primary land won aggregates.**

	Number of operators contacted	Number of operators responded	Total Crushed Rock for Aggregate Purposes (in Tonnes)	Total Sand and Gravel for Aggregate Purposes (in Tonnes)
2010	10	4	18,500	0

Notes: Data provided by Minerals & Waste Planning Team from an annual request of active quarry operators. Only data voluntarily supplied by operators has been collated. It is possible that additional aggregates may have been won during these periods by operators who did not respond to the data request.

Only operators producing significant tonnage have been contacted since 2006-2007.

There is slippage in the supply of data, and this is included for the calendar year 2010.

Some outputs for 2010 have had to be estimated due to the poor response by operators.

M2: Production of secondary/recycled aggregates.

This data not collected by any known source.

Monitoring System:

A reliable data source for M2 needs to be identified before monitoring system can be developed.

Waste**Core Indicators:****W1: Capacity of new waste management facilities by waste planning authority.**

Site	Type	Annual Capacity
None of the permissions granted this year have become operable.		

Notes: Data provided by Minerals & Waste Planning Team.

'New' facilities are defined as those which (i) have planning permission and (ii) are operable within the reporting year.

W2: Amount of municipal waste arising, and managed by management type, by waste planning authority.

	Amount (Tonnes)	Percentage
Waste Arising		
Collected as Recycling	29,506	12.54
Collected as Compost	30,729	13.06
Collected as Residual	175,086	74.4
Total Municipal Waste Arising	235,321	
Waste Treatment		
Residual sent to Treatment	52,107	
Treatment, recycled & composted	17,774	
Treatment, waste to energy	2,100	
Waste Management		
Recycled as Collected	29,506	
Composted as Collected	30,729	
Recycled & Composted from Treatment	17,774	
Treatment, waste to energy	2,100	
Total Diversion	80,109	34.04
Treatment to Landfill	155,212	
Total Landfill	155,212	65.96

Notes: Data supplied by the Waste & Collection Service.

4.0 DEVELOPMENT MANAGEMENT PERFORMANCE

4.1 Introduction

The following section sets out the performance of the Local Planning Authority in determining planning applications for the period 1 April 2010 to 31 March 2011. It considers:

Major Applications
 Minor Applications
 Other Applications (Householders & Listed Buildings etc)

It also sets out the Local Planning Authority's performance in relation to planning appeals for the same period.

The number of planning applications received remained similar to last year, despite continuing economic uncertainty and the effect of new permitted development rights for residential alterations, the largest type of application we receive. The authority did receive an increase in larger and more complex development proposals which may account for increase in time taken to deal with some applications.

4.2 Major Applications

In 2010/11 the Authority determined 119 major applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 83 applications were determined within 13 weeks, this equals 70% which is above the national target of 60%. This represents a dip in the speed of applications determined but saw a strong return in the last two quarters of the year and is set to continue into next year.

Major Applications by Development Type (NI157a)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
Largescale Major Developments					
1 Dwellings 200 or more dwellings or site area is 4 hectares or more	5	1	4	5	0
2 Offices/research and development/light industry Floorspace to be built is 10,000 square metres or more, or site	1	1	0	1	0

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<i>area is 2 hectares or more</i>					
3 General industry/ storage/warehousing <i>Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</i>	2	1	1	2	0
4 Retail distribution and serving <i>Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</i>	2	1	1	2	0
5 Gypsy and traveller pitches Dwellings 200 or more pitches or site area is 4 hectares or more	0	0	0	0	0
6 All other large scale major development types <i>Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</i>	13	10	3	12	1
Smallscale Major developments					
7 Dwellings <i>10 – 199 dwellings or site area is 0.5 and less than 4 hectares</i>	53	37	16	40	13
8 Offices/research and development/light industry <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	2	2	0	2	0
9 General industry/ storage/warehousing <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	4	4	0	3	1
10 Retail distribution and serving <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	6	2	4	5	1
11 Gypsy and traveller pitches <i>10 – 199 pitches or site area is 0.5 and less than 4 hectares</i>	0	0	0	0	0
12 All other small scale major development types <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	31	23	8	29	2
Total	119	83	36	101	18

4.3 All Minor Applications

In 2010/11 the Authority determined 1340 minor applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 1010 applications were determined within 8 weeks, this equals 75.4% which is above the national target of 65%. Whilst below our local target, this figure maintains our high standing in relation to similar-sized local planning authorities. As with Major Applications, performance improved towards the end of the period.

Minor Applications by Development Type (NI157b)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
13 Dwellings <i>Less than 10 dwellings or a site less than 0.5 hectares</i>	464	336	128	330	134
14 Offices/research and development/light industry <i>Floorspace to be built is less than 1000 square metres, or site area is less than 1 hectare</i>	55	51	4	46	9
15 General industry/storage/warehousing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	42	36	6	33	9
16 Retail distribution and servicing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	306	234	72	188	118
17 Gypsy and Traveller pitches	1	0	1	1	0
18 All other major development types <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	472	353	119	381	91
Total	1340	1010	330	979	361

4.4 Other Applications

In 2010/11 the Authority determined 2461 other applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 2139 applications were determined within 8 weeks, this equals 86.9% which is above the national target of 80%. This figure compares very favourably with our peers, and saw a strong finish in the last quarter. There has been a significant reduction in the number of householder applications received compared with last year.

Other Applications by Development Type (NI157c)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
20 <i>Changes of Use</i>	70	56	14	54	16
21 <i>Householder Applications</i>	1832	1589	243	1399	433
22 <i>Advertisements</i>	182	169	13	138	44
23 <i>Listed building consent to amend or alter</i>	173	134	39	133	40
24 <i>Listed building consent to demolish</i>	1	0	1	1	0
25 <i>Conservation area consent</i>	11	6	5	8	3
26 <i>Certificates of lawful development</i>	192	185	7	142	50
27 <i>Notifications</i>	0	0	0	0	0
Total	2461	2139	322	1875	586

4.5 Appeal Information (BV204)

In 2010/11 the Authority received a total of 152 appeal decisions of which 52 appeals were allowed and the remainder were dismissed. This equals 34.2% which is above the local target of 26.5% for 2010/11.

Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2009	29	9	31
July to September 2009	47	18	38.3
October to December 2009	42	11	26.2
January to March 2010	34	14	41.2
Total	152	52	34.2

5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS

5.1 Local Development Scheme

5.1.1 While there continues to be significant change to national planning guidance and uncertainty, significant progress has been made on the Core Strategy with the publication of the Further Engagement Draft and supporting technical evidence. Progress has also been made in developing the Waste Management DPD. Changes at the national level reinforce the need for Bradford District to put in place as a matter of urgency an up to date development to guide development and investment.

5.1.4 Progress on several key pieces of evidence has been made including the completion of the first Strategic Housing Land Availability Assessment (SHLAA) for the District, and the production of the Infrastructure Plan.

5.1.5 The current LDS approved in 2007 is now considerably out of date in terms of the programme milestones. It is proposed that the LDS is updated in 2012 when the national changes currently in progress are confirmed. In the interim the Council will continue provide real time updates using the LDF web site and the quarterly issues of the e-newspaper 'PLAN-IT'.

5.2 Policy Monitoring Systems

5.2.1 The key messages from the analysis of policy in Section 3 relate to the core indicators on housing. Key findings include:

- The significant reduction in housing completions as result of the impact of the economic downturn has continued with 2010/11 net completions down on those figured reported in the last AMR.
- Based on the results of the recently completed SHLAA which includes data to an April 2009 base date, there is a significant shortfall in deliverable land supply in the district, Deliverable supply amounts to only 5,741 dwellings compared to the requirement of 14,536. Thus there is only 39.5% of the required PPS3 compliant 5 year land supply figure.
- Based on planning status at the April 2011 base date (i.e. outstanding permissions and remaining allocations of the RUDP) the current net supply of housing land will provide for 16,222 dwellings. This is a slight decrease on last year's reported outturn.
- Over 90% of development has taken place on Previously Developed Land (PDL), well in excess of the 65% target in the, now revoked, Regional Spatial Strategy target.

5.2.2 The above figures highlight the current challenges in delivering the scale of new housing which is needed in the district. The Council is faced, post RSS revocation, with the new task of reviewing, consulting on and finalising its Core Strategy house building target. And while financial and housing market

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conditions are currently suppressing both supply and demand for new housing, the longer term pressures to meet the needs of a rapidly expanding population remain. It should be stressed that the current and future rate of population and household increase in the district are well above the levels which were planned for in the production of the current RUDP.

- 5.2.3 Unlike in some areas of the country, housing completions in Bradford have yet to begin a renewed upward trend. The trend is still downwards. However more encouraging is the increase compared to last year in the number of affordable homes delivered, which is indicative of the successful application by the Planning and Housing Service of RUDP policy H9 and the work the Council is doing with partners such as the Homes and Communities Agency in supporting delivery on specific sites.
- 5.2.4 Based on data collection for the current monitoring year it seems likely that the pattern of suppressed completion rates may continue into 2010/11. However a recent upturn in both applications and pre-application queries on both RUDP allocated and windfall sites, suggests that prospects for future delivery are beginning to improve.
- 5.2.5 Going forward, realising development on already allocated RUDP housing sites will be vital if the delivery of new housing is to be maintained pending the renewal and increase of the housing land supply which itself will take time and can only come about through the production of the Allocations and Shipley / Canal Road LDF Documents.
- 5.2.6 With regard to land supply, the requirement within PPS3 for Council's to be able to demonstrate that they have identified a 5 year supply of deliverable sites remains. Indeed the Government is currently consulting on proposals to require a 5 year land supply plus an additional 20% on top. Deliverable sites are those which are suitable, available and capable of delivering housing completions now or over the next 5 years.
- 5.2.7 The Council's first SHLAA which includes data with a 2009 base date has now been completed and indicates there is a substantial shortfall in deliverable land supply in the district. Work on the second SHLAA is now under way and this will include a substantial number of new sites on top of the 700+ assessed in the first study. The Council will be adding a number of brown field sites to the list along with other green field options put forward by land owners since the last Call For Sites exercise. The second SHLAA will also be including more small sites. Although some of these additional sites may be found to be capable of delivering new homes in the short term the reality of needing to bridge the required gap of around 9,000 dwellings means that a 5 year land supply may only be achievable once the LDF has been completed.
- 5.2.8 Subject to changes in national planning policy, both the SHLAA, and the 5 year land supply assessment will be rolled forward on an annual basis and this will enable the Local Planning Authority to assess whether expected performance in delivering the expected number of homes, as set out in the

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Core Strategy housing trajectory, and the desired level on development on previously developed land, is being met.

- 5.2.9 Aside from housing, there are still a couple of gaps in data, which need action to ensure that they can be reported in the next AMR, in particular the indicator on renewable energy will need to be examined.

5.3 Development Management Performance

- 5.3.1 In 2010/11 the Council received 3920 planning applications.

- 5.3.2 The Council exceeded the national targets for determining major, minor and other applications and continues to improve its performance year on year. The last quarter of the period saw improvement in performance on all three NI157 targets, at a time of reduced application numbers compared to recent years. This puts us in a good position going forward into 2012, enabling the authority to continue this trend, at a time of reduced resources and economic uncertainty.

Appendix 1

GLOSSARY

Local Development Framework Terminology

Annual Monitoring Report (AMR) – This is a Report that the Council is required to prepare as part of the Local Development Framework. The Report will annually assess the extent to which policies in Local Development Documents are being achieved.

Development Plan Document (DPD) – These are Local Development Documents that are part of the Local Development Framework. They form the statutory development plan for the district (together with the Regional Spatial Strategy) and are subject of an independent examination. They include the following: Core Strategy, Site Allocations, Area Action Plans, and a Proposals Map.

Local Development Document (LDD) – These are the individual documents that make up the Local Development Framework. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF) – This is the portfolio of Local Development Documents, the Annual Monitoring Report and Local Development Scheme that together provide the framework for delivering the spatial planning strategy for the District.

Local Development Scheme (LDS) – This is a three-year rolling work programme setting out the Council's timetable for preparing each Local Development Document. The Scheme is revised annually in light of outcomes from the Annual Monitoring Report and is submitted to the Yorkshire and Humber Government Office for approval.

Supplementary Planning Document (SPD) – These are Local Development Documents that are part of the Local Development Framework. They provide supplementary guidance to policies and proposals contained in Development Plan Documents, however, they do not form part of the statutory plan, nor are they subject of independent examination

Development Management Terminology

National Indicators

NI157a – Percentage of largescale and smallscale major planning applications determined in line with the Government's development control targets. The target set by government is 60% of all major applications should be determined within 13 weeks.

NI157b - Percentage of major planning applications determined in line with the Government's development control targets. The target set by government is 65% of all minor applications should be determined within 8 weeks.

NI157c - Percentage of major planning applications determined in line with the Government's development control targets. The target set by government is 80% of all other applications should be determined within 8 weeks.

Local Indicators

BV204 – Percentage of appeals allowed against the Authority's decision to refuse on planning applications. The local target set by the Local Planning Authority is not more than 26.5% of planning appeals should be allowed.

Application Descriptions

Large scale Major Applications – For dwellings, the number of residential units to be constructed is 200 or more or where the number of residential units is not given in the application, a site area of 0.5 hectares or more. For all other developments the floorspace to be built is 1000 square metres or more, or the site area is 2 hectares or more.

Small scale Major Applications - For dwellings, the number of residential units to be constructed is between 10 and 199 or where the number of residential units is not given in the application, a site area of 0.5 hectares and less than 4 hectares. For all other developments the floorspace to be built is 1000 square metres and up to 9,999 square metres or the site area is 1 hectare and less than 2 hectares.

Minor Application – For dwellings, the number of residential units to be constructed is between 1 and 9 or where the number of residential units is not given in the application, a site area of less than 0.5 hectare. For all other developments the floorspace to be built is less than 1000 square metres or the site area is less than 1 hectare.

Other Application – All remaining applications including those householder applications, changes of use, advertisements, certificates of lawful development and listed building consent.

Appendix 2

Relevant National Guidance

Planning Policy Statement 3: Housing (CLG 2010)

Planning Policy Statement 12: Local Development Frameworks (CLG 2008)

Online Development Plan Manual (CLG PAS)

Local Development Framework monitoring: A Good Practice Guide (ODPM 2005)

Regional Spatial Strategy and Local Development Framework Core Output Indicators
– Update 2/2008 (CLG 2008)

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