

Local Plan for Bradford

Annual Monitoring Report 2013 - 2014

March 2015



City of Bradford MDC

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CONTENTS

	Page No.
FOREWORD	3
1.0 INTRODUCTION	4
1.1 The Development Planning System	
1.2 The Purpose and Content of the Annual Monitoring Report	
1.3 Development plan context/current monitoring systems	
1.4 Bradford in Context	
1.5 The Format of the Annual Monitoring Report	
2.0 IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME	10
2.1 Monitoring Local Plan Preparation	
2.2 Bradford LDS Context	
2.3 Progress on LDS Milestones	
2.4 Current Local Plan Adopted Documents	
2.5 Neighbourhood Planning	
2.6 Local Development Orders	
3.0 LOCAL PLAN ANALYSIS OF POLICY PERFORMANCE AND EFFECTS	28
3.1 Introduction	
3.2 Topic Commentaries	
<input type="checkbox"/> Business Development & Town Centres	
<input type="checkbox"/> Housing	
<input type="checkbox"/> Environmental Quality	
<input type="checkbox"/> Minerals	
<input type="checkbox"/> Waste	
4.0 DEVELOPMENT MANAGEMENT PERFORMANCE	46
4.1 Introduction	
4.2 Major applications	
4.3 All Minor applications	
4.4 Other applications	
4.5 Appeals information	
5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS	50
5.1 Local Development Scheme	
5.2 Policy Monitoring Systems	
5.3 Development Management Performance	

APPENDICES

52

1. Glossary
2. Relevant National Guidance

FOREWORD

This is the tenth Annual Monitoring Report for the Bradford District. It sets out the progress made in putting in place a Local Plan for the District together with our current performance in a number of areas.

The District continues to face challenges as it seeks to support development and regeneration. 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 to meet the needs of a growing District. This includes putting a place an up to date Local plan and also in short term introducing simplified planning tools in the form of Local Development Orders to support development in key areas such as Bradford City Centre.

The Planning Authority has made significant progress towards putting in place an up to date Local Plan for the District, The Council formally submitted the Core Strategy to government for independent examination in December 2014, with hearings taking place in March 2015. it is hope that the Council will adopt the Core Strategy by late 2015/early 2016. Progress has also been made in key regeneration areas with the progressing of the two Area Action Plans for Bradford City Centre and the Shipley and Canal Road Corridor with the aim of consulting in 2015 on a pre submission publication draft document.

The Council is continuing to support communities who are moving forward with the new Neighbourhood Planning tools under the Localism Act. Four additional areas have been formally been designated as neighbourhood Areas for the preparation of Neighbourhood plans namely: Cullingworth, Menston, Steeton with Eastburn and Silsden and Wilsden. This brings to eight the communities formally taking forward these new neighbourhood planning tools.

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 and affordable homes. Progress in putting in place clear plans now will ensure certainty and that decisions are made based on a Local Plan and not left to national policy.

Councillor Slater

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 the requirement to prepare a Local Development Framework for the District, which would replace the current Replacement Unitary Development Plan (RUDP).
- 1.1.2 More recent planning reforms have been introduced through the Localism Act 2011. In particular this sought to simplify the development plan system, with the revocation of Regional Spatial Strategies and also the introduction of new neighbourhood planning mechanisms (Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders). Neighbourhood Plans allow communities through a parish/town council or constituted Neighbourhood Forum, to shape development in their locality in line with the district wide plan and if formally adopted form part of the District's development plan.
- 1.1.3 The government consolidated national planning policy in the National Planning Policy Framework (NPPF) issued in March 2012. This retains the development plan led system under a new 'presumption in favour of sustainable development'. However, it no longer uses the term Local Development Framework (LDF) for the development plan instead it refers to the Local Plan. It emphasises the need for all local authorities to put in place an up to date and robust Local Plan. This underpins the 'presumption' which makes clear that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in it indicate development should be restricted.
- 1.1.4 For the Bradford District planning policy currently consists of:
- **National Planning Policy Framework (NPPF)** – this sets out national planning policy apart from Waste and Gypsies and Travellers.
 - **Replacement Unitary Development Plan (RUDP)** – this was adopted in 2005 and saved by the Secretary of State in 2008. Until the adoption of the Local Plan this will continue to be the statutory development plan for the District but the weight that can be given to policies will depend on compliance with NPPF.
- 1.1.5 While the NPPF allows for a single plan to be produced, Bradford's Local Plan will continue to consist of a portfolio of Local Development Documents (LDD's), which will provide the framework for delivering the spatial planning strategy for the area. The preparation of the Local Plan will be a continual process, with LDD's adopted and new ones added at different stages. There are two main types of LDD:
- **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. DPD's together with any adopted Neighbourhood Plans will form the statutory development plan for the Bradford District and will be

the start point for the consideration of planning applications. DPD's will over time replace the RUDP.

- **Supplementary Planning Documents (SPD)** - these LDD's are non-statutory documents that supplement policies and proposals contained in a DPD. 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.

1.1.6 The Local Plan portfolio will also include the following documents:

- **Statement of Community Involvement (SCI)** – this illustrates how the Council intends to engage the local community and stakeholders in preparing/reviewing Local Plan documents and in the consideration of planning applications. The SCI is not a DPD.
- **Local Development Scheme (LDS)** - this is a work programme which sets out the details, linkages and relationships between different elements, as well as timescales and arrangements for producing, monitoring and reviewing the Local Plan.
- **Annual Monitoring Report (AMR)** – this report will set out the progress being made in producing Local Plan Documents, Neighbourhood Plans and the effectiveness of policies contained within them. The information gathered will form part of the evidence base that is used to review whether any changes are required to the LDS.

1.1.7 The policy and proposals content of all DPD's and SPD's (where appropriate) 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.

1.2 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 Compulsory Purchase Act 2004 ('the Act') places fundamental importance on monitoring. Section 35 of the Act As amended by the Localism Act 2011 (Part 6 Planning, Section 113 Local development: Monitoring reports) requires local planning authorities to produce and publish an AMR to assess:

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

1.2.3 Section 113 of the Localism Act amends Section 35 of the Planning and Compulsory Purchase Act 2004. Section 35 required local planning authorities to make an annual report to the Secretary of State about the implementation of their local development schemes and local development policies. This section amends this requirement so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State. However, the Secretary of State has powers to make regulations prescribing the timing, content and form of reports.

1.2.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out, in Part 8, paragraph 34, the current requirements for an AMR.

1.2.5 In addition, monitoring is key to the successful development of the evidence base underpinning Local Plan production. Two of the tests of soundness against which planning Inspectors will consider Local Plans at examination are whether:

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

1.2.6 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 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 DPDs as part of its Local Plan, 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 2004 Act and the subsequent Regulations and guidance. In light of this 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 in the RUDP.

1.4 Bradford In Context

Contextual indicators

1.4.1 Contextual indicators are those which describe the wider social, environmental and economic background against which the Local Plan operates. Although not required under the legislation for their AMR, 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 polices and assessing their implementation. An analysis of these contextual indicators will measure changes in the wider social, economic and environmental background against which Local Plan policies operate.

1.4.2 The Core Strategy Baseline Report was published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011. This has been supplemented by the more recent 'Understanding Bradford District' Report issued by the Council in 2013.

1.4.3 Demographic

Population	
Total	522,452 ◆
Households	
Total Households	199,296 *
Average Household size	2.6**

Sources:

- ◆ Census 2011 – ONS first data release 2012
- * Census 2011
- ** Census 2011

1.4.4 Economy

Economic Activity	
Economically active, of all people aged 16 - 64	234,900 ♦
Unemployed, of economically active	20,200♦

Source:

- ♦ Annual Population Survey, January 2014 – December 2014

1.4.5 Housing

Housing Type	
All dwellings	210,166♦
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	£ 93,036 (April 2015) ****

Sources:

- ♦ CBMDC Council Tax April 2013
 * 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, April 2015.

1.5 The Format of the Annual Monitoring Report

1.5.1 The Local Planning Regulations 2012 provide guidance on the content of the AMR. This advises that they should include the following :

- The report should set out housing delivery against the relevant Local Plan requirement.
- Policies in the Local Plan which are not being implemented and the reasons for this
- Monitor the progress in preparation of Local Plan documents as set out in the LDS.

- Details of Neighbourhood Orders and Neighbourhood Plans made
 - Details of Community Infrastructure Levy (CIL) as specified in regulation 62(4) of the CIL Regulations.
- 1.5.2 Beyond these the Council can determine what other information and indicators it chooses to report upon linked to the performance framework in the relevant adopted Local Plan.
- 1.5.3 Section 2 of the AMR considers progress in putting in place the Local Plan in line with the agreed set of Development Plan Document and programme set out in the Local Development Scheme. It sets out the progress in terms of work undertaken to date as well as next steps. Following the Localism Act and in light of the recent Regulations it also sets out progress in the preparation and adoption of Neighbourhood Plans and Neighbourhood Orders. It will also set out progress on Community Infrastructure Levy.
- 1.5.4 Section 3 considers the performance of the saved policies of the RUDP, and analysis is undertaken where data permits. 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, the monitoring framework of the Core Strategy is established. Further evolution will take place with the preparation of other DPD's and their monitoring frameworks. The topic themes are:
- Business Development and Town Centres
 - Housing
 - Environmental Quality
 - Minerals
 - Waste
- 1.5.5 Where data is not available at present or is not in the required format these are highlighted and measures to rectify this are identified. The data is normally presented for the period 1st April to 31st March.
- 1.5.6 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.
- 1.5.7 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 Plan Preparation

2.1.1 As required under Section 35 of the Act, as amended by the Localism Act 2011 (Part 6 Planning, Section 113 Local development: Monitoring reports) the AMR must contain information on whether the timetable and milestones in the LDS are being achieved. This must include:

- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
- (b) in relation to each of those documents—
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
- (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

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 DPD's against the first LDS. It identified the need to review the LDS. In addition, the Secretary of State requested that all LPA's review their LDS and submit them by end of March 2007. The Executive subsequently approved a revised LDS at its meeting on 18th December 2007.

2.2.2 In line with the intention set out in the AMR 2013 the Council reviewed the Local Development Scheme. The LDS was reviewed and updated in light of the national planning reforms (NPPF, NPPG and Localism Act), changes in local circumstances and progress so far on Development Plan Documents. The revised LDS was approved by the Councils Executive on 22 July 2014. This AMR considers how preparation of the LDD's compares with the milestones and timetables set out in this latest revised LDS.

2.3 Progress on LDS Milestones

2.3.1 Progress is set out below for each of the Local Plan documents against the milestones set out within the Local Development Scheme.

Replacement Unitary Development Plan (Update)

Comments

2.3.2 While the RUDP was saved automatically for 3 years from its adoption (until October 2008) under the then legal provisions the Council was required to seek the approval of the Secretary of states to save policies beyond the initial three years. 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 A copy of the direction and accompanying letter has been placed on the Councils web site for information.

2.3.4 Development allocations and designations (as shown on the Proposals Maps) linked to the saved policies remain saved as part of the statutory development plan apart from the allocated housing sites.

2.3.5 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.

2.3.6 In light of changes to national policy contained in the National Planning Policy Framework, the Council undertook an assessment of the compliance of the RUDP saved policies in order to confirm the current degree of alignment with NPPF and hence weight which could be given to the policies in decision making.

2.3.7 The assessment was considered and agreed by the Regulatory and Appeals Committee on 5th June 2014.

Local Development Scheme

No milestones

Comments

2.3.8 The Revised LDS was formally adopted by the Council on 22 July 2014 following review. The LDS covers the period 2014 to 2017.

2.3.9 It is intended that the DPDs listed below are to be produced by Bradford Council in the next three years:

- Core Strategy (DPD)
- Allocations (DPD)
- Bradford City Centre Area Action Plan (DPD)
- Shipley and Canal Road Corridor Area Action Plan (DPD)
- Bradford Waste Management Plan (DPD)
- Policies Map (DPD)

2.3.10 The LDS broadly continues the package of documents agreed as part of the LDF set out in the previous LDS and reflects the progress made to date on several of the documents.

2.3.11 The Core Strategy will provide the spatial vision and objectives for the District to 2030 and will include strategic policies to inform future development proposals, Development Plan Documents and investment decisions. The other Development Plan Documents will provide a more detailed approach in support of the Core Strategy and its spatial vision, including detailed site allocations.

2.3.12 Two separate Area Action Plans are in preparation for Bradford City Centre and Shipley and Canal Road Corridor, in order to:-

- Deliver planned growth areas;
- Stimulate regeneration;
- Focus the delivery of area based regeneration initiatives

- Reduce the need for green field and green belt development in other parts of the district.
- 2.3.13 The Allocations DPD will allocate land to meet housing needs as well as jobs in line with the scale and distribution set out in the Core Strategy. It will also set out the detailed approach to key green infrastructure, such a recreation open space and playing pitches, amongst other things.
- 2.3.14 The Waste Management DPD sets out the planning framework for managing the District's waste in a sustainable manner. It includes policies and allocations for the management of waste in line with the national waste strategy and relevant EU regulations. It deals with all types of waste including municipal.
- 2.3.15 The revised LDS also set out an updated list of Supplementary Planning Documents which the Council aims to produce in support of emerging Core Strategy policies. These include:
- Hot food takeaway
 - Housing Design Guide
 - Management and mitigation of impacts of development on South Pennine Moors SPA/SAC

Statement of Community Involvement

No milestones within the monitoring period

Comments

- 2.3.7 The current SCI was adopted following examination on 29 July 2008

Regional Spatial Strategy

- 2.3.8 The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (May 2008) provided the strategic context for the preparation of Local Plans in the region. However, the Localism Act removed the RSS from the development plan system. The existing RSS though could only be revoked by order of parliament following a full Strategic Environmental Assessment which considered the impact of revocation.
- 2.3.9 The Government published the updated SEA of the proposed revocation of the Yorkshire and Humber Plan in September 2012
- 2.3.10 An order was laid before Parliament on 29 January 2013 to formally abolish the Yorkshire and Humber Plan from 22 February 2013. However, the Regional Strategy's green belt policies for York will be retained until York City Council adopts a local plan defining green belt boundaries.

- 2.3.11 The Leeds City Region Leaders Board approved an Interim statement on 21st April 2011 which agreed to continue to follow key elements of the RSS in their ongoing developments plans.
- 2.3.12 With the revocation of RSS, under the Localism Act local planning authorities as well as other prescribed bodies have a new 'Duty to Cooperate' on strategic matters which affect more than one local authority. Guidance on this is contained in the NPPF and NPPG. Leeds City Region Leaders agreed the approach to be adopted to facilitate this at their meeting on 6 December 2012. Meetings are ongoing with key adjoining Local Planning Authorities as well as relevant agencies including Highways Agency, Environment Agency and Natural England.
- 2.3.13 NPPF makes clear that in the absence of RSS the Council will be required to positively seek opportunities to meet the development needs of their area and should meet objectively assessed needs. To this end a number of studies and updates have been progressed to meet these new requirements. These are set out below under the Core Strategy.

Core Strategy

LDS Milestones

- Submission to government for examination September 2014
- Examination hearings January 2015

Comments

- 2.3.14 Following the approval of the Core Strategy Publication Draft by Full Council on 10 December for submission to government for examination. The Core Strategy, together with supporting evidence and appraisals, were issued for formal representations for 6 weeks beginning on 17 February closing on 31st March 2014.
- 2.3.15 The Council received a total of 522 duly made written representations in relation to the Publication Draft. A further 49 representations were received by the council after the formal deadline and therefore were not duly made. The consultation process undertaken by the Council on the Publication Draft is recorded in the Summary of Pre-Submission Consultation (2014).
- 2.3.16 The summary of the issues raised in the representations together with the Councils response are contained within the Statement of Pre-Submission Consultation report mentioned above. The main issues raised during the consultation related to the following key issues/concerns:
- Plan Period and Local Plan Documents
 - Duty to cooperate compliance
 - Housing Requirement
 - Housing distribution
 - Green belt review

- Viability and deliverability of development
- Habitats Regulation Assessment
- Infrastructure Delivery

2.3.17 Following consideration of the representations further work on the technical evidence was undertaken during 2014 prior to submission which sought to address issues raised in representations, deal with changes in national guidance and consider the implications of relevant new evidence such as national demographic projections.

2.3.18

Housing Requirement Study

2.3.19 The housing requirement figure for Bradford District used in the Core Strategy Further Engagement Draft was set out to align with the, now revoked, RSS. Following revocation it is now the responsibility of the Local planning Authority to objectively assess the need for new homes. The NPPF makes clear that the Core Strategy should positively seek opportunities to meet the development needs of their area and ensure that their Local plan meets the full objectively assessed needs for market and affordable housing as far as is consistent with the policies in the framework.

2.3.20 GVA with Edge Analytics, were therefore commissioned to undertake a study aimed at ensuring that the Council had a comprehensive, up to date, and independent objective assessment of the need for new homes.. The brief was to review the latest demographic information on population and households, other factors such as the economy and use this to project and derive a local housing need target.

2.3.21 An initial report was issued in February 2013 based on the then current 2008 based household projections.

2.3.22 This initial study has subsequently been updated by an addendum report which re runs the modelling to incorporate the interim 2011 based household projections issued by the Communities and Local Government (CLG) in April 2013. The addendum report concluded that the District's housing requirement should be in the middle of a range of between 1,807 and 2,565 dwellings per year. The Core Strategy Publication Draft has therefore adopted an annual target of 2,200 dwellings per annum for the plan period.

2.3.23 Following the consultation on the Publication Draft, Edge Analytics were commissioned to provide a further update to the core scenarios within the Bradford Housing Requirements Study (HRS) carried out in 2013.

2.3.24 This further update was produced to implement the Bradford specific recommendations of the report by Edge Analytics entitled 'Leeds City Region – Demographic evidence for the objective assessment of housing need within the Leeds City Region' (May 2014). That study has carried out an assessment of all the work carried out thus far by local Authorities in the City Region in support of the housing need assessments. Edge Analytics found the Bradford work carried

out in 2013 to be broadly sound but recommended a number of updates in the light of new data and projections published since 2013.

2.3.25 More specifically the work included updating the scenarios generated by the POPGROUP model utilising: :

- Economic activity rates from the 2011 Census
- Commuting ratios from the 2011 Census
- Unemployment rates which reflect economic 'recovery'.

2.3.26 Secondly it utilised the newly issued 2012 based sub national population projections (the two 2013 studies had used rebased 2010 based projections); Thirdly it incorporated the latest (June 2014) jobs-growth forecasts from the Yorkshire and Humber Regional Econometric Model (REM), updating the April 2012 statistics used in the original HRS.

2.3.27 Both of the housing requirement studies of 2013 resulted in the establishment of a range within which the Bradford housing requirement should be set. The update work carried out by Edge Analytics produced a revised range which was slightly lower than those within the original studies. This stemmed in the main from the slightly lower rate of expected population growth revealed by the 2012 based projections. However the housing requirement within the CSPD was still within the revised range - the only difference being that the Core Strategy proposal now lay towards the top of the range rather than in the middle of it. The Council therefore concluded that the updated work continues to show that the CSPD housing requirement is sound and will meet the objectively assessed needs of the district and significantly boost housing supply.

Strategic Housing Land Availability Assessment (SHLAA) Update

2.3.28 The Second SHLAA for the District was published in support of the Core Strategy Publication Draft. It assesses the broad picture of potentially available land to deliver the location strategy and also updates the 5 year supply of deliverable housing land. As with the first SHLAA it has been published online. It is comprised of several elements, Including:

- A main report which sets out methodology and process, key findings as well as summaries for each settlement; and
- Individual settlement statements (with information on all sites in that area) and maps showing location of the sites.

2.3.29 Work on a second update to the SHLAA is nearly complete and will support work on the early consultation on the Allocations DPD and also supporting the Core Strategy at examination.

Infrastructure Delivery Plan and Community Infrastructure Levy

2.3.30 The Council have been updating the Infrastructure Delivery Plan (which is a live document) produced by consultants DTZ and ARUP in support of the Core Strategy Publication Draft. This has entailed working with infrastructure delivery partners to update the infrastructure information (e.g. transport and education).

The resulting Infrastructure Delivery Plan itemises the shopping list of infrastructure, anticipated costs and how it could be delivered. It also demonstrates the infrastructure gap required to underpin the introduction of CIL. The Council is considering the economic viability assessment and preliminary draft charging schedule produced by DTZ. At present no formal decision has been made on whether or in what form CIL may be brought in.

Strategic Flood Risk Assessment (SFRA)

- 2.3.31 The Council with consultants JBA have undertaken a Strategic Flood Risk Assessment in support of the Core Strategy. This work has been prepared in consultation with the Environment Agency. The Draft SFRA was published in support of the Publication Draft. Further work during 2014 has been undertaken and further updates made to the SFRA which was published in Support of the submission Core Strategy in December 2014. In addition to the SFRA a sequential testing paper was prepared in consultation with EA which was submitted as further evidence in support of the submission core strategy.

Local Plan Viability Assessment

- 2.3.32 The NPPF strengthened the need for Local Plans to explicitly consider their deliverability in particular to demonstrate that the requirements place on development would not make development unviable. The Council commissioned DTZ to undertake a viability Assessment of the Core Strategy Further Engagement Draft which has informed the Publication Draft policy requirements. An updated Local Plan Viability Assessment (December 2014) has been produced which assesses the Publication Draft and has been published in support of the submission Core Strategy.

Habitats Regulation Assessment (HRA)

- 2.3.33 As the plan-making body, the Council is responsible, under the Conservation of Habitats and Species Regulations 2010, for assessing the potential for adverse impacts of proposals on European Sites; primarily the South Pennine Moors and North Pennine Moors Special Areas of Conservation (SAC) and Special Protection Areas (SPA). Following an initial screening report a full Habitats Regulation Assessment was required.

- 2.3.34 The Council appointed Urban Edge Environmental Consulting to undertake a full HRA. This has been undertaken in consultation with Natural England. An initial HRA was provided by the consultants in May 2013. Further evidence was collected and fed into the Full HRA published in support of the pre submission consultation on the Publication Draft Core Strategy.

- 2.3.35 Representations were received to the publication Draft which raised areas of concern with the HRA. The Council has undertaken further work with its consultants Urban Edge in consultation with Natural England in order to address some of the issues raised at Publication Draft stage.

- 2.3.36 In particular this further work has sought to:

1. clarify advice relating to use of "breeding bird assemblage" which includes curlew and lapwing, as a qualifying feature;

2. less reliance on "typical species" in body of HRA;
3. expansion of "in-combination" effects;
4. further detail on scope and rationale for habitat and bird surveys undertaken in 2013;
5. expansion on "recreational impacts" section to include further evidence from South Pennine relevant research;
6. insertion of further analysis of visitor survey levels and patterns of use to show estimated number of visits, penetration distance into SPA by visitors;
7. clarification of how the rate, scale and spatial distribution of development was altered in relation to the impact pathways identified - also references the updated SHLAA, Bradford Growth Study and Sustainability Appraisal;
8. review and improvement of conclusions to ensure a clearer statement that impacts of Publication Draft CS have been avoided/can be mitigated.

2.3.37 A revised HRA report was produced and published in support of the submission Core Strategy (December 2014).

Gypsies and Travellers Assessment

2.3.38 In order to confirm the Core Strategy's policies with regards to the scale and type of need for pitches for Gypsy & Traveller and Travelling Show people in Bradford District are sound, the Council has commissioned an update assessment and this is being undertaken by ARC4. The main elements to the study are as follows:

- To provide an up to date evidence base for the formulation of policies within the Core Strategy relating to Gypsies and Travellers and Travelling Show people;
- To inform the Local Plan with regards to the scale, size, and type of accommodation needed to meet current and future need over the plan period to 2030;
- To produce a study which reflects current national planning guidance and which will be capable of withstanding scrutiny at Examination In Public

Examination

2.3.39 The Council submitted the Core Strategy to the government for examination in December 2014. The submission documentation was made available on the Councils web site. This included all supporting technical evidence, all appraisals as well as supporting documentation to demonstrate the legal compliance and soundness of the submitted plan.

2.3.40 Following the appointment of the Planning Inspector Mr Stephen Pratt to undertake the examination further statements were produced in response to the matters and issues identified by the Inspector. These together with the other participants further statements were made available on the councils Examination webs site pages.

2.3.41 The hearings took place between 4th and 20th March in Victoria Hall, Saltaire. All subsequent material made available to the hearings and submitted to the Inspector is available on the examination library on the Councils web site.

Next Steps

- 2.3.42 Following the hearings in March the Council has produced further statements as requested by Inspector on various aspects of 'homework'. The participants then have 2 weeks from 7 April to make comment on these further statements followed by a week for the Council to respond, if required.
- 2.3.43 Following discussions at the examination hearings, the Habitats Regulations Assessment (HRA) is being reviewed by our specialist consultants in consultation with Natural England. The Council is also closing out an updated Gypsy and Traveller Assessment which may require a revision to the pitch numbers in the relevant policy in the housing section. Both these studies will be published in due course.
- 2.3.44 The Council will then put together a draft schedule of proposed main modifications with the Inspector to address key issues of soundness which were identified through the hearings and in the view of the Inspector can appropriately be addressed through main modification.
- 2.3.45 The schedule of proposed main and minor modifications would then be issued for 6 weeks for comment. Following consultation the Council will respond to the further representations on the main modifications and provide them and councils response to Inspector for his consideration. The Inspector will then consider whether any further hearings area required prior to his starting to draft his final report.

Allocations DPD

LDS Milestones

Issues and Options - December 2014

Comments

- 2.3.46 Substantial work has been carried out in identifying sites through survey work and call for sites exercises and as part of the production of the SHLAAs.
- 2.3.47 The progress on the DPD has slipped as a result of the slower than anticipated progress on the Core Strategy. In line with previous guidance and good practice, the Allocations DPD has followed 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 AAP's.

Next Steps

- 2.3.48 It is envisaged that Issues and Options stage consultation will take place in the second half of 2015 on the back of the latest SHLAA update currently nearing completion.

Bradford City Centre Area Action Plan (AAP)

LDS Milestones

Publication Draft - December 2014

Comments

- 2.3.49 The Issues and Options for the AAP 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. Further work was then put on hold due to slower than anticipated progress on the Core Strategy.
- 2.3.50 Work on the Bradford City Centre AAP actively began again in 2012. with the preparation of an updated Further Issues and Options Report. This considered both the previous public consultation responses but also changes to national policy as well as local circumstances.
- 2.3.51 The Further Issues and Options Report was approved for consultation by Executive in January 2013 and was published together with the supporting documents, for consultation for 11 weeks, between 15 March and 31 May 2013. The public consultation period included several drop in sessions and a technical workshop.
- 2.3.52 Following public consultation on the Bradford City Centre Area Action Plan (AAP) (Further Issues and Options), the reports and a Summary of the Representation document can be found on the Council's Development Plans website.
- 2.3.53 The Council in February 2014 commissioned new technical studies in support of the both the Bradford City Centre AAP as well as the Shipley & Canal Road Corridor AAP. A number of these technical studies have now been completed and will inform policies and proposals in the AAP. An overview of each of the technical studies is provided as follows:-

Ecological Assessment

- 2.3.54 The West Yorkshire Ecology Unit have produced the Ecological Assessment to provide a sound and justified evidence base to:-
- Develop a robust and comprehensive understanding of the ecology and biodiversity for the two AAP areas;
 - Minimise impacts on the local natural environment and biodiversity in preparing the development plans to allow net gains in biodiversity where possible; and
 - plan for biodiversity at a landscape-scale and identify and map components of the local ecological networks.
- 2.3.55 The ecological assessment has informed the strategic approach to Green Infrastructure in the AAP.

Green Infrastructure Study

2.3.56 Landscape architecture consultancy Gillespies have utilised the findings of the ecological assessment in order to:

- bring together existing data on green infrastructure assets and assess existing and future provision needed to support planned growth.
- identify opportunities and future projects for providing and enhancing green infrastructure; this should consider linkages to areas outside the AAP boundaries where appropriate.
- develop an ambitious yet realistic AAP wide strategy which builds upon current and future initiatives and identifies key issues and opportunities to enhance green infrastructure appropriate to each AAP area
- propose an implementation strategy, funding mechanisms and a framework for the longer-term management and maintenance of new and existing green infrastructure
- provide robust evidence to support the policy approach to green infrastructure and related matters for inclusion in the AAPs.

2.3.57 The Green Infrastructure Study will be used to inform the strategic approach to Green Infrastructure, which will be developed for both the AAPs.

Transport Study

2.3.58 Transport planning consultancy, Steer Davies Gleave are working to deliver a Transport Study for the two AAPs areas which will aim to:

- Identify the baseline position by assessing the quality and capacity of the existing transport infrastructure as it relates to Bradford City Centre and Shipley and Canal Road Corridor
- Identify, through a Delivery Plan schedule, a series of deliverable highway/public transport and active travel schemes and other technologies which minimise the need to travel, improve accessibility and safety for all modes of travel
- Identify those highway, public transport and active travel schemes and interventions that can be delivered through developments and those that should be delivered through other mechanisms
- Identify other non physical infrastructure interventions including services and support relating to travel and movement necessary to facilitate planned housing and economic development
- Make recommendations on amendments to planning policies and development proposals in the Area Action Plans in light of the findings from the Transport Study.

Strategic Flood Risk Assessment Level 2

2.3.59 Flood risk specialists, JBA have been appointed by the Council to prepare a Strategic Flood Risk Assessment Level 2 to support the work on the AAPs, in particular the allocation of sites for development.

Viability Assessment of the Area Action Plans

2.3.60 In accordance with the NPPF, the Council has appointed consultants DTZ to consider the deliverability of the policies and proposals in the AAPs.

- 2.3.61 It is envisaged that the above studies will be finalised by May 2015. In addition to the above, environmental planning and management consultancy Amec is supporting the Council with the preparation of Sustainability Appraisals which will test the AAPs.

Next Steps

- 2.3.62 It is anticipated that the Bradford City Centre AAP Publication Draft Report will be published for consultation in autumn 2015. This would then result in submission to the Secretary of State in late 2015 and anticipated adoption in early 2016.

Shipley and Canal Road Corridor Area Action Plan

LDS Milestones

Publication Draft - December 2014

Comments

- 2.3.63 The Draft BDP Masterplan Options Report and technical evidence base studies were published in early 2012. Public consultation comments on the Draft BDP Masterplan Options Report informed the Emerging Strategic Development Framework (BDP) which has fed into the work on the AAP. The Emerging Strategic Development Framework is available to view on the Council's website.
- 2.3.64 A Shipley & Canal Road Corridor AAP – Issues and Options Paper was prepared in 2012 and approved for consultation at Executive in January 2013. The public consultation took place between 15 March and 31 May 2013.
- 2.3.65 Following public consultation the reports and a Summary of the Representation document can be found on the Council's Development Plans website.
- 2.3.66 The Council in February 2014 commissioned a number of technical studies in support of both the AAPs, as set out above. It is envisaged that the studies will be finalised by May 2015. In addition to the above, environmental planning and management consultancy Amec is supporting the Council with the preparation of Sustainability Appraisals which will test the AAP. The Council will also be appointing consultants to undertake economic viability assessments of the AAP in accordance with the requirements of the National Planning Policy Framework.

Next Steps

- 2.3.67 It is anticipated that the Shipley Canal Road Corridor AAP Publication Draft Report will be published for consultation in autumn 2015 in tandem with the other AAP. This would then result in submission to the secretary of state in late 2015 and anticipated adoption in early 2016.

Waste DPD

LDS Milestones

No milestones specified but ongoing work towards Publication Draft in Feb 2015

Comments

- 2.3.68 The Council appointed GVA Grimley in association with Environ to prepare the Waste DPD and contribute to the Core Strategy waste matters.
- 2.3.69 The Preferred Approach, was issued for public consultation in early 2011
- 2.3.70 In response to the representations to the preferred approach a revised Chapter 5 which includes a revised shortlist of preferred sites and associated text was consulted upon from 10 October 2011 to 19 December 2011.
- 2.3.71 The comments from both rounds of consultation have been considered alongside an up to dated evidence base as the Council moves towards the Publication Draft. A HRA scoping report has been undertaken which has concluded that a full HRA is not required.
- 2.3.72 In 2013, the Council commissioned Urban Vision Partnership Ltd to provide an updated Waste Needs Assessment and Capacity Gap Analysis. The purpose of the study was to provide a sound and up-to-date evidence base (in full conformity with the National Planning Policy Framework) for the Waste Management Development Plan Document (DPD), which will include a robust analysis of the number of sites and facilities required.
- 2.3.73 The key objectives of the Waste Needs Assessment included:
- Establish waste arisings forecasts for the waste streams of Commercial and Industrial (C&I), Municipal Solid Waste (MSW), Construction, Demolition and Excavation (CDEW), Agricultural and Hazardous within the Bradford District; for the next 15 years (the plan period 2013 - 2028);
 - Establish the existing operational capacity of waste management facilities treating MSW and C&I waste within the Bradford District; (including a breakdown of tonnages of waste that are just bulked/transferred);
 - Establish the capacity gap for MSW and C&I waste;
 - Establish the number of sites/ facilities required to manage the capacity gap for MSW and C&I Waste for the plan period;
 - Become a key part of the Baseline Evidence Base Report supporting the contents of the Waste Management DPD.

The Waste Needs Assessment and Capacity Gap Analysis work has now been completed and has been published on the Councils website.

Next Steps

- 2.3.74 It is anticipated that a Publication Draft will be considered by Council for public consultation in autumn 2015, submission to secretary of state in late 2015 and adoption in early 2016 after an examination in public.

Community Infrastructure Levy

LDS Milestones

Preliminary Draft Charging Schedule – January 2015

- 2.3.75 Community Infrastructure Levy (CIL) is intended as a means of contributing to the funding of infrastructure required to deliver the policies and proposals in Local Plan including the Core Strategy and other Development Plan Documents. It replaces part of the system of Planning Obligations (S106 Agreements), the scope of which will be restricted from 6 April 2015 with regard to pooling of developer contributions. The aim of CIL is to promote a fairer system to fund new infrastructure. In accordance with the Planning & Compulsory Purchase Act 2004, the Council has commenced the work towards CIL for the Bradford District in line with agreed Local Development Scheme.
- 2.3.76 A report introducing CIL was taken to Executive on 22nd July 2011 which gave authorisation to commence work towards the adoption of CIL in the District as the principle means by which developer contributions towards infrastructure should be collected within Bradford district.
- 2.3.77 In May 2012 the Council commenced work on CIL by commissioning consultants DTZ and Arup to prepare a Local Infrastructure Plan (to evidence the infrastructure funding gap) and Economic Viability Assessment (EVA) to determine possible CIL rates for the District.
- 2.3.78 The work conducted to date on Infrastructure demonstrates a funding gap. The work on CIL EVA does demonstrate the ability to generate some CIL income in parts of the District which would assist in maximising contributions towards community infrastructure. Since receipt of the final report in late 2013, central government introduced amended CIL Regulations (in February 2014) and there has been significant recent case law with regard to challenges made by developers on CIL charging schedules introduced by local authorities across England.
- 2.3.79 In May 2014, the Council re-appointed consultant DTZ to undertake further CIL viability assessment work set within the context of the amended regulations and recent case law. The Council is expecting the final draft findings of the viability assessment by early June 2015.

Next Steps

- 2.3.80 The CIL Preliminary Draft Charging Schedule, proposed CIL charging zones and the Economic Viability Assessment will be published for consultation in Summer

2015, with submission of CIL to secretary of state in early 2016 and subsequent adoption of CIL by early summer 2016.

Supplementary Planning Documents (SPDs)

- 2.3.55 The revised LDS identifies three Supplementary Planning Documents which are to be progressed. Others may be identified as the other development plan documents progress or in response to future local issues.

Hot Food Takeaway

LDS Milestones

Commencement – January 2014
Public consultation – August 2014
Adoption – December 2014

- 2.3.56 The Hot Food Takeaway was approved by Executive for consultation on 14 June 2014.. The draft SPD was then published for a six-week public consultation which ran until 26 August 2014. A total of 23 Responses were received;

- 2.3.57 The key issues raised related to:

- The justification for the Hot Food Takeaway SPD
- The current health issues in Bradford
- Principle 2 – the proximity of takeaways to schools
- Principle 1 - Over concentration of takeaways
- Principle 8 – Litter control and prevention

- 2.3.58 The consultation was reported to the Executive on 4 November 2014. Full details of all the issues raised together with the Council's response, including any action required where relevant, were set out in Appendix 2 to the Executive report. Following consideration of the issues raised the Executive adopted the SPD with limited amendments.

Housing Standards

LDS Milestones

Commencement – January 2014

- 2.3.59 The Council is in the process of preparing a new SPD on Housing Standards which will be subject to consultation in late 2015. The work has been delayed due to work on the Core Strategy and awaiting the conclusion of the National Housing Standards Review.

Management and mitigation of impacts of development on South Pennine Moors SPA/SAC

LDS Milestones

Commencement – July 2014
Public consultation – November 2014

- 2.3.60 Work on the SPD has commenced but progress is linked to Core Strategy and HRA review. It is anticipated that a draft SPD will be issued for public comment in late 2015.

2.4 Current Local Plan adopted documents

- 2.4.1 The following is the list of all the Local Plan 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)
- Householder SPD (Adopted 12 April 2012)
- Shop Keepers Guide to Securing Their Premises SPD (Adopted 19 December 2012)
- Hot Food Takeaway SPD (Adopted 4 November 2014)

2.5 Neighbourhood Planning

- 2.5.1 The Localism Act introduced new neighbourhood tools which can be used by local communities to shape development and change in their areas. They include Neighbourhood Plans, Neighbourhood Development Orders and Community Right To Build Orders. This section sets out progress on neighbourhood planning.

Neighbourhood Plans

- 2.5.2 The Council has approved Neighbourhood Area Applications, to produce a Neighbourhood Development Plan, from the following qualifying bodies

Annual Monitoring Report – 2014

- Burley In Wharfedale PC
- Cullingworth VC
- Haworth, Cross Roads, and Stanbury PC
- Ilkley PC
- Menston PC
- Oxenhope PC
- Steeton-with-Eastburn PC and Silsden TC
- Wilsden PC

2.5.3 Two other Neighbourhood Area Applications have been submitted for determination from the following qualifying bodies

- Addingham
- Baildon

2.5.4 All the applications have been placed on the Councils web site together with other useful information on dedicated neighbourhood planning pages.

Neighbourhood Development Orders and Community Right To Build Orders

2.5.5 There are none at present.

2.6 Local Development Orders

2.6.1 The Council is committed to using simplified planning mechanisms to support development and regeneration where appropriate in terms of being most effective and in key priority areas.

2.6.2 The Council adopted two Local Development Orders for Bradford City Centre in 16 September 2014 which will allow certain types of development without the need for planning permission. The first order relates to commercial development and the second related to residential development.

2.6.3 Following the successful adoption of the two Local Development Orders (LDOs) for Bradford City Centre the Council is proposing to take a similar approach to Little Germany where it will sit alongside a Local Listed Building Consent Order (LLBCO). Both of these will be consulted upon in 2015 with a view to adoption.

3.0 LOCAL PLAN 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 1.5.4.

3.1.2 The suite of local indicators will be developed further as part of the preparation of the Local Plan.

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)	5065	0	0	5065
Net internal floorspace, (sqm)	5065	0	0	5065

Notes: Data collected and analysed by the Development Plan Teams.
 Only data for new build sites of 0.4ha 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)	5065		0	5065
Gross internal floorspace on PDL (sqm)	5065	0	0	5065
Percentage of gross internal floorspace on PDL (sqm)	100	n/a	n/a	100

Notes: Data collected and analysed by the Development Plan Teams.
 Only data for new build sites of 0.4ha 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) (planning permissions only)	.58
Area of employment land available (>=0.4ha)	115.45
Total employment land available (ha)	116.03

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha 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)	2148	0	0	
Gross internal floorspace in the District (sqm)	7504	0	0	

Completed sites	A1	A2	B1	D2
Net internal floorspace in town centres, (sqm)	1418	0	0	
Net internal floorspace in the District (sqm)	5338	0	0	

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha 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.

Site threshold of 100sqm for retail

Only net floorspace monitored for retail

Local Plan for Bradford

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)	5065	0	0	0
Net internal floorspace, (sqm)	5065	0	0	0

Notes: Data collected and analysed by the Development Plan Teams.
Only data for new build sites of 0.4ha 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)	0
(ii) District (ha)	0

Notes: Data collected and analysed by the Development Plan Teams.
Only data for new build sites of 0.4ha 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
(ii) District (ha)	0

Notes: Data collected and analysed by the Development Plan Teams.
Only data for new build sites of 0.4ha 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 Gain	400	
		Bradford City Centre Loss	429	0
		Ilkley Town Centre Gain	108	0
		Keighley Town Centre Gain	1640	0
		Keighley Town Centre Loss	186	0
		District Centres		
		Total gain	0	0
		Total loss	115	0
	In Town Centres	Total gain	2148	0
	In Town Centres	Total loss	730	0
		Out of Town Centres	Local Centres	
Total gain			0	0
Total loss			251	0
Out of all above Centres				
Total gain			5356	3410
Total loss		1185	0	
Out of Town Centres		Total gain	5356	3410
Out of Town Centres	Total loss	1436	0	
	District Total	Gain	7504	
		Loss	2166	
				Total completed sites (sqm net)
B1 & A2 Offices	In Town Centres			0
	Out of Town Centres			0
D2 Leisure			No data	No data

Local Plan for Bradford

Notes: Data collected and analysed by the Development Plan Teams.

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 0.4ha and over monitored for employment.

B1 not subdivided into B1a, B1b, B1c

D2 uses not monitored.

1 site with development => 1,000 sqm: Units 2 To 3 Alston Retail Park, Alston Road. Keighley.

BD21 4AG 13/02197/FUL: Change of use of existing unit from (D2) leisure to (A1) retail use with ancillary in-store cafe A3) with new mezzanine floor and external alterations.

Commentary:

The annual retail floorspace monitoring data collected and analysed by the Development Plan Teams indicate that the amount of retail sales floorspace in the District continues to grow, thanks to the developments mostly at the out-of-centre locations. The amount of new retail floorspace has been brought into use between 1st April 2013 and 31st March 2014 is significantly more than the total addition experienced over the same period in the previous year. Similarly the amount of total retail floorspace lost, from its reuse or demolition, has also slowed down considerably.

After the floorspace that has been lost is discounted, the net retail floorspace in the District shows an overall increase. This reflects a significant level of new retail developments and investments across the district in this period. Details of the additions and deletions to retail floorspace stock are contained in the Annual Floorspace Monitoring Reports.

Monitoring System:

The monitoring of Leisure development will need to be developed.

Car parking standards

Amount of completed non-residential development within Use Class Orders 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	100
Total number of schemes analysed	1

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 progressing, but not complete, data relating to both the recently revoked RSS housing targets and the emerging Core Strategy targets have been included.

The Core Strategy Publication Draft housing targets have been based on the recommendations of the GVA / Edge Analytics Housing Requirement Study. This study covers the period from 2011 onwards. In line with government guidance the Core Strategy housing requirement also includes a backlog element for the period 2004 -11 which analyses net completions against the statutory development target (RSS) in place for that period. This reflects evidence of unmet need in various indicators such as increasing levels of overcrowding in the district's main urban areas and also a rate of completions which has been well below the rate of household growth.

Local Plan for Bradford

Year	H1 Net annual requirement (RSS)	H1 Core Strategy Publication Draft 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	2700	1440
2009-2010	2700	2700	999
2010-2011	2700	2700	696
2011-2012	2700	2200	733
2012-2013	2700	2200	721
2013-2014	2700	2200	874
2014-2015	2700	2200	
2015-2016	2700	2200	
2016-2017	2700	2200	
2017-2018	2700	2200	
2018-2019	2700	2200	
2019-2020	2700	2200	
2020-2021	2700	2200	
2021-2022	2700	2200	
2022-2023	2700	2200	
2023-2024	2700	2200	
2024-2025	2700	2200	
2025-2026	2700	2200	
2026-2027	N/A	2200	
2027-2028	N/A	2200	
2028-2029	N/A	2200	
2029-2030	N/A	2200	

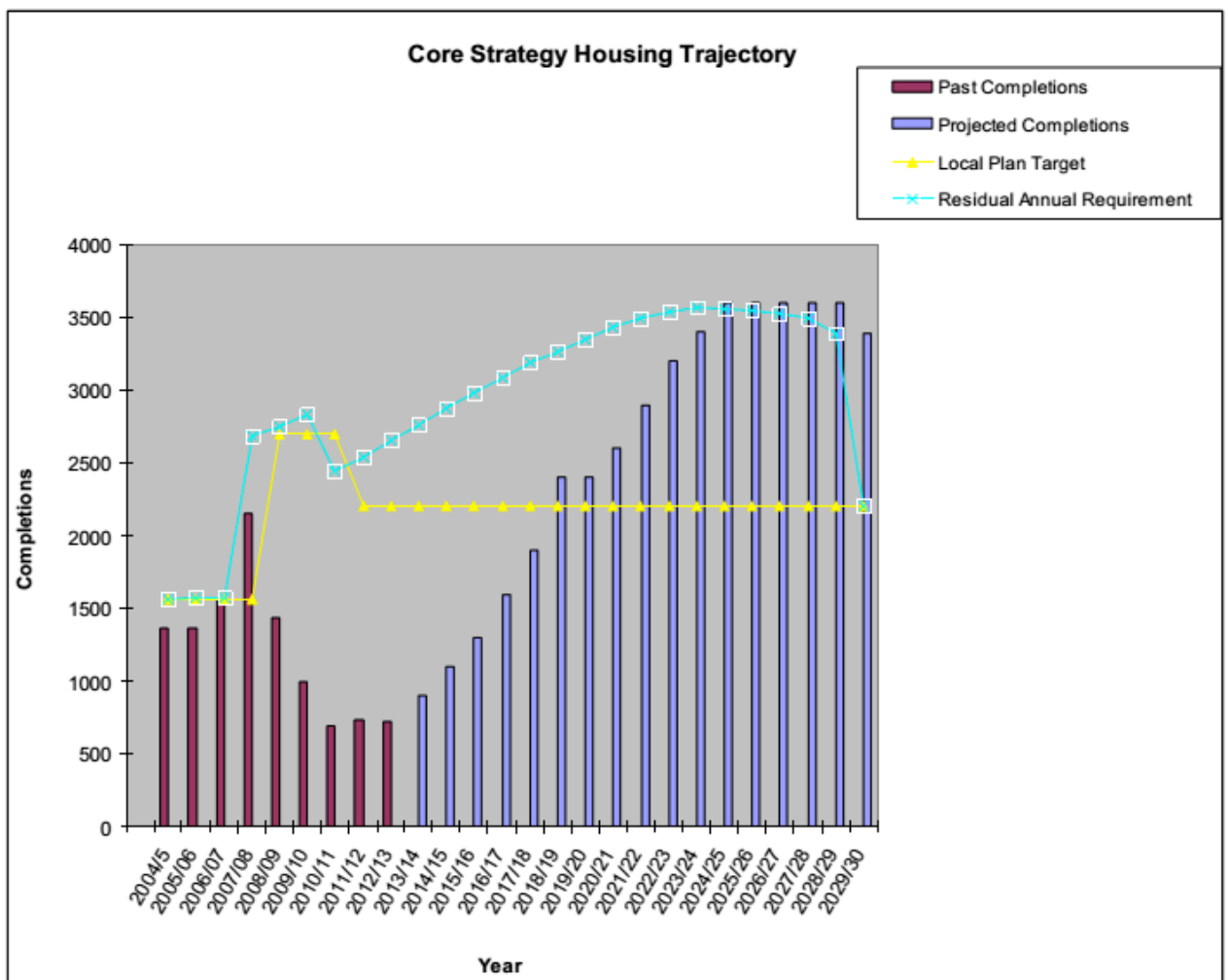
Notes:

1. Completions data, 2004-2005 to 2008-2009, derived from Building Control completions and data supplied to them and analysed by the Development Plan Teams.
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.

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 Local Plan will manage the delivery of that housing quantum.

The graph below is extracted from the Core Strategy Publication Draft. The trajectory, along with the rest of the Core Strategy, has been the subject of consultation and subsequently debate during the EIP hearings and will be revised in due course once the report of the Planning Inspector has been received.



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 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 update published in May 2013 which revises and rolls forward the work of the first SHLAA. The SHLAA 's land supply assessment includes both sites which at the base date had extant planning permission or were allocated for housing in the RUDP, as well as additional sites, that do not have planning permission or have not had an allocation, judged by the SHLAA Working Group to be deliverable in the relevant 5 year period.

The results of the SHLAA update indicate that there is no NPPF compliant land supply within the District. Based on the methodology advocated by the government guidance and Planning Inspectorate the Council considers that the 5 year land supply target (based on the annual net housing requirement within the RSS) amounts to 18,241 dwellings and the deliverable supply amounts to 8554 dwellings. This represents 46.9% of the 5 year requirement or alternatively 2.3 years supply.

The 5 year land supply position will be updated during 2015 on the back of the revised data within the third SHLAA and to reflect both changes within the NPPG and discussions during the Core Strategy EIP hearings.

The second data set, based around the Housing Land Register, provides more recent information utilising solely land with extant planning permissions at the base date, 1st April 2013. The Housing Land Register has not been updated to a 2014 base date as staff resources were diverted to work on the Core Strategy and the EIP. The following data at 1st April 2013 is repeated from the AMR 2013.

This net housing supply comprises:

Remaining yield on land with outstanding planning permissions;

- 6501 on previously developed land;
- 1053 through conversion/change of use;
- 2073 on greenfield land, including residential gardens, agricultural land and agricultural buildings.

The net housing supply total is 9627 dwellings.

The Housing Land Register will be updated in 2015.

Commentary:

The SHLAA 5 year land supply figure reveals that there is a significant shortfall of deliverable land. 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 13,484 dwellings.

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

	Gross new build completions	Gross change of use to residential	Gross conversion to residential	Total
Number on PDL	479	246	291	1016
Number on Greenfield	387	9	0	396
Total	866	255	291	1412
Percentage gross on PDL	55.31	96.47	100	71.95

Notes: Completions data derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by the Development Plan Teams.

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 Gypsy Liaison Team.

Commentary:

The data within the table reflects the fact that there were no site allocations within the RUDP and that there have been no recent planning applications for new sites. However the Council recognises the urgent need to address both current and future shortfalls in provision and this will be a key aspect of the forthcoming Allocations DPD. It also recognises the need to maintain and improve existing provision and to this end has in recent years been successful in securing funding to invest in improved facilities at the Council run sites.

H5: Gross affordable housing completions.

	Social rented homes provided	Intermediate homes provided	Total Affordable homes provided
Gross completions	279	0	279

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	399	291	246	159	1095
%age of total windfall	36.44	26.57	22.47	14.52	
%age of total completions					77.54

Notes: Data analysis by the Development Plan Teams 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.

Commentary:

The NPPF defines windfall sites as ‘Sites which have not been specifically identified as available in the Local Plan process’. They normally comprise previously-developed sites that have unexpectedly become available.’ Completions on windfall sites continue to form a significant proportion of overall delivery. However this in large part reflects the fact that there has been no new plan in place and therefore no new site allocations since the RUDP was adopted in 2005. The number of completions on

windfall sites and the proportion of delivery from this source is therefore expected to fall substantially once the Allocations DPD is in place.

Density of completed housing schemes

Data unavailable

Commentary:

The Housing Land Register has not been updated to a 2014 base date as staff resources were diverted to work on the Core Strategy and the EIP. There is no new data on completed housing schemes to undertake a density analysis.

Accessibility

Data unavailable

Commentary:

The Housing Land Register has not been updated to a 2014 base date as staff resources were diverted to work on the Core Strategy and the EIP. There is no new data on completed housing schemes to undertake an accessibility analysis.

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	0	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2013-2014, taken from EA web site.
The determination of the identified applications analysed by the Development Plan Teams.

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 the Development Plan Teams.
SAC: Special Area of Conservation
SPA: Special protection Area

Local Plan for Bradford

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 2013/14.
	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	
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	220.49
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
Total Area	399.6	288.01

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:

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. Six public parks also met the 'management' standard and were awarded the Green Flag in 2011/12.

Monitoring System:

The Parks and Landscape Service are 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)
2013	9	1	24,000	0

Notes: Data provided by Major Development 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 were contacted (9in total). Due to lack of responses, the figure for 2012 and 2013 has been estimated based upon knowledge of the sites' past output levels and remaining areas to be worked.

M2: Production of secondary/recycled aggregates.

This data is not collected and no new planning permissions have been granted in 2013 - 2014.

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
Unit 1 Eastwood Street Bradford	Waste Transfer	300 tonnes
Land at Birksland Street Bradford	Waste Transfer	40,000 tonnes
2 Walker Place Shipley	ELV	5, 000 tonnes
Lower Ground Floor Clifton Mill Clifton Street Bradford	ELV	300 tonnes

Notes: Data provided by Major Development Team.

'New' facilities are defined as those which (i) have planning permission and (ii) are operable within the reporting year (iii) These are not operational throughput figures, which are held by the Environment Agency as part of the Waste Licence

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

	Amount (Tonnes)	Percentage
Waste Arising		
Collected as Recycling	34,806	15.40
Collected as Compost	19,736	8.73
Collected as Residual	171,423	75.86
Total Municipal Waste Arising	225,966	
Residual Waste Treatment		
Residual sent to Treatment	171,002	
Treatment, recycled & composted	65,202	
Treatment, waste to energy	61,275	
Treatment, waste to Landfill	44,524	
Waste Management		
Recycled as Collected	34,806	
Composted as Collected	171,423	
Recycled & Composted from Treatment	65,202	
Treatment, waste to energy	61,275	
Total Diversion	181,020	80.11
Treatment to Landfill	44,524	
Direct to Landfill	422	
Total Landfill	44,946	19.89

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 2013 to 31 March 2014. 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.

4.2 Major Applications

In 2013/14 the Authority determined 96 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, 72 applications were determined within 13 weeks, this equals 75% which is above the national target of 60%.

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	6	3	3	6	0
2 Offices/research and development/light industry Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more	1	1	0	1	0
3 General industry/ storage/warehousing Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more	2	2	0	2	0
4 Retail distribution and serving Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more	3	1	2	2	1
5 Gypsy and traveller pitches	0	0	0	0	0

Annual Monitoring Report – 2014

Local Plan for Bradford

Dwellings 200 or more pitches or site area is 4 hectares or more					
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>	3	3	0	3	0
Smallscale Major developments					
7 Dwellings <i>10 – 199 dwellings or site area is 0.5 and less than 4 hectares</i>	47	36	11	43	4
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>	3	3	0	3	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>	6	6	0	5	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	4	2	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>	19	13	6	19	0
Total	96	72	24	89	7

4.3 All Minor Applications

In 2013/14 the Authority determined 1021 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, 936 applications were determined within 8 weeks, this equals 91.7% which is above the national target of 65%.

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>	392	355	37	297	95
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>	17	16	1	16	1
15 General industry/storage/warehousing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	11	11	0	11	0
16 Retail distribution and servicing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	200	179	21	162	38
17 Gypsy and Traveller pitches	0	0	0	0	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>	401	375	26	345	56
Total	1021	936	85	831	190

4.4 Other Applications

In 2013/14 the Authority determined 2214 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, 2125 applications were determined within 8 weeks, this equals 96% which is above the national target of 80%.

Other Applications by Development Type (NI157c)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
20 Changes of Use	198	173	25	154	44
21 Householder Applications	1503	1454	49	1281	222
22 Advertisements	151	150	1	123	28
23 Listed building consent to amend or alter	183	172	11	171	12
24 Listed building consent to demolish	2	2	0	2	0
25 Conservation area consent	4	3	1	3	1
26 Certificates of lawful development	173	171	2	136	37
27 Notifications					
Total	2214	2125	89	1870	344

4.5 Appeal Information (BV204)

In 2013/14 the Authority received a total of 114 appeal decisions of which 37 appeals were allowed and the remainder were dismissed. This equals 32.5% which is above the local target of 26% for 2012/13.

Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2012	31	10	32.3%
July to September 2012	20	9	45.0%
October to December 2012	29	11	37.9%
January to March 2013	34	7	20.6%
Total	114	37	32.5%

5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS

5.1 Local Development Scheme

- 5.1.1 In line with the recommendation of the AMR 2013, the LDS has been reviewed and updated in 2014 prior to submission of the Core Strategy. This update has taken account of the Localism Act, NPPF and associated regulations. It recognises the importance of the need for Bradford District to put in place, as a matter of urgency, an up to date Development Plan to guide development and investment. The absence of an up to date development plan means the ability to control development locally will be limited as decisions increasingly will turn on the NPPF and the presumption in favour of sustainable development.
- 5.1.2 Significant progress has been made on the Core Strategy with the issuing of the publication draft for comment in early 2014 followed by the submission for examination in December 2014. Further technical work was undertaken in 2014 to support the submission of the Core Strategy, including Housing requirement updates, SHLAA update., viability assessment, Strategic flood risk Assessment , Habitat Regulation Assessment etc. Several of these studies will inform the early work in the Allocations DPD which will start to be informally tested later in 2015.
- 5.1.3 Technical work has been progressed to enable the two Area Action Plans as well as the Waste Management DPD to move towards the next stage of consultation in 2015.
- 5.1.4 The number of communities looking to produce neighbourhood plans continues to increase with eight local councils, in total, having gained neighbourhood status. Two other Parish or Town Councils have submitted Neighbourhood Area Applications for determination. The Council continues to support these communities to ensure alignment with the emerging Local Plan.
- 5.1.5 While the government continues to simplify the planning system including changes to the permitted development rights, the Council has sought in a number of key locations to progress Local Development Orders to remove the need for planning permission to support development in Bradford City Centre.

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:
- Housing completions are still being affected by the impact of the economic downturn, however net completions have shown a modest increase in comparison with those reported for the previous year.
 - Based on the results of the SHLAA update there is a significant shortfall in deliverable land supply in the district, Deliverable supply amounts to only

8,554 dwellings compared to the requirement of 18,241. Thus there is only 46.9% of the required NPPF compliant 5 year land supply figure.

- Based on planning status at the April 2013 base date (i.e. only outstanding planning permissions) the current net supply of housing land will provide for 9627 dwellings.
- Approximately 72% of development has taken place on Previously Developed Land, well in excess of the 65% target in the, now revoked, RSS target.

5.2.2 The above figures highlight the continuing challenges in delivering the scale of new housing which is needed in the District. And while financial and housing market conditions continue to appear to be suppressing both supply and demand for new housing, the longer term pressures to meet the needs of a rapidly expanding population remain as confirmed by the Housing Requirement Study. 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 and will required a significant increase in supply of land in the Local Plan in order to deliver in line with NPPF.

5.2.3 With regard to land supply, the requirement within the NPPF for Council's to be able to demonstrate that they have identified a 5 year supply of deliverable sites remains. Deliverable sites are those which are suitable, available and capable of delivering housing completions now or over the next 5 years.

5.2.4 The Council's first update to the SHLAA was completed in May 2013 and indicates there is a substantial shortfall in deliverable land supply in the District. This is despite the SHLAA update including a substantial number of new sites on top of the 700+ assessed in the first study. The Council added 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 SHLAA update also included more small sites as a result of the reduction in the site size threshold from 0.4ha to 0.2ha. Although some of these additional sites were found to be capable of delivering new homes in the short term the reality of needing to bridge the required gap of nearly 10,000 dwellings means that a 5 year land supply may only be achievable once the Local Plan has been completed.

5.2.5 Subject to changes in national planning policy, both the SHLAA, and the 5 year land supply assessment will be rolled forward on a regular basis.

5.3 Development Management Performance

5.3.1 In 2013/14 the Council received 3495 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.

Appendix 1

GLOSSARY

Local Plan 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 Plan. They form the statutory development plan for the district 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 Plan. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Plan – 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.

Supplementary Planning Document (SPD) – These are Local Development Documents that are part of the Local Plan. 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% 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

National Planning Policy Framework (March 2012)

The Town and Country Planning (Local Planning) (England) Regulations 2012

**Produced by the
City of Bradford Metropolitan
District Council**

Development Plan Group

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City of Bradford MDC

www.bradford.gov.uk