

Bradford Development & Transport Forum

Wednesday 11th May 2022 – 2pm

The Corniche Suite – Great Victoria Hotel, Bridge Street, Bradford

Agenda

2pm

Light refreshments
And networking

2.15pm

Local Plan Update – Andrew Marshall

2.45pm

City Centre and TCF Update
Sara Ali and Richard Gelder

3.15pm

Planning Peer Review Update
Julian Jackson and Chris Eaton

3.45pm

Round up and summary
Any questions
Future Forums

Bradford Development & Transport Forum
Moving from Strategy into Delivery



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METROPOLITAN DISTRICT COUNCIL

Local Plan Update

11th May 2022



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Overview

- Local Plan Progress Highlights
- Evidence updates
- Timescales and risks
- Development Frameworks
- Design Code Pathfinder

Highlights – Local Plan (Progress)

- **Ongoing Internal and partner working groups** meeting around specific action plans (housing and economy; environment; infrastructure; development management and transport).
- Ongoing Senior level discussions on strategic matters including **macro housing / employment numbers issues and strategic sites** – alongside supporting further technical work
- First meeting of Cross Party Reference group
- **Reg 18 representations** individually summarised and published online together with call for sites information
- **1st run working list of Regulation 19 allocation sites** to feed into updated evidence material progressing
- **Technical evidence work progressing** – through tenders and appointments
- Published Development Framework tenders issued and strong market interest in returned tenders.

Highlights – Local Plan (work going forward)

- Evidence base Commissions- final appointments
- **Updated site assessment and technical work**
- **Urban capacity analysis and digital innovation** – work progressing on app and GIS assessments
- **Revised working list of Regulation 19 allocation sites** to feed into updated evidence material and appraisals.
- **Duty to Cooperate** ongoing linked to sites and technical work updates
- Ongoing political engagement including next Cross party Group
- Further directions on updates to the planning system and housing number calculations
- Resources and recruitment – new drive for roles

Site Assessment Process / Stages

1st Run – Reg19 Long List

Grade 1 – Likely allocations
– no major issues identified
to date

Grade 2 – POs with
problems

Grade 3 – Rejected sites but
marginal

Grade 4 – Rejected sites –
very significant issues

SLA Boundaries - all

SFRA and River Modelling

Sequential
testing – lower
risk sites

Not considered
reasonable
alternatives

Sustainability Appraisal
and HRA

Transport Evidence –
highways impacts, air
quality and carbon profiling

Viability Assessment

Reps reviews, UCA, and
micro masterplans,
stakeholders

Delivery Review

Ecology (Grade 1 and 2
currently)

Biodiversity net gain
baselines

Landscape Impact
Assessments (LIA)

Heritage Impact
Assessments (HIA)

Site access and
accessibility

Site Contamination etc

Clean growth, climate
resilience, carbon impacts

GB impact evaluation –
where relevant

Infrastructure Outputs –
education / health / other

'Strategic fit' – reg /
settlement hierarchy etc

2nd Run – Reg19 Long List –

Informed by evidence
updates but also transport
evidence outputs in
particular fed-back to
viability / deliverability
evidence

Settlement
targets and
reviews

3rd Run – Reg19 Long List

Further iteration of sites
info – critical path – TA,
infrastructure, viability and
deliverability

End of monitoring year –
completions / permissions
/ allocations splits

Final Edit

TA and final evidence
sets



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Plan Material and Evidence

LP Lead

Impact Studies

Habitat Regulations Assessment Update

Sustainability Appraisal

Environmental Evidence

Ecology Surveys

SFRA Level 1 and 2

Heritage Impact Assessments

Landscape Character and Impacts

Green Belt

Open Space

Housing Evidence

SHMA Update

Urban Capacity

G&T sites

SLA / 5 YHLS

Economic Evidence

Employment Needs and Land Supply Update

Retail and Leisure Update

Transport Evidence

Site impacts, air quality and carbon profiling

Silsden Study

District Transport Strategy

NPR

MRT

Infrastructure Evidence

Local Infrastructure Plan

Indoor Sports

Minerals Study

Waste Study

Viability / Delivery / Spatial

Whole Plan Viability

SG - Masterplan

HW - Masterplan

Thornton - Masterplan

Mini Masterplans

Growth Corridors

Other Leads

Impact Studies

Environmental Evidence

Clean growth

Green and Blue Spaces Strategy

Zero Carbon / LEAP

District Heating Strategy

Bio-diversity Net Gain

Housing Evidence

Housing Enabling Strategy

Economic Evidence

Culture Strategy

Transport Evidence

SEBAR

Tong Street

Shipley Road Scheme

Highways Design SPD

EV and Parking Strategy

Infrastructure Evidence

Viability / Delivery / Spatial

Odsal Growth Corridor

Bowling Back Lane Strategy

Esholt Implementation Plan

Keighley Masterplan

Shipley Strategy

Development Frameworks



Development Frameworks

- Lot 1: Sustainable Regional City Development Framework,
Southern Gateway Masterplan
Holme Wood Urban Design Framework

- Lot 2: Town-centric Development Framework for Keighley
Constituency (includes Keighley and Ilkley)

- Lot 3: Town-centric Development Framework for Shipley
Constituency (includes Bingley)

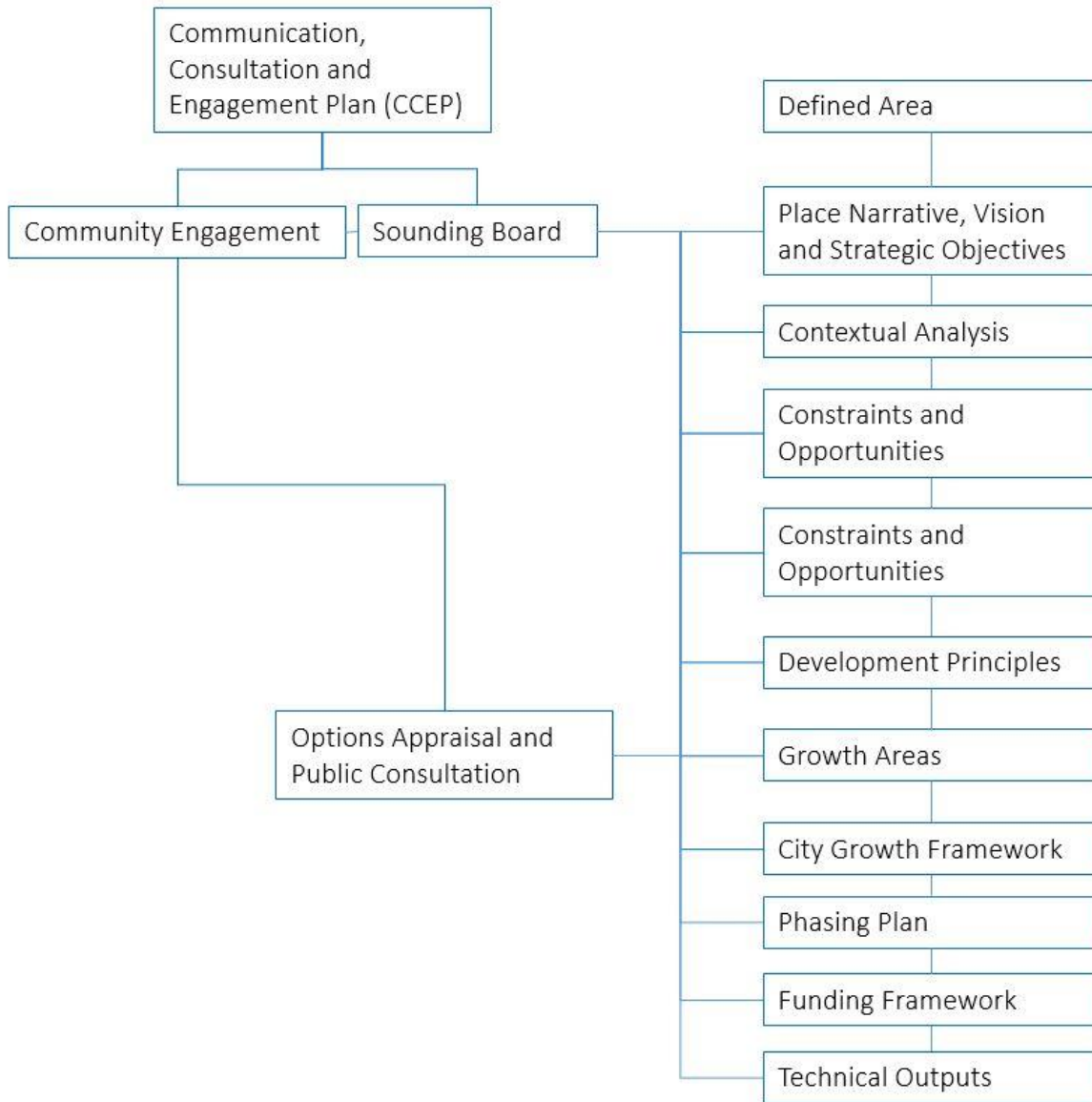


Development Frameworks

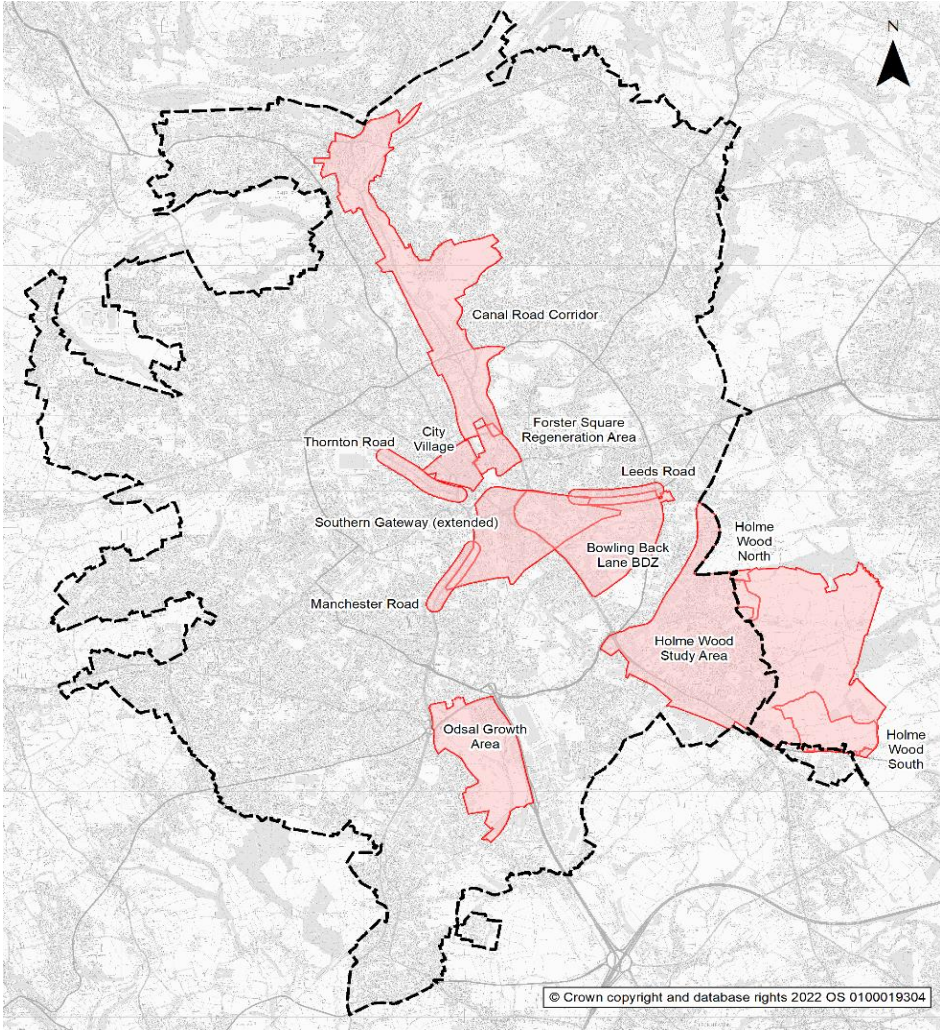
Purpose and role

- Guide development across the Framework areas over the next 20-30 years alongside the Local Plan
- Investment, market and delivery focused
- Cross-sector and collaborative
- Provide supporting evidence and inform the final the policies and allocations in the Local Plan
- Material consideration in the determination of all future planning applications across the area.
- Commission includes Southern Gateway Masterplan and Holme Wood Urban Design Framework

Development Frameworks

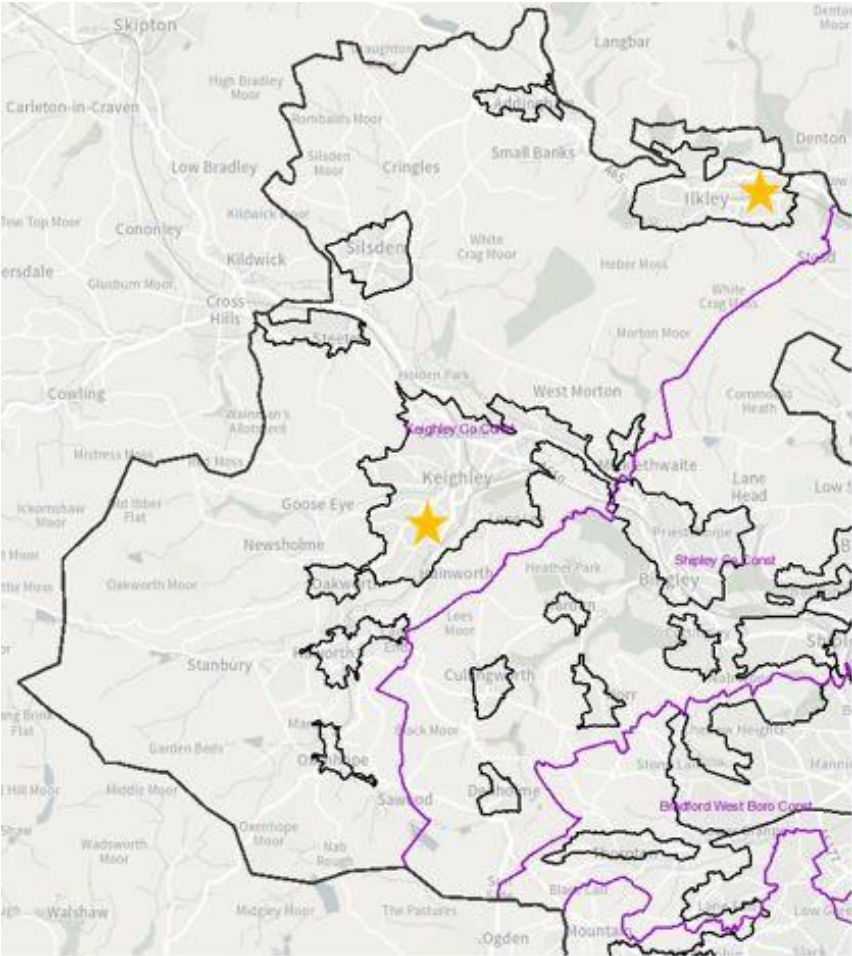


Development Frameworks



Sustainable Regional City Development Framework Area

Development Frameworks

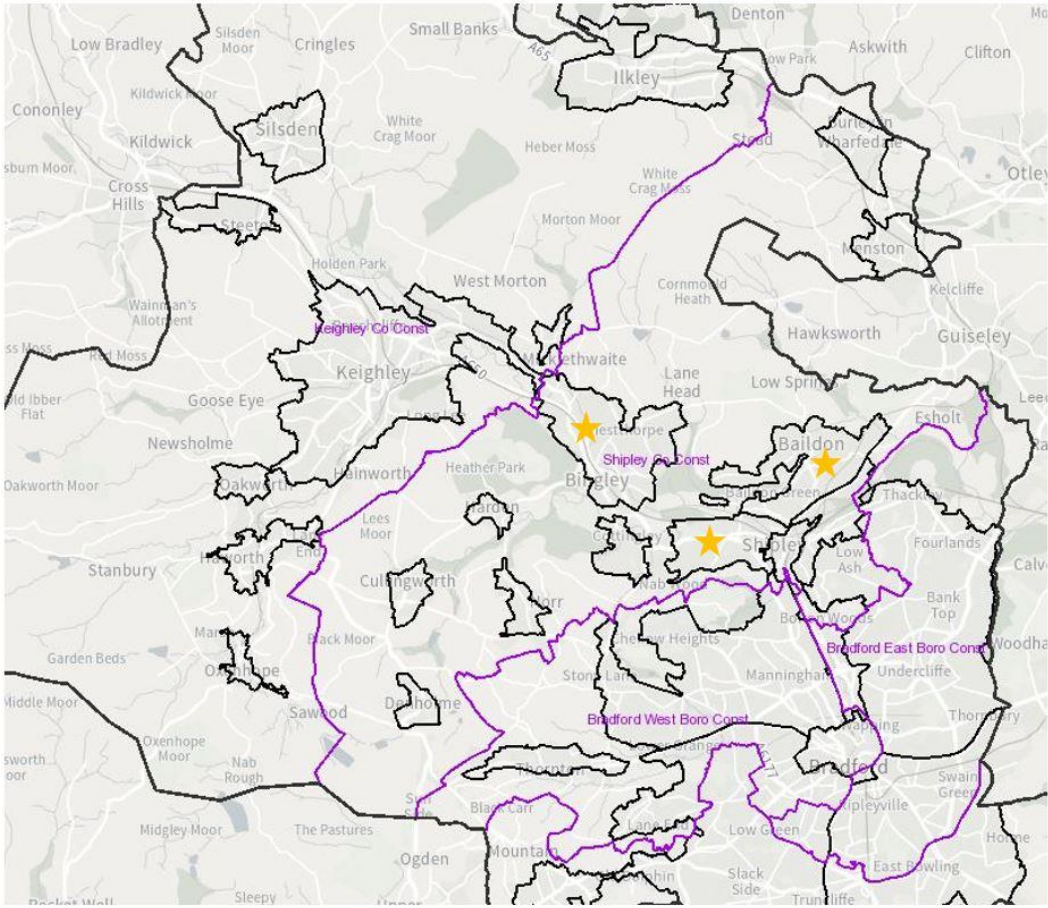


Keighley Constituency Area (eastern boundary in purple)



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Development Frameworks



*Shipley Constituency Area
(central area with boundary in
purple)*



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Timescales /Risks

Timescales

Full Council & Publication Autumn 2022

Submission Spring 2023

Examination 2023

Adoption early 2024 (subject to length of examination)

Risks

Resources (core/internal/partners etc)

Technical evidence

Government planning reforms

Corporate and political



Design Code Pathfinder

Aim

A Design Code for the sustainable regeneration of Bradford's diverse urban neighbourhoods.

Context

Building on the priorities set out in our Homes and Neighbourhoods Design Guide

Ambitions for clean growth and making major improvements in air quality and the liveability of our culturally diverse urban neighbourhoods.

Local Plan design ambitions and national policy



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Design Code Pathfinder

<p>City Centre High density (but not high rise), varied land use and built form, strong character and heritage, opportunities for residential led regeneration of declining retail areas e.g. City Village project.</p>	<p>High Rise City Parts of Bradford city centre are identified as tall building zones with limited restrictions on heights.</p>	<p>Town Centre e.g. Keighley, Shipley, Bingley – opportunities for high street renewal, better public realm, and high density mixed use development growth around edges, stations and riversides.</p>
<p>Urban Neighbourhood e.g. Southern Gateway – opportunity to transform underused industrial areas to create new high density neighbourhood/s, mixed use development, based on active travel.</p>	<p>Suburbs e.g. Holme Wood Urban Extension & Estate Regeneration – opportunity for sustainable neighbourhood, medium density, predominantly residential with supporting infrastructure.</p>	<p>Industrial Areas e.g. Bowling Back Lane / Southern Gateway – reshape existing employment zone to enable more efficient use of space, better quality accommodation and local environment..</p>
<p>Business Parks e.g. Esholt – creation of a new exemplar business park on a major brownfield site next to a new train station on the urban edge.</p>	<p>Transit Corridors Opportunities for medium to high density mixed use development alongside planned future mass transit routes.</p>	<p>Outer Suburbs e.g. Large housing sites – lower density, predominantly residential use, landscape led design.</p>



Design Code Pathfinder

Programme

- Finalise project plan (1 month)
- Procure consultant support (3 months)
- Develop design codes (8 Months)
- Ongoing peer /Gov support /collaboration

Key elements of design code process:

1A Scoping

1B baseline

2AVision

2B Coding plan

2C Masterplanning

3A Guidance & Area Types

3B Code

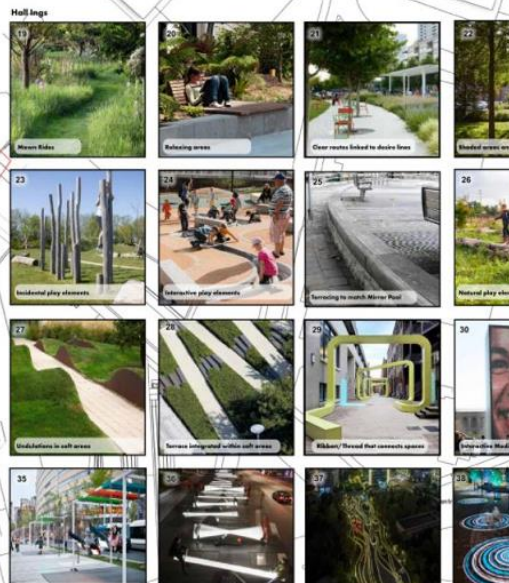


Questions

City Centre and TCF Update



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TOP OF TOWN PUBLIC REALM



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Planning Peer Review



City of Bradford Metropolitan District Council

February 22, 23, 25 2021

The Peer Team

Helen Martin - Director of Regeneration & Enterprise, Dudley Council;

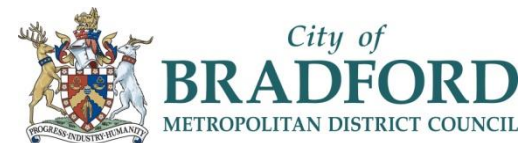
Marilyn Smith - Head of Planning and Assurance, Inclusive Growth, London Borough of Barking & Dagenham;

Rachel Almond - Service Manager (Planning – Development), West Suffolk Council;

Rob Murfin - Director of Planning, Place Directorate, Northumberland County Council;

Cllr Shama Tatler - Cabinet Member for Regeneration, Property and Planning, London Borough Brent

Robert Hathaway - Peer Challenge Manager, LGA



Five Key Areas of Focus

- Vision and Quality
- Management and Resource
- Partnerships
- Working with Members
- Enforcement



Methodology

- Virtual review at the invitation of the Council – as ‘critical friends’.
- Clear scope focussed on quality, resource, working with members, partnerships and enforcement.
- Not an inspection or audit but peer to peer approach.
- Review over 2 days speaking to members, officers, external stakeholders, developers and agents.
- Read Council processes and documents. Watched a number of Planning Committees.
- Reviewed report and final version submitted to Council with 14 recommendations

Areas for Focus- Vision and Quality

R1 - Change of culture required corporately and at Service level to reimagine the Planning Service as place shaper, regenerator, and driver of inclusive and sustainable growth, not the brakes – **JLT/CMT/Positioning of Planning**

R2 - Planning needs to review and reinforce more visible ownership and projection of the administration's strategic ambitions contained in the new 2021-25 corporate vision – **Strategic messaging in the the Local Plan**

R3 -Establish a new member board to steer the Local Plan on a rolling and iterative, rather than 'sign off' basis. This steering group should be led by the Portfolio Holder, plus Chairs of Regulatory and Appeals and Panel Committees that meet regularly to work and input on the Local Plan – **Local Plan Board Review**



Areas for review

R4 - Local Plan team must be brought operationally closer and aligned to Development Management – **Closer alignment of structures (testing of policies) as we move to publication draft / multidisciplinary teams around growth areas (JJ/JS)**

R5- Enlarge the Development / Majors Board concept to be a vehicle for multi team project development. **The new GB to be the decision makers for major multi disciplinary projects.- Develop relationship between Development Board and Growth Board (JJ/JS)**

R6 - The process of collecting CIL and section106 developer contributions continued through to include the allocation and spend of contributions to ensure delivery of projects - **Working with other departments on spend and regular Funding statements to Executive**

Vision and Quality - Strengths

- New corporate plan setting aspirations and priorities in areas such as inclusive and sustainable growth, climate change that lie central to the role of the Local Plan and the Council's 'Place Shaping' role.
- Local Plan has been project managed effectively during challenging period and draft issued which shows substantial work. Good technical joint working and wealth of info on website.
- Produce good work, like Homes and Neighbourhoods SPD, LDO's in city centre, which show vision.
- Way of working, opportunity to continue development of integrated service through structure.
- Continue to develop multi team approach, as that is working, and well considered by peers.

Management and resource – Areas of focus and improvement

R7- Ensure a far stronger emphasis on reflection, learning and feedback loops. Exploit best practice to deliver a modernised delivery and outcome focussed service – **6 monthly/ Annual Reviews as with members.**

R8 -Provide good opportunities for the development and growth of staff through in house and external learning and development opportunities - **Place Academy for staff development**

R9 -Strengthen communication channels with all partners and ensure regular feedback mechanisms are in place – **Reintroduce Development and Transport forums and other forums**

Management and Resource - Strengths

- Good performance against MHCLG indicators and not in danger of any interventions.
- Consistently good feedback from all on effectiveness of Development Board and Majors Team in terms of corporate working.
- Good feedback, including from developers/agents, about professional and well respected officers across LP, Enforcement and DM.
- Ability to call on expert conservation, landscape , highways advice although some concerns about design capacity.
- Refers to quality outcomes at City Park, Chain St, and Bolton Woods.
- Fee increase and PDF – used resources well to boost Local Plan team, Growing your Own and Design Guide
- Good relationship between DM and parish councils



Partnerships – Areas for Improvement

- Increased recognition of the importance of Local Plan as delivery mechanism for corporate priorities and focusing spend and resources accordingly.
- Scope to improve the Local Plan and DM/wider regeneration links.
- Communication - earlier engagement and more feedback to partners.
- One size does not fit all/Art of the possible.
- Intellectual curiosity/benchmarking and best practice.



Areas for Review

R10 - Increase rigour and challenge in terms of project governance to ensure priority given to projects with the best strategic fit –

Growth Board governance and PMO support



Partnerships - Strengths

- Partners very positive about council and in particular DM team – seen as the best in West Yorkshire.
- Development board and major team approach seen as a real positive by partners
- Good cross working with service areas – particularly public health.
- Homes and neighbourhoods SPD cited as a good example of partnership working.
- Regional networks in place and increasing level of input to benefit Bradford and increased funding opportunities for local investment.



Working with Members – Area of focus

- Policy making – concern that the polices do not meet the need of local communities and residents. - **Local Plan Consultation**
- Members should be able to link planning and local plan to help deliver political and corporate agenda beyond housing and site allocations – **Strategic positioning of the Local Plan**

R11 - Introduce weekly emails to members listing planning applications in their wards with a link to the application detail which will facilitate easy access and early engagement. Provide regular updates on major planning applications to Portfolio Holder and members of Planning Committee. This is to support the existing Public Access system – **Reset Pubic access and set up briefings for Planning Committee and Portfolio –holder on major applications**



Working with Members – Strengths

- Members value the expertise and officer support on applications.
- Chairs of Committees are experienced and passionate about good planning decisions.
- Members consider area panel meetings important so that decisions on planning taken locally and seen as part of community/democratic engagement.
- Members want to have input Local Plan and policy making.
- Move to virtual Committees has generally gone well

Enforcement – Areas for Improvement

R12. Refresh and relaunch the Planning Enforcement Strategy. Include clarity of enforcement expediency tests and, reflect recent case law, have regard to proportionality as well as resources when responding to breaches - **Refresh in consultation with Portfolio holder and wider members**

Enforcement - for Review

R13 Consider benefits of launching cross cutting 'Environmental Enforcement Strategy' to reflect and explain the Board role. This should include its approach to expediency tests and how member involvement in decisions will take place. There would be benefits of the Environment Enforcement Board having its own 'Enforcement Strategy' – Produce Enforcement Concordat / MOU

R14 -Explore the benefits of a 'Bradford Trusted Trader' scheme supported by rolling communications/awareness exercise at ward level. This 'Trusted Trader' approach seeks to help address the issues of poor quality and unprofessional building work at source whereas enforcement action can only seek to remediate the unauthorised or substandard works - Accredited builders and agents scheme to be explored and introduced

.

Enforcement - Strengths

- Enforcement team are accessible, committed and deal with very large number of complaints (1400 per year).
- Enforcement appeals and other performance metrics (such as closure rates) appear to be sound.
- Good management and team focus on consistency of decision making.
- Lack of Local Government Ombudsman adverse decisions suggest that expediency decisions are being made robustly
- Environment Enforcement Board is an effective platform and represents good practice. Facilitates;
 - Multi disciplinary approach to both specific case resolution and identification of future opportunities from new or amended legislation; and
 - Consistent approach to the identification of most appropriate area of legislation to be utilised to resolve issues.

Next Steps

- Shared with wider Planning Service staff
- Sharing of report and recommendations to review participants
- Produced and agreed an Action Plan
- Delivering against Action Plan including setting up of cross party Local Plan Reference Group, Enforcement Strategy refresh and re-engaging through the Development and Transport Forums