

Plan-it Bradford

Issue 3

JULY 2008



Welcome to the third edition of Plan-it Bradford, the newsletter that keeps you up to date with the latest progress in planning policy, which will help to shape the future of our District's communities. News just in...its official, Bradford is a *Regional City!!!*.

Bradford is a Regional City!!

The Yorkshire and Humber Plan (the Regional Spatial Strategy) was published in May, and gave Bradford the status of Regional City along with Leeds, Sheffield and Hull. The Plan is a 20 year document which aims to deliver new homes, economic growth and tackle climate change within the region. It also sets the housing requirement for local authorities which will be delivered through the Core Strategy; for Bradford this is approximately 50,000 between now and 2026.

The Yorkshire and Humber Assembly is now beginning a mini-review of the Plan, to review the scale and location of housing and will be published in 2009. The Assembly is keen to have views from across the region – so if you would like to comment on any aspect of the Plan, please visit the LDF website where there is a link to the 2009 Update.

Bradford issues its 'Call for Sites'

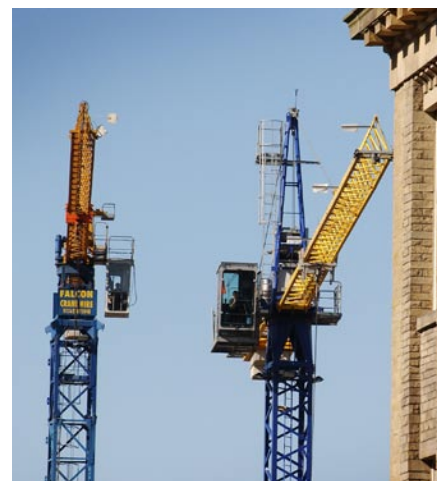
With work on the LDF Core Strategy well underway, the Planning Service is now starting the search for potential development sites to meet the district's need for new homes, jobs, shops and services.

While the final choices on which sites should be allocated for development are a long way off and will be the subject of thorough public consultation, finding the land for over 50,000 new homes and thousands of new jobs is a long and complicated task. That process starts now!

There are many possible sites already on the Council's 'books'. However in the next few weeks the Council will be issuing its formal 'Call for Sites' to ensure that it has, as far as possible, examined all reasonable options.

So if you are a developer, land owner or individual and you have a site of at least 0.4ha which you think should be earmarked for housing, industry, offices, shops, or community facilities please send your proposals into the Council now.

Details on how to submit your proposals are available on the Council's website at www.bradford.gov.uk/ldf or contact Simon Latimer on 01274 434606.



www.bradford.gov.uk/ldf

City of Bradford MDC

www.bradford.gov.uk

Evidence Base Update

It is essential that the work produced by the LDF Group is based upon an up-to-date and reliable evidence base. The list below indicates the studies that are currently being produced, by either the Council or external agencies, and the stage they are at:-

- Draft Settlement Study (further work Summer 2008)
- Employment Land Review (due Summer 2008)
- Gypsy & Traveller Accommodation Assessment (Due Summer 2008)
- Housing Needs Survey (Completed 2005)
- Local Housing Assessment (December 2007)
- Open Space Assessment (Completed 2007)
- Retail & Leisure Study (Completed June 2008)
- Strategic Flood Risk Assessment (Commencement 2008)
- Strategic Housing Land Availability Assessment (Commenced Spring 2008)
- Urban Potential Study (due Summer 2008)

Evidence Base News...

The Bradford District Retail & Leisure Study (June 2008) has now been finalised. The aim of the Bradford District Retail & Leisure Study is to provide an up-to-date comprehensive picture of current and future capacity for retailing and leisure in the Bradford District, which will be used to accurately determine planning applications and to inform policies and proposals within the emerging LDF. The study has also assessed the existing network of larger and smaller centres in the Bradford District and the function and effectiveness of the current retail hierarchy. **For further information, please contact Bhupinder Dev. Tel. 01274 434296.**

LDF Update

Scoping Stage / Coming Soon

- Allocations DPD
- Shipley and Canal Road Corridor Area Action Plan DPD
- Waste Management DPD
- Affordable Housing SPD
- Open Space / Built Facilities SPD
- Household SPD

Public Consultation Stage

- Bradford City Centre Area Action Plan

In Preparation

- Core Strategy DPD
- Landscape Character SPD
- City Centre Affordable Housing SPD

Independent Examination Stage

- None

Adopted

- Statement of Community Involvement (SCI) (Pending: following approval from Full Council).
- City Centre Design Guide SPD
- Planning for Crime Prevention SPD
- Menston Housing Sites SPD
- Planning Obligations SPD
- Shopfront Design Guide SPD
- Sustainable Design Guide SPD

Strong Views on the Future of the District

A big thank you to all of you who sent in comments or attended an event on the latest consultation on the Core Strategy. We have now looked at all the comments and below are some of the key issues:

1. Need to reinforce historical assets, built heritage and unique character of the city, towns and villages;
 2. Infrastructure needs to be in place before the houses are built;
 3. Need a full assessment of the role that the settlements play;
 4. Need to take into account flood risk – a Strategic Flood Risk Assessment needs to be fed in;
 5. Housing should be affordable;
 6. Need to preserve the character of individual settlements;
 7. Avoid urban sprawl;
 8. Ensure good design;
 9. Employment should be for the residents of the District;
 10. Avoid overcrowding in the urban area.
- All the consultation exercises have been written up and the reports are available to download from the LDF website. The LDF Group are now carrying out further work to progress the document to the next stage of preparation. We are taking your comments into account and working on numerous aspects of the issues raised, e.g. working with infrastructure providers and focusing on the evidence base.

Bradford District Design Awards 2008

The Bradford District Design Awards took place on 2nd July at the National Media Museum in Bradford. The LDF Group supports the Design Awards and aims to build upon the successes in the district by working closely with developers and architects in delivering high quality sustainable buildings and spaces in the future. The Building of the Year Award went to residential development 'The Gatehaus' on Leeds Road.



Comments have been flooding in about the future of the city centre.

Bradford Council launched a public consultation in October 2007 to seek the views of residents, developers, businesses and visitors on how they would like to see the city centre develop.

From the feedback, the key things people would like to see are:

1. Changes to the area covered by the action plan;
2. Mixed use of neighbourhoods, for example housing, leisure facilities and workplaces in the same area.
3. Good quality high street shops and less discount pound shops in the city centre.
4. More emphasis on the tourism potential of the city centre, including its historic buildings and cultural assets.
5. A new central business district with good quality office space in the city centre.
6. Proposals to encourage public transport and improvements to pedestrian and cycle routes in the city centre.

The Council is now seeking further views from landowners, developers and agents as well as other individuals and organisations involved in City Centre development to take some of the ideas further.

For further information, please contact Bhupinder Dev. Tel. 01274 434296.

Planning Jargon Explained

Below is an explanation of the main acronyms used in planning policy:

LDF – Local Development Framework: A “folder” of documents, which includes all the Council’s Local Development Documents (LDD’s).

DPD – Development Plan Document: Documents which form part of the statutory development plan and are subject to an independent examination (e.g. Core Strategy and Area Action Plans).

AAP – Area Action Plan: A type of DPD focused on a specific location for significant regeneration or conservation (e.g. City Centre AAP & Shipley Canal Road AAP).

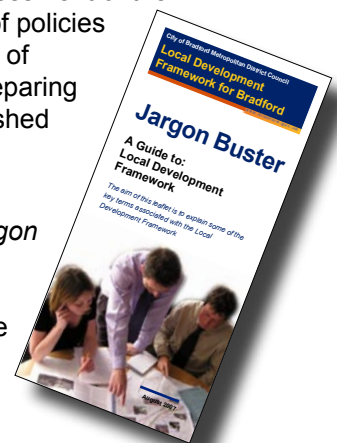
LDS – Local Development Scheme: The Council’s timetable for preparation the various documents in the LDF.

SCI – Statement of Community Involvement: Sets out how the community will be involved in the preparation of local development documents and the determination of planning applications.

SPD – Supplementary Planning Document: A document which provides further detail of how a “parent policy” in a Development Plan Document will be implemented (e.g. Planning Obligations SPD & Planning for Crime Prevention SPD).

AMR – Annual Monitoring Report: An annual assessment of the effectiveness of policies in the LDF and of progress of preparing the LDF (published annually in December).

There is a ‘Jargon Buster’ information leaflet available to download from the LDF Homepage.



SHLAA Study gets underway

In parallel with its ‘Call For Sites’ the Council has now commenced work on its Strategic Housing Land Availability Assessment – SHLAA for short!

The Council will shortly issue a consultation document outlining how the study will be carried out and some of the details and options relating to the methodology it might use.

The SHLAA represents the first stage of assessment for potential housing sites. Sites are judged in terms of their suitability, their availability, and their achievability. The Council need to follow Government guidance on the production of its SHLAA but this still leaves many choices and decisions to be made.

This is the chance to have your say! For further details of Bradford’s SHLAA contact Simon Latimer on 01274 434606.

Further Information

If you would like further information, to receive this newsletter in a different format, or to be added to our circulation list please get in touch using the details below.

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