

Plan-it Bradford

Issue 11

NOVEMBER 2010

Plan-it Bradford is the newsletter that keeps you up to date with the latest progress being made on the Local Development Framework and emerging planning policy in Bradford.



STOP PRESS... RSS NEWS

Breaking News in Planning... Breaking News in Planning

The High Court issued a judgment on November 10th ruling that Communities Secretary Eric Pickles had acted unlawfully last July in his decision to immediately revoke Regional Spatial Strategies (RSS).

The house builder, CALA Homes, challenged this decision in August by claiming that Mr Pickles had acted outside his powers.

Following the High Court's decision the Government issued a statement declaring that very little had changed. They also confirmed that it is still their intention to remove RSSs and that this should be a material consideration in all future planning decisions. That said the government is only now able to remove RSSs if a law is passed through parliament allowing them to do so.

The draft version of this law is called the Localism Bill. However as it is unlikely that this will become an actual law for at least another year, both the RSS and its housing targets will still form part of Bradford's Statutory Development Plan in the meantime. Further updates will be available in the January edition of Plan-it.

Read the final decision here:

<http://www.bailii.org/ew/cases/EWHC/Admin/2010/2866.html>

Leeds City Region Local Enterprise Partnerships (LEP)

On 28th October the Government published a White Paper on Local Growth which sets out a new approach to help rebalance the economy and drive sustainable growth.

A key element of this White Paper is the creation of Local Enterprise Partnerships (LEPs). The Leeds City Region (which includes Bradford) is one of 24 LEP's to be given the go ahead by the Government. This announcement follows the decision to abolish Regional Development Agencies, including Yorkshire Forward, which will be wound down by March 2012. In the meantime the Government has encouraged the LEP's to establish their board, by this point they will be formally recognised as a 'Local Enterprise Partnership' and will work towards establishing a vision for their area.

So what is a LEP and what will they do?

Local Enterprise Partnerships will provide a clear vision and strategic leadership to drive sustainable private sector-led growth and job creation in their area. LEP's will provide an opportunity for local areas to take control of their future economic development through determining local economic priorities and undertaking activities to drive economic growth and facilitate the creation of jobs. The Government envisage that LEP's could take on a diverse range of roles to aid economic recovery and encourage partnership working in respect

to transport, housing and planning as part of an integrated approach to growth and infrastructure delivery.

The White Paper: 'Local Growth: realising every place's potential' can be viewed here:

<http://bis.gov.uk/assets/biscore/corporate/docs/L/PU1068%20-%20Local%20growth>

Details of the Leeds City Region LEP can be viewed here:

<http://www.leedscityregion.gov.uk/>

Decentralisation and Localism Bill

It is anticipated that the Decentralisation and Localism Bill will be published later this month and will provide a clearer direction of planning reform under the Coalition Government.

The Bill will devolve greater powers to councils and neighbourhoods and give local communities increased control over housing and planning decisions. The Government department for Communities and Local Government has published their business plan (2011-2015) which sets out their intentions for planning reform; this includes empowering communities to develop their own neighbourhood plans. Further details can be found here: http://www.number10.gov.uk/wp-content/uploads/CLG_FINAL-2.pdf and as always *Plan-It* will keep you up to date with any further progress.

In Focus: The Population and Housing Challenge

In the last issue of Plan-It we reported on the new role that the Planning Service has in determining the level of new housing development that should be planned for through the LDF. Below we take a closer look at population and household trends as reported within the Council's recently published draft Local Economic Assessment. It is these trends that are driving the need for new homes.

Although the system for producing development plans has changed over the years, one relatively constant feature has been the need for those plans to take account of whatever are the latest official projections of how the number of people and households in the district may change over the plan period.

Population and household projections at local authority level are produced roughly every two years by the Office for National Statistics (ONS) and by the Government (Communities and Local Government – CLG) respectively.

During the preparation of the Replacement Unitary Development Plan in 2000-2001, projections of future population and household growth were very different to those which have recently been released and which are informing preparation of the LDF today.

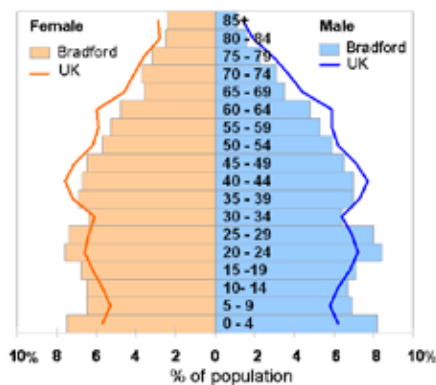
According to the Office of National Statistics (ONS) figures, the District's population grew relatively slowly during the 1990's. This was significant since the official projections of population and household growth are always based on carrying forward the trends of the previous few years. Thus this period of relatively slow population growth in the run up to the production of the RUDP led directly to the eventual RUDP target for building 1,390 new homes per annum.

However as the draft Local Economic Assessment explains, current population and household projections are far higher than what they were a decade ago, and it is this which indicates that the Council will have to provide substantially more land for new homes within the District in upcoming years than it has done in the past.

Once finalised, the Bradford District Economic Assessment will provide vital evidence to inform the LDF. The draft assessment has a useful summary of population and household trends and projections. Here are some of the key facts reported within it.

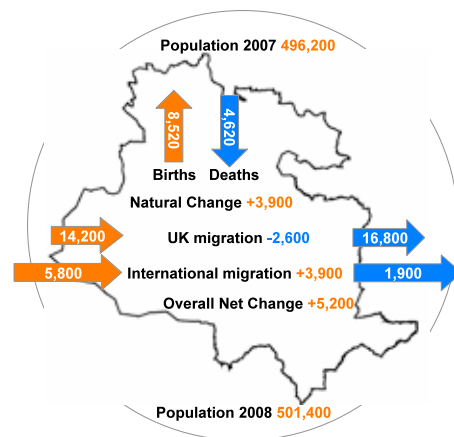
- Since 2000 Bradford's population has been increasing at a rapid rate. Between 2001 and 2008 the population increased by approximately 31,000 people;

Population Pyramid

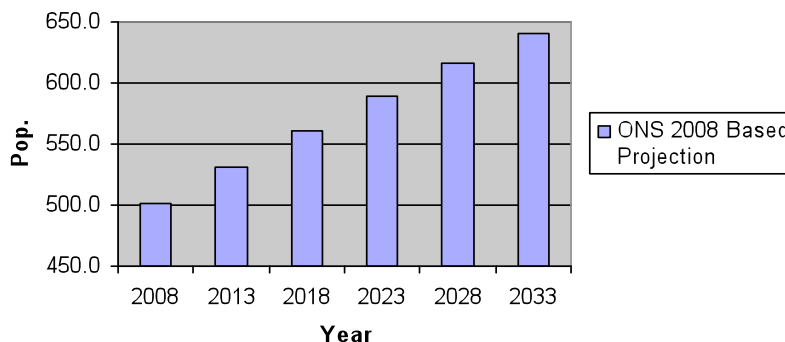


Source : ONS

Population Change 2007-8 (Source ONS / Bradford Economic Assessment)



ONS Population Projection For Bradford District



- Bradford's population is now even higher, at approximately 506,800 in 2009;
- Population growth has occurred as a result of both natural change (i.e. more births than deaths) and international migration;
- Bradford has the highest birth rate in the Leeds City Region at 81 births per 1,000 women aged between 15-44 years;
- Bradford has a young population, with people less than 25 years of age accounting for 36% of the overall total. This is compared to 31% nationally.
- At the same time, Bradford also has an ageing population due to people living longer.
- As a result of all of these factors, Bradford's population is forecast to increase by 139,000, i.e. 27.7% between 2008 and 2033 - the fourth largest increase of all districts in England after Leeds, Birmingham and Bristol.

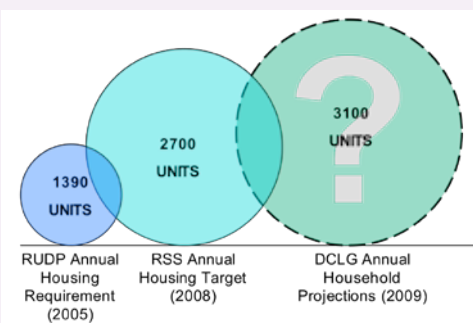
So in summary, in order to estimate the number of homes that will be needed in the future one must look at population forecasts and the number of households that this population is likely to form.

Household growth is determined not only by increases in the number of people

but also changes in society as a whole, such as the number of people living on their own and the rate of marriage break-ups. These changes have led to a consistent decline in the average size of households over past years, with many more households now only containing one person.

The most recent CLG projections suggest that the number of households in our District will have risen to 205,000 by next year - an increase of 14,000 households since 2006. As the District has thus far only seen 6,173 (AMR, 2010) new homes completed since 2006, it is clear that the recent scale of new housing development has failed to keep pace with the needs of Bradford's population.

Furthermore, these very same projections suggest that household growth will continue. Annual household growth over the LDF's plan period until 2026 is expected to be approximately 3,100 per year, (CLG, 2009). The diagram below shows just how dramatic a change this represents since the RUDP was adopted in 2005.



The LDF will need to take account of a range of information and evidence (not just population and household projections) in determining the number of homes needed in the coming years. This includes:

- The state of the local housing market;
- The state of the local economy;
- The need to match development with services and infrastructure;
- The need to reduce the number of vacant homes;
- The scale and distribution of available and developable land; and
- The need to promote sustainable patterns of development.

For further information on the Government's population and household projections go to:

<http://www.statistics.gov.uk/default.asp>
and
<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/>

Annual Monitoring Report 2010

The 2010 Annual Monitoring Report has been produced which details the progress that has been made on the LDF over the preceding year along with housing completion figures.

The AMR 2010 has been submitted for approval at the Executive Committee on 3rd December in advance of being considered at the Regeneration and Economy Committee on the 17th December. Committee Reports and the full documents are available on the Council's Minutes website at:

http://www.bradford.gov.uk/bmdc/government_politics_and_public_administration/local_government/council_meetings

The AMR will be published and submitted to Government at the end of December. It will then be published on our LDF website by January on the following page:

<http://www.bradford.gov.uk/AMR>.

LDF Timetable Update

The LDF Group are in the process of producing a number of Development Plan Documents (DPDs) which will form part of the LDF for Bradford, these are listed below along with an indication of their current progress and anticipated public consultation timetables.

Development Plan Document	Current Progress
Core Strategy DPD - Preferred Approach	Mid 2011
Waste Management DPD - Preferred Approach : Consultation	December to March 2011
Allocations DPD - Issues & Options Stage	Late 2011
Shipley & Canal Road Corridor Area Action Plan DPD - Issues & Options Stage	Mid 2011
Bradford City Centre Area Action Plan DPD - Preferred Approach	Mid 2011

Evidence Base Update

It is essential that the LDF is based upon an up-to-date and reliable evidence base. The LDF Group have produced a number of key pieces of evidence which are being used to inform the preparation of the LDF. A number of studies will be published alongside the Core Strategy Preferred Options Report, due out later this year. For more information on the Evidence Base, please visit our website at: www.bradford.gov.uk/LDF.

Waste Management DPD

Forthcoming Consultation on the Preferred Approach

Following the end of public consultation on the Issues and Options report in January 2010, the Council (in partnership with GVA Grimley) have now developed the Preferred Approach for Waste Management within the Bradford District until 2026.

The Waste Management Preferred Approach report will be submitted to the Council's Executive Committee early in the New Year for formal approval for public consultation. It is anticipated that this consultation will start following this meeting. Further information will be featured in the next edition of Plan-it Bradford in January.... **WATCH THIS SPACE!**

Building Better Homes

Families in need of low-cost housing will benefit from 92 new affordable homes which are being built in the District.

Providing a sufficient supply of decent, low-cost housing in the district is a priority for the Council.

The houses will be available for rent and are being built to modern environmental standards.

The latest scheme will see 29 affordable rental properties built at Beech Grove, Laisterdyke.

Work on the two, three, four and five bedroom properties is due to begin next month (December) and will take a year to finish. As part of phase one of the scheme, a four bedroom home will be built specially designed for people with disabilities.

The Council secured £2.2 million from the Homes and Communities Agency (HCA) towards the scheme – and funded the other £2.1 million itself.

The development follows the start of the Council's first housing scheme in 30 years.



What the development at Longfield Drive will look like

Work on 45 homes at Longfield Drive, West Bowling started in March this year and is due to be completed by March 2011.

Twelve out of the 45 homes will be the first in West Yorkshire to be built to level six of the Code for Sustainable Homes. This means the properties will be zero carbon and will have communal biomass boilers, which will reduce their heating costs, and other renewable energy technology, such as solar panels.

Three housing association schemes, at Ravenscliffe, Gilstead and Barkerend, have also been backed by the HCA. In total 63 homes will be delivered through

these schemes, out of which 15 will be available for people to buy through the Low Cost Home Ownership scheme, helping people gain a foot on the property ladder. These three schemes attracted £3.1 million from the HCA.

As well as helping families find affordable homes, these developments will create 20 new construction apprenticeships for young people in the District and many more job opportunities in the construction industry for local people.

All the properties will be built to high standards of design and sustainability, and offer value for money.

West Yorkshire Local Transport Plan (LTP) Consultation

Metro has launched a public consultation on 'MyJourney', the West Yorkshire Local Transport Plan Strategy for 2011 to 2026.

The new Local Transport Plan is designed to support West Yorkshire's transport needs and ambitions and will set out priorities for improving local road, rail, walking and cycling networks.

MyJourney's vision is for a people-focused, low-carbon transport system that supports economic activity and growth, whilst enhancing people's quality of life.

It has been drawn up with all transport users (including bus and rail passengers, car and van drivers, freight distributors, pedestrians and cyclists) at its heart.

Members of the public are now being invited to give their opinions on the draft Plan, including what their main transport concerns are at the moment and what they want to see happen over the next 15

years, as well as what they think should be prioritised for funding.

**Consultation ends on
Friday 17th December 2010.**

**For further information visit:
www.wylytp.com.**

How to find out more and get involved in Bradford's LDF...

The LDF Group want to hear from you! There are a number of ways in which you can find out more and get involved in the planning process:

To find out more – contact us for information or visit our website:
www.bradford.gov.uk/LDF

To get involved – let us know your views on our documents during consultations

Keeping in touch – Please ensure we have your current contact details including postal and email address so we can notify you of any LDF consultations.

How to contact us...

e-mail:
ldf.consultation@bradford.gov.uk

Post:
LDF Group, 8th Floor Jacobs Well,
Manchester Rd, Bradford, BD1 5RW
Telephone: 01274 433679 or 01274 432499
Fax: 01274 433767

The LDF Group would like to wish all of their 'Plan-it Bradford' readers a very Merry Christmas and best wishes for 2011!

Next issue: January 2011