

LOCAL DEVELOPMENT FRAMEWORK MEMBER WORKING GROUP

NOTES OF THE MEETING HELD ON 17 DECEMBER 2007

Present

Cllr Khaliq, Environment & Waste Management IC (Chair);

Cllr Naylor, Regeneration & Economy IC;

Cllr Ellis, Corporate IC;

Cllr Wallace, Social Care IC

Together with: Andrew Marshall, Group Manager (Development Plans & Policy); Caroline Coombes (Service Improvement Team); Mike Lodge (Service Improvement Team), Lynne Heffernan (Minutes).

Apologies:

Cllrs Ali, Greaves, Griffiths, Kelly, King, Ruding, Townend.

1. Core Strategy – Further Options

Andrew Marshall presented this item. The main points are highlighted below:

- The Planning documents will be going to Executive on the 18th December 2007, one of which is the Core Strategy draft document. In addition to this will be contextual documents relating to the Core Strategy document.
- One of these is the regional planning document, the Regional Spatial Strategy (RSS), which is the more relevant document for the District with statutory legal status and when adopted will become part of the Plan through which decisions will be made. It sets out a high level strategic approach. This document is towards the end of preparation process.
- Bradford is identified as a sub-regional city.
- *There was discussion around the number of houses being built and required by the RSS (approx 50K between 2008 and 2026) and also the situations with windfall sites and the green belt. This discussion included concerns about appropriate infrastructures, for example, roads. It was also noted that any strategic greenbelt review would involve other Authorities.*
- The core strategy key elements were noted. The documents take account of discussions have been held with various communities around locations earlier in the year etc.
- Each of the different options for the Core Strategy were discussed. It was stressed that the new system requires that all reasonable alternatives/options are explored in consultation with the community. This will then inform the next step when the council narrows things down to its chosen approach. The consideration of options will be a key consideration ultimately at an Examination as

to whether the Plan is 'sound'. In considering the options we need to ask "where?", "How much?", "When?", "Why?".

- Diagrammatic illustrations for each of four options were displayed.
- The four options are, briefly:
 - Option 1: relates closely to the settlement hierarchy presented in the modified RSS. The housing requirement (approx 50K between 2008 and 2026) split as follows: 65% in the sub-regional city (Bradford/Shipley/Baildon south of Otley Road), 30% in principal centres (Keighley/Ilkley) and 5% in local centres (e.g. Addingham, Denholme, Thornton, Wilsden etc)
 - Option 2: based on existing RUDP with modifications. Housing requirement split as follows: 50% in the sub-regional city, 30% in principal towns and 20% in local centres.
 - Option 3: Would focus development in and surrounding the north and east of Bradford/Shipley/Lower Baildon. Housing requirement split as follows: 70% in and surrounding sub-regional city, 20% in principal towns and 10% in local centres.
 - Option 4: This approach introduces a new tier in the settlement hierarchy: local growth centres e.g. Bingley, Silsden, Thornton etc. Housing requirement would be split 65% in sub-regional city, 10% in principal towns, 20% in local growth centres and 5% in local service centres
 - The appendix looks at the strengths and weaknesses of each option.
- Infrastructure are major issues for each option in particular roads and transport.
- A Settlement study has been produced to support the Core Strategy document and is currently out for consultation.
- A sustainability document has also been produced to support the Core Strategy Document.
- There is concern over whether Planners would be removing green belt protection and the impact of this on changing areas was highlighted; for example, Greengates.
- Flood plains are to be looked at separately through a Strategic Flood Risk Assessment.
- Areas of risk have been subject to a risk assessment process.
- The final document will be subject to a decision of the Executive.
- Community workshop meetings will be facilitated with Area Co-ordinators in March 2008 along with various workshops and further consultations with main core groups.

2. Future direction of the LDF Member Working Group

Caroline Coombes presented this item.

- The Group now needs to agree on a way to proceed bearing in mind the original terms of reference following referral from
- Executive and agreement that it should be a cross-committee issue.
- There was lengthy discussion about different approaches that could be taken and options available, such as inviting people to talk to the Group on a specific issue.
- The Planning Advisory Service had been contacted for examples of best practice in elected member involvement in LDFs. The message received was that this was not an area of strength among authorities, and was often identified as something of a weakness.
- A neighbouring authority had also been contacted which was taking an approach whereby their Regeneration O&S committee received updates at fairly regular intervals and made recommendations on issues such as the need for a tourism SPD. There was no cross-committee approach.
- A report will be required to go to CIC in January 2008.
- The Working Group could talk with representatives of other Authorities.
- AM confirmed that a diagnostic report had already been carried out identifying weaknesses.
- A number of workshops on the Core Strategy are to be arranged through AM's office in the New Year could involve Members.
- Perhaps the working group itself could have a workshop approach for the next meeting in order to fully capture Members' views? This would be in addition to the consultation work being carried out by AM's office.
- Members stressed the importance of using local experiences and also the need to look at general issues rather than individual ones.
- There is a need to build big health issues/challenges into the document/plan.
- Tracking recommendations through O&S could be linked and fed back to AM where appropriate.
- There are concerns about mechanisms for "capturing" information.
- Concern about the level of attendance at meetings to ensure cross-committee involvement.
- The report to CIC in January 2008 is likely to consist of a progress report without conclusions at this stage (*the report is now likely to be presented to CIC in early February 2008*)
- It may be useful for the Working Group to meet with the new Strategic Director, Regeneration, Barra Mac Ruairi who takes up his post on 7th January 2008.

3. Date of next meeting and agenda

- No date was agreed – Caroline Coombes will liaise with Andrew Marshall and the Chair and circulate options
- The agenda for the next meeting to take the form of a workshop on the Core Strategy (subject to liaison with the Chair)

The meeting closed at 5.00 pm.