

# Plan-it Bradford

Issue 10

JULY 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.



## A Potential New Direction for Planning

The newly formed coalition government have placed Planning firmly on the political agenda, with some key changes to the planning system happening with immediate effect and others in the pipeline.

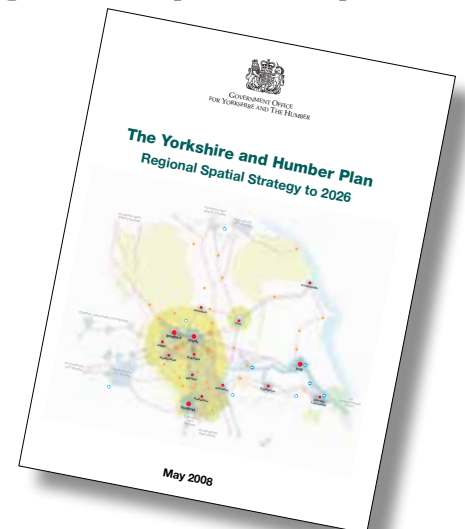
The aims of the Government in making these changes include freeing local government from central and regional control and empowering local people to have more influence on their neighbourhoods and how they will develop and change in the future.

In this issue of Plan-It we will take a look at some of the more prominent and widely reported changes to date and consider how and whether they might affect Planning within Bradford in the short and longer term. The changes, both current and proposed, are complex and with much detail yet to be resolved, and new primary legislation in the pipeline, Plan-It will continue to be the place to keep you informed..!

## The 'Abolition' of Regional Spatial Strategies (RSS)

On the 6th July Eric Pickles MP, the Secretary of State for Communities and Local Government, laid an order before Parliament which revoked all existing RSS's across the country including the one prepared for the Yorkshire and Humber Region which was issued in May 2008.

The Yorkshire and Humber RSS is therefore no longer part of the statutory development plan for Bradford and will no longer be part of the suite of policies which our officers are required to refer to when producing new plans and determining applications for planning permission.



Details of the revocation of RSS and Government guidance on the issues it raises can be found at the link below: <http://www.communities.gov.uk/publications/planningandbuilding/letterregionalstrategies>

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# A new approach to house building targets?

**One of the widely publicised consequences of RSS abolition has been the removal of so called top down house building targets. The RSS had suggested that Bradford should be planning for an additional 2700 new dwellings every year which equates to around 50,000 by 2026.**

So what does the removal of RSS mean in practice for Bradford? And will the housing targets automatically be changed or even slashed as a result?

The Council will be considering how to respond to the Government's changes in the coming months – it has various options including sticking with the RSS targets or formulating new and different ones. So house building targets still have to be set but it will be for local authorities in consultation with local communities to set them and then defend them in public inquiries.

Significantly, the Government expects Council's to follow broadly the same advice in setting house building targets as has been in place since the end of 2006 – that advice is found in paragraph 33 of Planning Policy Statement 3 (PPS3) . This means

examining a lot of evidence including the Government's own population and household projections for Bradford, which when they were last issued were suggesting an additional 3100 households requiring homes in the district every year up to 2026 – an even higher number than the RSS targets.

The LDF Core Strategy will be a vital document – it will determine how many homes are to be planned for and how housing growth will be spread across the district. It is essential at this time of change in the planning system that all parts of the community have their say, so watch this space and when the Core Strategy Preferred Options document is issued for consultation it will be your chance to get involved!

## Density standards for new housing developments

**One type of planning policy which at first glance may seem rather technical and dull but which has major implications, is that relating to the density of new development on housing sites.**

The Government has made a minor change to PPS3 to remove the national minimum standard of 30 dwellings per hectare which all Councils had to follow. But what if anything does this change mean in practice?

So many things can influence the decision on the right number of homes to develop on each site. Every site is different. And different groups have different aspirations some wanting more homes on the site in question, some wanting less. However most Council's, including Bradford, seek

to achieve as high a yield (number of homes on the site) as they can for two main reasons.

Firstly making best use of the land we have reduces the overall amount of land needed and thus reduces the need for development to spread into green field and green belt locations. Secondly achieving higher densities and thus avoiding urban sprawl can help to reduce car journeys and make the provision of services and infrastructure cheaper and more efficient.

Basically the Government are now encouraging local authorities to formulate their own approach to density policy which reflects local circumstances while still meeting the overall goal of making the most efficient use of land.

## Garden Grabbing

The third immediate change to Government policy recently announced by the new Government has been to change the status of private residential gardens from being considered 'previously developed land' to being classified as 'green field'. This is in response to the perception in some parts of the country that so many gardens have been lost to development, that the character of areas has been adversely affected and pressure has been put on schools, roads and other types of services and infrastructure as a result.

Despite this change it is important to stress that the Government have not ruled out garden development. Within the RUDP there are a range of policies relating to the impact of development on the local area which can be used to resist inappropriate garden development and Bradford will continue to use the policies to judge each application on its own merits.

We will continue to monitor the number and geographical spread of garden developments to see if there is a need for a specific garden development policy within the new LDF. So if you think that garden grabbing is a big problem in your area or if alternatively you think that they make a positive contribution to providing new homes in our towns and villages please let us know.

Bradford already has locally derived density policies in the adopted RUDP and thus the Government's announcement has no immediate implications.

Unless there are good and justified reasons not to do so, planning applications for new housing development will still have to conform to policies H7 and H8 of the RUDP which require a minimum 30dph on all sites except those within high quality public transport corridors where the minimum rises to 50dph.

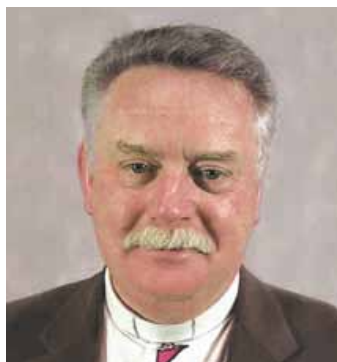
As always we encourage developers to contact the Council at an early stage to discuss the design and layout of schemes to try to achieve the best outcome possible.

# Changing faces within the Council

The results of the local elections of 6th May 2010 saw Labour take lead of Bradford Council. The following Councillors have been elected into key positions which will oversee planning and regeneration.



**Councillor Ian Greenwood** –  
*Leader of the Council*



**Councillor Paul Flowers** –  
*Culture, Planning & Housing Portfolio*



**Councillor David Green** –  
*Regeneration & Economy Portfolio*

## Planning Policy Update

● In March 2010 the previous Government published Planning Policy Statement (PPS) 5 – Planning for a Historic Environment which replaces Planning Policy Guidance (PPG) 15: Planning and the Historic Environment & PPG 16: Archaeology and Planning.

● The new draft Planning Policy Statement (PPS) on 'Planning for a Low Carbon Future' brings together the Planning and Climate Change supplement to PPS 1 (2007) with PPS 22 on Renewable Energy (2004). Once finalised, this new PPS will replace these documents and become the consolidated supplement to PPS 1. It will also provide an overarching framework for PPS 25 (Development and Flood Risk) and emerging Green Infrastructure Policies.

The draft PPS sets out how planning, in providing for new homes, jobs

and infrastructure should help shape places to achieve lower carbon emissions and greater resilience to the impacts of climate change.

● The new draft Planning Policy Statement (PPS) on 'Planning for the Natural Environment: Green Infrastructure, Open Space, Sport, Recreation and Play will replace PPS 9 and PPG 17; as well as PPS 7 as it relates to landscape protection, soil and agricultural land quality and forestry. Once finalised this draft PPS will bring together policies on the natural environment with those relating to open and green spaces; it will also for the first time set policies for green infrastructure.

Clearly the new Government will be considering how and whether to progress these draft policy documents in due course. Plan-It will keep you informed of any changes.

## 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](http://www.bradford.gov.uk/LDF).

### 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](http://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](mailto:ldf.consultation@bradford.gov.uk)

**Post:**  
LDF Group, 8th Floor Jacobs Well, Manchester Road, Bradford, BD1 5RW.

**Telephone:**  
01274 433679 or 01274 432499

**Fax:**  
01274 433767

## 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 Options	Autumn/Winter 2010
Waste Management DPD - Preferred Options	Autumn/Winter 2010
Allocations DPD - Issues & Options	Spring 2011
Shipley & Canal Road Corridor Area Action Plan DPD - Issues & Options	Spring 2011
Bradford City Centre Area Action Plan DPD - Preferred Options	Spring 2011

**Next issue: October 2010**