

Bradford Local Plan

Core Strategy Examination

Matter 3: Policy SC4

**Further Statement to Clarify the Use of the Term
'Local Need'**

Date: Thursday 5th March

Venue: Victoria Hall, Saltaire

Introduction

- 1.1 During day 2 of the Examination in Public into Bradford's Publication Draft Core Strategy there was discussion over the intended meaning and application of the phrase 'local need' and the phrase 'smaller scale developments' within Policy SC4 (Settlement Hierarchy).

The Issue

- 1.2 Three issues were raised during the examination session. Firstly there was some confusion as to whether the use of the phrase 'local need' implied that a settlement by settlement local housing need assessment had been carried out. The Council confirmed that this was not the case. It confirmed that:
- the Council had assessed housing need on a district wide basis in line with the requirements of the NPPF;
 - That the subsequent distribution of that requirement was based on a range of factors including the drivers for population and household growth (natural change, a young demographic age profile and international migration) which are most acute within the urban areas; the Council's settlement hierarchy which is geared to securing sustainable patterns of development; land supply data; the Bradford Growth Study and a range of environmental criteria;
- 1.3 The Council confirmed that the use of the phrase 'local need' was simply meant as a descriptive phrase to indicate that a lower level of development and growth was intended within the Local Service Centre Settlements compared to the settlements within the higher tiers.
- 1.4 The second issue was whether the use of the phrase 'local need' indicated an intention in the plan to require those submitting planning applications for residential schemes in Local Service Centres to submit a 'Local Needs Assessment'. The Council confirmed that this was not the case.
- 1.5 The third issue was the appropriateness of the term 'smaller scale developments'. It was argued that this might limit the options of how the more modest targets within the Local Service Centres might be met to a series of very small plots and sites. In some cases it might be more appropriate to allocate a smaller number of larger sites and the wording might be interpreted as ruling this out. The Council confirmed that this was not the intention behind the policy. It was agreed that the Council and local communities should be able to consider all options for meeting the proposed housing targets.

Potential Solutions

- 1.6 The Council has considered 2 options to resolve this issue. One option would be to add additional text to the plan to explain the points above.
- 1.7 The favoured and proposed option however is to substitute an alternative descriptive term which will not raise the same issues of clarity of intention. In all cases the translation of what is intended by the terms used in the strategic core policies and the sub areas policies can be seen in policies such as HO3 and EC2 which govern the scale and distribution housing and employment land.

- 1.8 It should also be noted that a change in the term ‘local need’ will for consistency purposes also have to be made to sub area policies SC1, AD1, WD1 and PN1.
- 1.9 The changes are outlined below (new text is indicated in underlined and **yellow highlight** and deleted text is struck through.
- 1.10 Please note – the changes within this note relate solely to the issues raised above. Other issues which require more substantive changes to Policy SC4 relating to the settlement hierarchy position of Menston and Burley in Wharfedale and the housing distribution will also be required if the Council’s proposed changes on those matters is supported by the Inspector in order to make the plan sound. The consequential changes linked to other potential modification such as this may be required but are not within the remit of this note.

1.	<p>Policy SC4 be amended as follows:</p> <p>Local Service Centres and Rural Areas</p> <p>“Within the Local Service Centres of Addingham, Baildon, Burley In Wharfedale, Cottingley, Cullingworth, Denholme, East Morton, Harden, Haworth, Menston, Oakworth, Oxenhope, Wilsden the emphasis will be on a smaller scale of <u>development</u>s- which meet local needs <u>comprising both market and affordable housing</u> together with the protection and enhancement of those centres as attractive and vibrant places and communities, providing quality of place and excellent environmental, economic and social conditions.”</p> <p>Delete element 5 i.e. 5. Meet local needs for both market and affordable housing.</p> <p>Re-number elements 6 and 7 to read 5 and 6.</p>
2.	<p>Amend the outcomes table linked to Policy SC4 as follows:</p> <p>“Addingham, Baildon, Burley in Wharfedale,-Cottingley, Cullingworth, Denholme, East Morton, Harden, Haworth, Menston, Oakworth, Oxenhope, Wilsden and rural areas will have seen a smaller scale <u>of</u> development. to meet local needs.”</p>
3.	<p>Para 3.62 (top of page 45) of the plan be amended as follows:</p> <p>“While this reflects the fact that the Regional City is likely to see the greatest rate of increase in the need for housing, the Plan envisages that there will need to be a modest degree of dispersal of housing growth to other settlements to reflect the land supply limitations in the Regional City to ensure that growth and regeneration is also fostered in the Principal Towns and to ensure that <u>sufficient appropriate</u> provision <u>of a smaller scale</u> is made for <u>market and</u> affordable and local needs housing in the Local Growth and Local Service Centres.”</p>
4.	<p>Para 3.76 (page 48) of the plan be amended as follows:</p> <p>“The Plan seeks to prevent the unnecessary dispersal of development to smaller settlements and open countryside while <u>allowing for</u> meeting local needs and appropriate limited types of development in the open countryside in line with NPPF.”</p>

5.	<p>Sub Area Policy AD1 (page 83) be amended as follows:</p> <p>“Cottingley and East Morton will see a smaller scale of housing development to meet local need including some local green belt changes in sustainable locations.”</p>
6.	<p>Para 4.4.5 (page 99) be amended as follows:</p> <p>“The Pennine Villages of Oakworth, Oxenhope, Harden, Wilsden, Cullingworth and Denholme have retained their individual characters and sense of place whilst <u>seeing a smaller scale of housing development and the provision of</u> meeting local needs for housing and amenities served by improved bus and rail links to Keighley town centre, Bradford City Centre, Bingley, Queensbury and neighbouring Halifax.”</p>
7.	<p>Policy PN2 (page 100) be amended as follows:</p> <p>“To manage change in the Pennine Towns and Villages on a scale that meets local needs for housing, employment and renewal, enhances green infrastructure, heritage assets, community facilities and improves sustainable means of transport Partnership working between the public and private sectors, key stakeholder bodies and local communities should focus on:”</p>
8.	<p>Policy WD1 (page 90) be amended as follows:</p> <p>“Addingham will see the creation of 200 new homes to meet local needs and associated community facilities.</p> <p>Burley in Wharfedale will see creation of 200 new homes to meet local need through redevelopment of sites within the settlement and from some local green belt changes, together with associated community facilities.”</p>
9.	<p>Para 4.3.4 (page 94) be amended as follows:</p> <p>“The village of Addingham, on the edge of the Yorkshire Dales National Park, has retained its character and sense of place whilst <u>seeing a smaller scale of housing development and</u> provision of meeting local needs for affordable housing and local facilities. The village has also benefited from good bus connections to the principal town of Ilkley, the town of Silsden and neighbouring Skipton.”</p>
10.	<p>Amend Policy SC1 (page 31) as follows:</p> <p>“6. Support the Local Service Centres as defined in Policy SC4 to meet local needs for homes and local services.”</p>