

Bradford Local Plan

Core Strategy Examination

Further Statement Relating to Home work item 8:

Addendum paper on updated flood risk Sequential testing data.

May 2016

1. Introduction

- 1.1. This statement sets out the further work undertaken in relation to sequential flood risk testing as part of the Core Strategy in support of the Main Modifications. The Core Strategy is supported by a Level 1 Strategic Flood Risk Assessment (EB/048) which considers all sources of flooding using the most update to date data available at that time. This was supplemented by a sequential testing paper (PS/F060) which considered the fluvial sources of flooding and concluded that the proposed spatial distribution for housing could be accommodated using land outside of flood zones 2 and 3 apart from some limited areas within city of Bradford and Shipley. This was based on SHLAA2 (EB/049) and the Publication Draft housing distribution under policy HO3.
- 1.2. The Council updated the sequential testing data to review the implications of the change in housing distribution proposed in the Main Modifications, as well as the land supply information contained in the latest Strategic Housing Land Availability Assessment 3 (PS/G004i). The original sequential testing paper sets out background and approach adopted. The update is consistent with this approach.

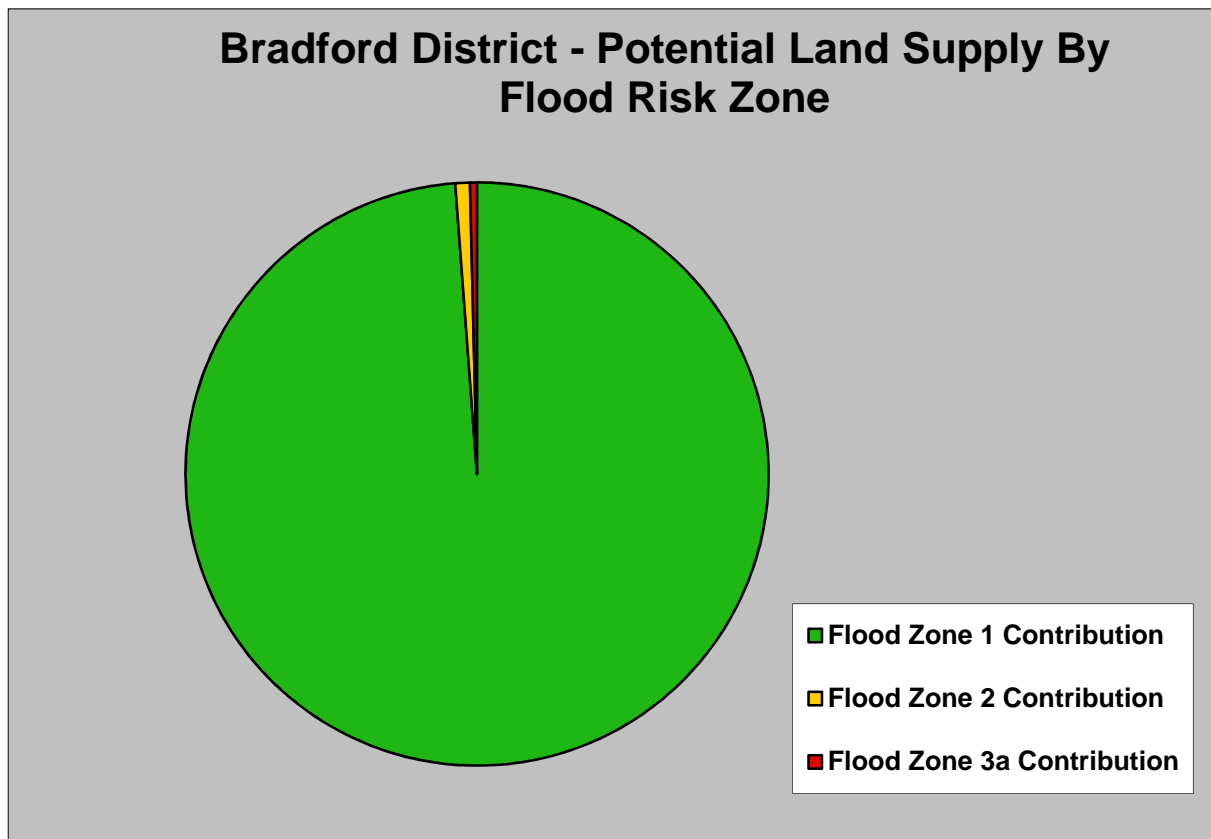
Sequential Testing update

- 1.3. Sites which are considered either deliverable (short term) or developable (medium to long term) have a total capacity within the updated third SHLAA of 54,971, slightly up on the SHLAA 3 figure of 53,708
- 1.4. The capacity changes result from the amalgamation of individual site by site assessments. When each SHLAA is produced some sites will fall out of the trajectory while other will be added. SHLAA sites fall out where updated data indicates doubts over delivery or where the site is now expected to be used for a non-residential use. New sites arise either from sites previously considered unlikely to be developed but where circumstances have changed or where new windfall or call for sites submissions arise. A further complication is that some sites fall out of the trajectory as they are now built out.
- 1.5. Within the regional City capacity gains in SHLAA 3 are apparent within the City Centre, Bradford NW and Bradford SW, while reduced capacity has occurred within Shipley, Bradford NE and the Canal Road Corridor.
- 1.6. The analysis of the potential need for sites within flood risk zones 2 and 3a has been carried out in the same way as previously – different figures obviously result from the combination of slightly amended Core Strategy housing distribution and the amended SHLAA 3 land supply data.
- 1.7. District wide the overall picture in terms of potential need to utilise sites within higher risk flood zones has improved largely because of the increased capacity within the City Centre and to a lesser extent because of the reduction in Shipley.

1.8. Table 1 below sets out the headline data for the update in comparison with the data from the original sequential testing against the Publication Draft and SHLAA2 data. This is shown visually in Figure 1. Each of the key levels of the settlement hierarchy are set out below in more detail.

Table 1 Headline Overview			
	Flood Zone 1	Flood Zone 2	Flood Zone 3a
Core Strategy PD & SHLAA 2 Data	39,887	375	1090
Core Strategy PD Modified & SHLAA 3 Data	41,595	338	168

Figure 1



REGIONAL CITY

Table 2

	CSPD Modified	Total SHLAA 3 Capacity	1c. Total Flood Zone 1 Updated	2c. Total Flood Zone 2 Updated	3c. Total Achievable In Flood Zone 3a Updated	Estimated Flood Zone 1 Contribution	Estimated Flood Zone 2 Contribution	Estimated Flood Zone 3a Contribution
			No	No	No	No.	No.	No.
Settlement								
Bradford NE	4400	4442	4423	19	1237	4400	0	0
Bradford SE	6000	6015.5	5994.5	2	143	5995	2	3
Bradford SW	5500	6591.5	6484.5	44	0	5500	0	0
Bradford NW	4500	5637	5637	0	19	4500	0	0
Shipley	750	782	738	2	63	738	2	10

1.9 Note that reduced capacity within the SE area means that a de-minimis contribution is now indicated for flood zones 2 and 3a. In reality once account is taken of:

- Completions in the area on sites above 0.2ha since April 2013 which can count towards settlement requirements; and
- Further sites which may arise from the forthcoming Issues and options Call for Sites and / or green belt review

It is unlikely that a contribution for sites within these zones will be required.

CITY CENTRE & CANAL RD

Table 3

	CSPD Modified	Total SHLAA 3 Capacity	1c. Total Flood Zone 1 Updated	2c. Total Flood Zone 2 Updated	3c. Total Achievable In Flood Zone 3a Updated	Estimated Flood Zone 1 Contribution	Estimated Flood Zone 2 Contribution	Estimated Flood Zone 3a Contribution
			No	No	No	No.	No.	No.
Settlement								
City Centre	3500	4736.5	3270.5	229	1237	3271	229	0
Canal Rd	3100	3097	2878	76	143	2881	76	143

1.10 Compared to the unmodified Publication Draft and SHLAA 2 data the new picture indicates a need for significantly less site capacity within flood zone 3a and also less within flood zone 2

PRINCIPAL TOWNS

Table 4

	CSPD Modified	Total SHLAA 3 Capacity	1c. Total Flood Zone 1 Updated	2c. Total Flood Zone 2 Updated	3c. Total Achievable In Flood Zone 3a Updated	Estimated Flood Zone 1 Contribution	Estimated Flood Zone 2 Contribution	Estimated Flood Zone 3a Contribution
			No	No	No	No.	No.	No.
Settlement								
Ilkley	1000	1842	1418	59	365	1000	0	0
Keighley	4500	4783.5	4459.5	29	295	4459.5	29	11.5
Bingley	1400	1700.5	1525.5	138	37	1400	0	0

- 1.11 In the first iteration of the sequential test paper the housing targets for all 3 Principal Towns could be met entirely from sites falling within flood zone 1. This is no longer the case. The reduction in overall capacity within Keighley has led to the data suggesting a very small contribution from the higher risk flood zones. For similar reasons to those stated above the reality is that it is unlikely that the very limited contribution will actually be needed. Completions since April 2013 will reduce the land required and the capacity in such a large urban area for finding at least little more site capacity in urban locations or via the green belt review is there. Moreover Keighley remains a very key regeneration priority and is an area likely to see significant population growth given the areas demographic composition. Moreover the Keighley target has already been reduced by 500 since the Core Strategy Further Engagement Draft.
- 1.12 Note that despite the comments received to the Core Strategy modifications, the whole of Ilkley’s housing requirement could be met by sites within flood zone 1.

LOCAL GROWTH CENTRES

Table 5

	CSPD Modified	Total SHLAA 3 Capacity	1c. Total Flood Zone 1 Updated	2c. Total Flood Zone 2 Updated	3c. Total Achievable In Flood Zone 3a Updated	Estimated Flood Zone 1 Contribution	Estimated Flood Zone 2 Contribution	Estimated Flood Zone 3a Contribution
			No	No	No	No.	No.	No.
Settlement								
Burley	700	1311.5	1217.5	66	28	700	0	0
Menston	600	1097	1076	5	16	600	0	0
Queensbury	1000	1725	1725	0	0	1000	0	0
Silsden	1200	2251.5	2047.5	42	162	1200	0	0
Steeton	700	1246.5	1129.5	31	86	700	0	0
Thornton	700	1070.5	1070.5	0	0	700	0	0

1.13 The proposed distribution as proposed to be modified can be met within Flood Zone 1.