

Supplementary Planning Document

Housing Sites at Bingley Road and Derry Hill, Menston

Statement of Sustainability Appraisal

October 2007

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આ દસ્તાવેજ ઘણાંમાં નો એક છે કે જે બ્રેડફોર્ડ ડિસ્ટ્રિક્ટ નાં સ્થાનિક વિકાસ ની રૂપરેખા બનાવે છે. જો તમને આ દસ્તાવેજનાં લખાણનું પ્રાદેશિક ભાષાઓમાં ભાષંતર કરાવવાની અથવા તેનો અર્થ સમજવાની જરૂર જણાય, અથવા તમને તેની જરૂર બ્રેઈલ, લાર્જ પ્રિન્ટ કે પછી ટેપ ઉપર હોય, તો મહેરબાની કરી લોકલ ડિવેલપમેન્ટ ફ્રેમવર્ક ગ્રુપનો (01274) 434050, (01274) 434544 અથવા (01274) 434606 પર સંપર્ક કરો.

यह दस्तावेज़ उन बहुत से दस्तावेज़ों में से एक है जिनसे मिलकर ब्रैडफोर्ड डिस्ट्रिक्ट का लोकल डिवेलपमेंट फ्रेमवर्क बनता है। यदि आप इस दस्तावेज़ की जानकारी का हिन्दी अनुवाद या इसे ब्रेल, बड़े अक्षरों या टेप पर प्राप्त करना चाहते हैं , तो कृपया लोकल डिवेलपमेंट फ्रेमवर्क ग्रुप से (01274) 434050, (01274) 434544 या (01274) 434606 पर सम्पर्क करें।

બ્રાડફોર્ડ ડિસ્ટ્રિક્ટ (Bradford District) એર લોકાલ ડેવેલોપમેન્ટ ફ્રેમવર્ક (Local Development Framework – સ્થાનીય ઉદ્વેગન કાર્ટામો) એર અનેકગુલો કાગજપત્ર વાં દલિલપત્રેર એકટિ હલો એઈ તથ્યપત્રટિ । એઈ તથ્યપત્રેર વિષયવસ્તુ કમિઉનિટિર લોકદેર કોનો ભાષાય વુઘાતે ઇઈલે અથવા લિખિત અનુવાદ ઇઈલે નહુવા તા વ્રેઈલે (અક્ષલિપિતે), મોટા હરફે કિંવા ક્યાસેટે રેકર્ડ કરે ઇઈલે, અનુગ્રહ કરે લોકાલ ડેવેલોપમેન્ટ ફ્રેમવર્ક ગ્રુપ (Local Development Framework Group)-કે (01274) 434050, (01274) 434544 વાં (01274) 434606 નાંધારે ફોન કરશન ।

یہ دستاویز بریڈفورڈ ڈسٹرکٹ کے مقامی ترقیاتی لائحہ عمل سے متعلقہ دستاویزات میں سے ایک ہے۔ اگر آپ کو اس دستاویز کا زبانی یا تحریری ترجمہ کسی بھی کمیونٹی زبان میں درکار ہو یا آپ اسے بریل، لارج پرنٹ یا ٹیپ میں چاہتے ہیں تو براہ مہربانی لوکل ڈیولپمنٹ فریم ورک گروپ سے ٹیلی فون نمبر: 01274 434050، 01274 434544 یا 01274 434606 پر رابطہ کریں۔

INTRODUCTION

1. Article 9 of the European Directive (2001/42/EC), known as the Strategic Environmental Assessment (SEA) states that on adoption of a plan or programme (in this case a Supplementary Planning Document), a statement should be prepared setting out how environmental considerations have been integrated into the Plan (the SPD). This is also reflected in the guidance document produced by the ODPM in 2006 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents', and the PPS12 Companion Guide. The statement should also include how the SPD has changed as a result of the appraisal process and the responses to the consultation. It should also include information on how the monitoring of the implementation of the document will be carried out.
2. This report satisfies the requirements of the European Directive and Government legislation and regulations as set out above.

INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS

3. The Sustainability Appraisal is an iterative process, and continual appraisal of the effects of the SPD enables identification of areas where the SPD can be strengthened to ensure it achieves the sustainability objectives.
4. The Sustainability Appraisal process was undertaken during preparation of the SPD, and the representations received on both the draft SPD and the Sustainability Appraisal have resulted in changes to the amended SPD (as adopted).
5. In the draft Menston SPD there was no mention of springs; that rain runoff would be increased by development, or that draining should take into account natural springs. Therefore in response to this the draft SPD was amended so to say that a sustainable urban drainage system should be incorporated into the layout of both sites so to reduce the increased levels of runoff caused by the developments. Furthermore the Environment Agency stated that although they did not object in principle to housing being developed in these areas, they would require detailed surface water treatment and drainage assessments to be carried out at planning application stage. This would be to ensure that the proposed developments didn't increase flood risk elsewhere and also used appropriate Sustainable Urban Drainage techniques. In addition to this the Environment Agency also stated that every effort should be made to retain the small streams on the site. Bradford

Metropolitan District Council concurred with this view and hence stated in the adopted SPD that such assessments must accompany any planning applications submitted.

6. Furthermore it was requested that the hedgerows which are situated along the back of Hawksworth Drive and that continue directly across the site towards Moor View should be retained as they will help to reduce noise both during and after the build. It was also highlighted that they would alleviate drainage problems by absorbing excess water; drainage problems that will have been exacerbated by hard landscaping. The Council agreed with this view and hence the SPD was amended accordingly to take account of this view. The draft Menston SPD was amended so to state that pre-existing Landscape features within a site boundary should be incorporated where possible.
7. The draft Supplementary Planning Document did not include an assessment of the impact of the proposals on either buried remains or the historic built environment. Both the Derry Hill and Bingley Road sites contain evidence of historic agricultural remains, with the earthwork remains of 'ridge and furrow' cultivation also surviving within these fields. The development of these sites will involve considerable ground disturbance and would lead to the destruction of the archaeological remains. PPG 16 advises that all prospective developers should make appropriate and satisfactory arrangements for the excavation and recording of archaeological remains, with this guidance being reiterated in the Bradford Replacement UDP Policy BH19 (requirement for evaluation, excavation and recording of archaeological remains). The West Yorkshire Archaeology Advisory Service recommended that the remains were not of sufficient significance to warrant preservation in situ and hence there was no objection to the principle of development at these sites. However as a result the Council recommend in the adopted SPD that archaeological assessment and recording would be required prior to development occurring.
8. It was recommended that the list of Planning (Section 106) Obligations should incorporate the future maintenance of any agreed SUDS scheme and the draft Menston SPD was consequently altered to take note of this.
9. The draft SPD was also corrected so to make mention of other strategies, plans, policies and sustainability objectives such as draft PPS25/PPG25, Development

and Flood Risk and Planning Policy Statement 9: Biodiversity and Geological Conservation.

10. Moreover the Bingley Road site lies opposite the Grade II Registered Historic Park and Garden at High Royds Hospital. Although some limited reference was made to the presence of the designated landscape within the SPD the document concentrated primarily on the relationship of the site to the adjacent built-up area; little mention was made to the equally-important relationship which the site also has to the open land to the south. Therefore it was felt that any detailed development proposal for this site should take account of the need to safeguard the setting and views out of this designated landscape. Accordingly the draft SPD was amended so to mention the important relationship the Bingley Road site has with the Grade II Registered Historic Park and Garden at High Royds Hospital, particularly in terms of safeguarding the setting and views out of the designated landscape.
11. The highways within Menston and the effect that development may have upon them was understandably a contentious issue as the development of the sites at Bingley Road and Derry Hill will have an inexorable degree of impact upon volumes of traffic within the village. The Traffic Impact Assessment Report and the annually monitored Travel Plan when formulated will take account of this. Therefore specific comments and views regarding the diagrammatic representation of highways improvements are somewhat premature as the plan itself is not a rigidly defined representation of what will transpire, only an indicative proposal of the possible improvements that will need to be implemented in order to lessen the effects of increased volumes of traffic to the greatest possible extent. Bradford Council acknowledged that this should have been made clearer in the draft SPD and hence clearly stated it in the final version. Meadowcroft has been categorically stated as a pedestrian only access point. Cycling to and from the station will be promoted through the Green Travel Plan submitted at application stage.

CONSULTATIONS

12. Consultation on the draft SPD and Sustainability Appraisal Report was carried out for six weeks from 25th September 2006 to 6th November 2006.
13. Seventy nine representations were received on the draft SPD and Sustainability Appraisal.

14. All comments have been analysed and the Council has provided a response to every one, as well as indicating resultant changes to the SPD. The summary of representations has been published in conjunction with the adopted Menston SPD. The details of the various consultations can be found in the Statement of Consultation.
15. Amendments were made to the SPD in response to the comments received; these are outlined within the Summary of Representations to the draft Menston SPD.

SELECTION OF THE ADOPTED SPD

16. The adopted SPD provides clear planning guidance in order to inform pre-application discussions and any subsequent planning application.
17. The emphasis of the adopted SPD is to give a clear indication of the key land use planning opportunities and constraints for each of these sites. These parameters form the guiding principles for appropriate forms of development on each site.
18. The adopted SPD also identifies how the wider impact of new residential development on the local environment, community and physical infrastructure may be managed and mitigated. The SPD therefore defines the scope and content of the planning obligations the Council expects developers to provide should planning permission be granted.
19. The adopted SPD also informs existing landowners, potential developers and the existing community of the Council's expectations by identifying the relevant policy considerations and statutory requirements which must be addressed in the submission of planning applications for the development of these sites.
20. The adopted Menston SPD will provide guidance to all participants in the development control process and therefore help to implement the policies of the adopted RUDP.
21. Without the adopted SPD participants in the development control process would rely on the generality of national, regional and local policy. The absence of an SPD would also adversely affect the implementation of the policies of the RUDP, offer

less certainty to stakeholders, and allow the Section 106 and 278 processes relating to the SPD to remain complex, slow and inconsistent.

MONITORING

22. Monitoring of the implementation of the SPD will be incorporated into the Annual Monitoring Report. This Report will give an indication of the performance of the SPD and contains key indicators relating to the number of affordable housing completions, the release of housing land, and the amount of open space managed to Green Flag Award standard. It is anticipated that more targets will be identified in the future. Effective monitoring through the AMR will allow the Council to identify any issues with the SPD and consequently review it via the LDS if deemed necessary.

CONCLUSION

23. The Supplementary Planning Document for Menston has been prepared and developed alongside the Sustainability Appraisal. It has been concluded that its implementation will, overall, have a positive impact on achieving the sustainability objectives. Monitoring the effects of the SPD will highlight any areas where it is deemed not to be working properly or resulting in negative effects, and where review of the document is needed.