



Housing Sites at Bingley Road and Derry Hill, Menston

Supplementary Planning Document

October 2007



City of Bradford MDC



Faber Maunsell



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Preface

In 2006 GVA Grimley, Lathams and Faber Maunsell were appointed by the City of Bradford Metropolitan District Council to produce a draft Supplementary Planning Document (SPD) and Sustainability Appraisal to guide the implementation of two major housing allocations within the village of Menston, West Yorkshire. These sites are located at Derry Hill and Bingley Road. This draft version has been comprehensively revised by Bradford Council since the final consultation period ended on 6th November 2006.

Both sites have been allocated as ‘Phase 2’ housing sites in the Council’s Replacement Unitary Development Plan (RUDP) following a Public Inquiry. This means that they may be considered suitable for release for housing development from 2009 onwards.

Due to the sensitive nature of these two housing allocations, located at the edge of the village and on rising topography, an SPD has been produced because it is paramount that clear planning guidance is issued at an early stage before any pre-application discussions commence.

The Draft SPD was the subject of a six week public consultation that commenced on 25th September 2006 and ended on 6th November 2006. In total 79 comments were received to the Draft SPD. These are summarised in a separate document entitled ‘Statement of Consultation’.

As part of the consultation, two drop-in sessions were held in Kirklands Community Centre on Saturday 30th September 2006 from 2pm to 5pm and on Thursday 5th October 2006 from 4pm to 8.30pm. This gave people the opportunity to discuss the draft proposals for each site with the Council’s planning officers.

The consultation strategy employed as part of the preparation of this SPD fits with the procedure set out in The Town and Country Planning (Local Development) (England) Regulations 2004 and in the Council’s draft Statement of Community Involvement (SCI). The SCI is the Council’s statement on how the local community, stakeholders and other interested parties will be consulted on the portfolio of documents that make up the Local Development Framework (LDF) as well as all planning applications.

The SPD was considered by the Council’s Executive on 11th September 2007 and the Regulatory and Appeals Committee on 3rd October 2007. This SPD now forms part of the Council’s adopted policies contained within its Local Development Framework. It is therefore a material planning consideration that will be used to guide development on each of these sites at planning application.

Any prospective applicant should have regard to the content of the SPD and should undertake consultation with the local community and other relevant interests on any proposal in advance of submitting any planning application for development on the sites.

- a

b

c

d
- a Derry Lane

b Moorfield Avenue

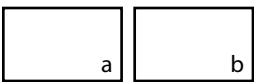
c Dicks Garth Road

d Hawksworth Drive



Purpose and Objectives

- 1.01 The purpose and overarching aim of this Supplementary Planning Document (SPD) is to provide a planning framework that will sensitively control and plan for the development of land at Derry Hill and Bingley Road for housing. The emphasis of the SPD is to give a clear indication on the key land use planning opportunities and constraints for each of the sites. These parameters form the guiding principles for appropriate forms of development on each site.
- 1.02 The SPD also identifies the wider impact new residential development will have upon the local environment, as well as how community and physical infrastructure may be managed and mitigated. This is likely to be achieved through the use of planning obligations. The SPD therefore defines the scope and content of the planning obligations the Council expects developers to provide should planning permission be granted.
- 1.03 The SPD 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.
- 1.04 In line with the requirements in Part 2 of the Council's Submission Statement of Community Involvement (November 2006), any prospective developers are expected to carry out a pre application public consultation in advance of the submission of any application. This should reflect the impact and scale of the proposal and should include; a) the placing of a notice in the local newspaper, stating where information can be found regarding the proposal, and b) by holding a meeting, or displaying the draft proposals at a venue within the village. A statement describing the extent of consultation, any outcomes and how proposals have been amended to take account of the consultation should be submitted as supporting information with any application.

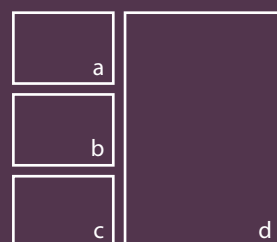


a West Winds
b Moorlane Avenue



Key

— Site boundaries



a Derry Hill
b Crofts Rise
c Stocks Hill
d Derry Lane

Menston Supplementary Planning Document Introduction

1.05 The objectives of the document are to:-

- Maintain a successful stable and sustainable community;
- Preserve and enhance the landscape character of the areas as well as the character of the existing Conservation Area;
- Advise on the most appropriate form of development for both sites in terms of access, layout and integration with the existing settlement;
- Provide a Design Code, i.e. a set of design principles specific to Menston and the site context;
- Ensure that the cumulative impact of these developments is understood and mitigated; and
- Secure appropriate contributions from developers.

Background to the Allocation of the Sites

1.06 Both Derry Hill and Bingley Road sites had originally been identified as part of the Green Belt in the previous Adopted Unitary Development Plan (1998). When the UDP was under review in early 2001, the Council reviewed the function of both these sites and proposed that the land be retained as Green Belt.

1.07 The retention of both these sites as Green Belt met with objections from developers, landowners and other interested parties.

1.08 The Planning Inspector who carried out a Public Local Inquiry into the RUDP considered evidence from the Council and other representations in support of retaining both sites as Green Belt. In weighing up the evidence, the Inspector concluded that exceptional circumstances favouring changes to the extent of the Green Belt existed and that land for housing would have to be allocated in settlements like Menston in order to meet the housing requirement over the life span of the RUDP. As such, his report recommended that the RUDP be modified by the deletion of both sites from the Green Belt and by their reallocation as housing sites.

1.09 In allocating the sites as housing sites the Inspector considered the sustainability of the sites and of Menston. The Inspector recommended that they be allocated for 'Phase 2' release (during 'Phase 2' of the RUDP period i.e.: between 2009 and 2014 only). The Inspector observed that Menston has a variety of services and has its own railway station. Despite this, Menston is not a District Centre nor are there any significant employment opportunities in the settlement. Higher level shopping and services would have to be obtained from Guiseley or further afield. As such, the Inspector reasoned that development in Menston would be sustainable but not so as to justify a 'Phase 1' housing allocation (i.e. before 2009).

1.10 The Council accepted that land at both Derry Hill and Bingley Road should be removed from the Green Belt and designated as 'Phase 2' housing sites. The Council was satisfied that exceptional circumstances had been demonstrated to justify Green Belt deletions in order to ensure housing needs could be met over the RUDP period. The sites are therefore included as Phase 2 housing sites in the adopted RUDP (adopted October 2005).

Consultation on the Draft SPD

1.11 A Draft SPD was published in September 2006 and was subject to a 6 week public consultation that commenced on 25th September 2006 and ended on 6th November 2006. As part of the consultation two drop-in sessions were held in Kirklands Community Centre on Saturday 30th September 2006 from 2pm to 5pm and on Thursday 5th October 2006 from 4pm to 8.30pm. This gave people the opportunity to discuss the draft proposals for each site with the Council's planning officers.

1.12 All comments received during the consultation have been considered by the Council in producing this final SPD. A summary of the representations received, and the Council's response to each representation can be viewed in a separate document entitled 'The Statement of Consultation'.

1.13 The processes undertaken in producing the SPD are identified in Appendix 1.

Status of the Supplementary Planning Document

Sustainability Appraisal

- 1.14 The purpose of SPDs is to expand upon policy or provide greater detail to policies contained within a Development Plan. SPDs may also take the form of design guides, masterplans or issue based documents which supplement policies in a Development Plan. This SPD is a Development Brief.
- 1.15 The guidance set out in this SPD is based on 'parent' policies that are saved from Bradford Council's RUDP and should therefore be read alongside this document. Cross-references to the RUDP are included to help users of the SPD.
- 1.16 The SPD will not carry the special statutory status of the RUDP however national planning guidance indicates that SPDs can:-
- Provide helpful guidance to those preparing applications;
 - Be taken into account as a material consideration in the determinations of applications;
 - That the weight accorded to them will increase if they have been prepared in consultation with the public and they have been subject to a Council resolution to approve them for development control purposes.
- 1.17 This SPD was considered by the Council's Executive on 11th September 2007 and the Regulatory and Appeals Committee on 3rd October 2007. It now forms part of the Council's adopted policies contained within its Local Development Framework. It is therefore a material planning consideration that will be used to guide development on each of these sites at planning application.

- 1.18 A draft Sustainability Appraisal (SA) was produced concurrently with the draft SPD. The SA was appended to the draft SPD as a separate document.
- 1.19 The SA was undertaken in order to assess the environmental, social and economic effects that are likely to arise from developing the Derry Hill and Bingley Road housing sites. The SA process has been used to evaluate a number of development options and inform the requirements of the Planning Frameworks for each site. The Planning Frameworks derived from the options appraisal in the SA form the basis of the SPD. The SA provided a systematic way for checking and improving the preferred development option as it was developed by assessing how each option moved towards or away from environmental, social and economic objectives.
- 1.20 The SA matrix for the draft SPD was based on the methodology used in the SA that appraised policies contained within the RUDP. That same methodology has also been used in the SAs for other SPDs including the Bradford City Centre Design Guide and the Sustainable Design Guide. The SA matrix for the draft SPD used the 18 sustainability criteria and customises the corresponding objectives to be more Menston specific.

Procedures for the Release of 'Phase 2' Housing Allocation

- 1.21 Despite Derry Hill and Bingley Road sites being identified as suitable for 'Phase 2' release, this allocation does not automatically qualify both sites for development once Spring 2009 approaches. Policy H2 of the RUDP addresses 'Phase 2' Housing Sites and advises on the circumstances for when such sites may be considered appropriate for release for housing development. This is further supplemented by Policy H3 on Monitoring the Supply.
- 1.22 Policy H3 would be relevant in justifying the timing of the release of Derry Hill and Bingley Road for housing. It advises on the necessity for the Council to produce an Annual Monitoring Report analysing the number of dwellings with consent, under construction or completed when assessed against the number of dwellings required over the plan period. Monitoring the sources of supply will identify whether the requirement is being met, the cumulative total of housing completions, and the remaining supply in the RUDP. It may also indicate changes in circumstances that could constitute other material considerations sufficient to justify granting planning permission for individual planning applications. Monitoring could also point to the need for the reconsideration of the phasing of sites.
- 1.23 Further details on phasing the supply of housing land may be found in studying Policy H2 of the RUDP, but in general, proposals for residential development on any site allocated on the proposals map as a 'Phase 2' housing site will not be permitted until the total of dwellings completed or commenced during 'Phase 1' is 90% of the cumulative 'Phase 1' dwelling requirement. The early release of 'Phase 2' housing sites will be considered in a number of circumstances usually where housing completions are consistently and significantly below the housing requirement, where a site could make a substantial contribution to meeting a local need for affordable housing in a location where there is a demonstrable need for affordable housing, or where a site requires an unusually long lead time for investment.
- 1.24 It is important for reasons of sustainability that 'Phase 1' sites are developed first and that 'Phase 2' sites are not released prematurely. Where the Council consider it necessary to re-assign sites between phases or to change the timing of the release of 'Phase 2' sites, the Council will promote the production of a Local Development Document as part of the emerging Local Development Framework which will eventually replace the RUDP.