

Local Plan for Bradford

# Annual Monitoring Report 2014 - 2015

July 2017



*City of*  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



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## 1.0 INTRODUCTION

### 1.1 The Development Planning System

- 1.1.1 The Planning and Compulsory Purchase Act 2004 introduced the requirement to prepare a Local Development Framework for the District, which would replace the current Replacement Unitary Development Plan (RUDP).
- 1.1.2 More recent planning reforms have been introduced through the Localism Act 2011. In particular this sought to simplify the development plan system, with the revocation of Regional Spatial Strategies and also the introduction of new neighbourhood planning mechanisms (Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders). Neighbourhood Plans allow communities through a parish/town council or constituted Neighbourhood Forum, to shape development in their locality in line with the district wide plan and if formally adopted form part of the District's development plan.
- 1.1.3 The government consolidated national planning policy in the National Planning Policy Framework (NPPF) issued in March 2012. This retains the development plan led system under a new 'presumption in favour of sustainable development'. However, it no longer uses the term Local Development Framework (LDF) for the development plan instead it refers to the Local Plan. It emphasises the need for all local authorities to put in place an up to date and robust Local Plan. This underpins the 'presumption' which makes clear that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in it indicate development should be restricted.
- 1.1.4 For the Bradford District planning policy currently consists of:
- **National Planning Policy Framework (NPPF)** – this sets out national planning policy apart from Waste and Gypsies and Travellers.
  - **Replacement Unitary Development Plan (RUDP)** – this was adopted in 2005 and saved by the Secretary of State in 2008. Until the adoption of the Local Plan this will continue to be the statutory development plan for the District but the weight that can be given to policies will depend on compliance with NPPF.
- 1.1.5 While the NPPF allows for a single plan to be produced, Bradford's Local Plan will continue to consist of a portfolio of Local Development Documents (LDD's), which will provide the framework for delivering the spatial planning strategy for the area. The preparation of the Local Plan will be a continual process, with LDD's adopted and new ones added at different stages. There are two main types of LDD:
- **Development Plan Documents (DPD)** – these are LDD's that will form part of the statutory development plan and will be the subject of a Public Examination by

an independent Inspector. DPD's together with any adopted Neighbourhood Plans will form the statutory development plan for the Bradford District and will be the start point for the consideration of planning applications. DPD's will over time replace the RUDP.

- **Supplementary Planning Documents (SPD)** - these LDD's are non-statutory documents that supplement policies and proposals contained in a DPD. For example, they may provide more detail to a DPD or may focus on developing a brief for a site. SPD's will be the subject of public consultation but not a Public Examination.

1.1.6 The Local Plan portfolio will also include the following documents:

- **Statement of Community Involvement (SCI)** – this illustrates how the Council intends to engage the local community and stakeholders in preparing/reviewing Local Plan documents and in the consideration of planning applications. The SCI is not a DPD.
- **Local Development Scheme (LDS)** - this is a work programme which sets out the details, linkages and relationships between different elements, as well as timescales and arrangements for producing, monitoring and reviewing the Local Plan.
- **Annual Monitoring Report (AMR)** – this report will set out the progress being made in producing Local Plan Documents, Neighbourhood Plans and the effectiveness of policies contained within them. The information gathered will form part of the evidence base that is used to review whether any changes are required to the LDS.

1.1.7 The policy and proposals content of all DPD's and SPD's (where appropriate) will be the subject of a Sustainability Appraisal (SA) and European Union Directive 2001/42/EC Strategic Environmental Assessment (SEA) to ensure that sustainable development principles are met.

## **1.2 The Purpose and Content of the Annual Monitoring Report**

1.2.1 Review and monitoring are key aspects of the planning system. Monitoring is seen as important in developing evidence based policy making. This should seek to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine success or otherwise and any action or changes which may be required. Monitoring helps to address questions such as:

- Are policies achieving their objectives and in particular are they delivering sustainable development?
- Have policies had unintended consequences?
- Are assumptions and objectives behind policies still relevant?

- ☐ Are targets being achieved?

1.2.2 The Planning and Compulsory Purchase Act 2004 ('the Act') places fundamental importance on monitoring. Section 35 of the Act As amended by the Localism Act 2011 (Part 6 Planning, Section 113 Local development: Monitoring reports) requires local planning authorities to produce and publish an AMR to assess:

- i) The implementation of the Local Development Scheme; and
- ii) The extent to which policies of the Local Plan are being achieved.

1.2.3 Section 113 of the Localism Act amends Section 35 of the Planning and Compulsory Purchase Act 2004. Section 35 required local planning authorities to make an annual report to the Secretary of State about the implementation of their local development schemes and local development policies. This section amends this requirement so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority is no longer required to send a report to the Secretary of State. However, the Secretary of State has powers to make regulations prescribing the timing, content and form of reports.

1.2.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out, in Part 8, paragraph 34, the current requirements for an AMR.

1.2.5 In addition, monitoring is key to the successful development of the evidence base underpinning Local Plan production. Two of the tests of soundness against which planning Inspectors will consider Local Plans at examination are whether:

- ☐ Policies are founded on a robust and credible evidence base.
- ☐ There are clear mechanisms for implementation and monitoring

1.2.6 The Council has extended the scope of the AMR with a third section looking at the performance of the Local Planning Authority in determining planning applications and any associated appeals. This seeks to provide a wider context to the performance of the planning authority as a whole.

### **1.3 Development plan context/current monitoring systems**

1.3.1 The RUDP was adopted in October 2005. The policies of the RUDP were automatically saved for a period of three years from adoption and will be replaced as the Council bring forward new policies in new DPDs as part of its Local Plan, in accordance with the approved LDS. The Secretary of State issued a Direction dated 30<sup>th</sup> September 2008 setting out the policies to be saved beyond 31<sup>st</sup> October 2008.

1.3.2 The RUDP contains a performance framework at paragraph 3.100 which predated the requirements of the 2004 Act and the subsequent Regulations and guidance. In light of this the Council have adopted the approach set out in the

guidance based on the set of previously prescribed core indicators supplemented by limited local indicators. This has replaced the performance framework in the RUDP.

## 1.4 Bradford In Context

### Contextual indicators

1.4.1 Contextual indicators are those which describe the wider social, environmental and economic background against which the Local Plan operates. Although not required under the legislation for their AMR, Section 13 of the Act requires local planning authorities to survey the characteristics of their area. This will be undertaken as part of the Sustainability Appraisal Scoping Report and also the wider baseline analysis produced in support of the Core Strategy. The contextual indicators will provide a backdrop against which to consider the effects of policies and inform the interpretation of and significant effects. It is important to have regard to context when developing spatial plan policies and assessing their implementation. An analysis of these contextual indicators will measure changes in the wider social, economic and environmental background against which Local Plan policies operate.

1.4.2 The Core Strategy Baseline Report was published in support of the consultation on the Core Strategy Further Engagement Draft in October 2011. This has been supplemented by the more recent 'Understanding Bradford District' Report issued by the Council in 2013.

### 1.4.3 Demographic

Population	
<b>Total</b>	522,452 ♦
Households	
<b>Total Households</b>	199,296 *
<b>Average Household size</b>	2.6**

Sources:

- ♦ Census 2011 – ONS first data release 2012
- \* Census 2011
- \* \* Census 2011



#### 1.4.4 Economy

<b>Economic Activity</b>	
<b>Economically active, of all people aged 16 - 64</b>	234,900 ♦
<b>Unemployed, of economically active</b>	20,200 ♦

Source:

- ♦ Annual Population Survey, January 2014 – December 2014

#### 1.4.5 Housing

<b>Housing Type</b>	
<b>All dwellings</b>	210,166 ♦
<b>Detached House</b>	20,000*
<b>Semi Detached house</b>	60,110*
<b>Terraced housing</b>	78,510*
<b>Bungalows</b>	16,230*
<b>Flat or Maisonette</b>	31,880*
<b>Other or Unknown</b>	1,520*
<b>Housing Tenure</b>	
<b>Rented from Council or Housing Association</b>	31,956* *
<b>Shared ownership</b>	870**
<b>Private</b>	175,844***
<b>House price</b>	
<b>Average</b>	£ 93,036 (April 2015) ****

Sources:

- ♦ CBMDC Council Tax April 2013  
\* Valuation Office August 2011  
\*\* Regulatory Statistical Return April 2011  
\*\*\* Calculated from CBMDC Council Tax, all dwellings, minus RSR, rented and shared ownership.  
\*\*\*\* Land Registry, House Price Index, April 2015.

### 1.5 The Format of the Annual Monitoring Report

1.5.1 The Local Planning Regulations 2012 provide guidance on the content of the AMR. This advises that they should include the following :

- ☐ The report should set out housing delivery against the relevant Local Plan requirement.
- ☐ Policies in the Local Plan which are not being implemented and the reasons for this
- ☐ Monitor the progress in preparation of Local Plan documents as set out in the LDS.

- Details of Neighbourhood Orders and Neighbourhood Plans made
  - Details of Community Infrastructure Levy (CIL) as specified in regulation 62(4) of the CIL Regulations.
- 1.5.2 Beyond these the Council can determine what other information and indicators it chooses to report upon linked to the performance framework in the relevant adopted Local Plan.
- 1.5.3 Section 2 of the AMR considers progress in putting in place the Local Plan in line with the agreed set of Development Plan Document and programme set out in the Local Development Scheme. It sets out the progress in terms of work undertaken to date as well as next steps. Following the Localism Act and in light of the recent Regulations it also sets out progress in the preparation and adoption of Neighbourhood Plans and Neighbourhood Orders. It will also set out progress on Community Infrastructure Levy.
- 1.5.4 Section 3 considers the performance of the saved policies of the RUDP, and analysis is undertaken where data permits. In previous AMR's, this section has focused on the core output indicators prescribed by national guidance, as revised in 2008. However, this guidance was withdrawn by the announcement from the Parliamentary Under Secretary of State at the Department for Communities and Local Government on 30<sup>th</sup> March 2011. Councils were advised that they may continue to report upon Core Indicators if they choose to but are no longer required to do so. The data in this AMR is still presented using the topic themes given in that national guidance, and using the core output indicators, until, the monitoring framework of the Core Strategy is established. Further evolution will take place with the preparation of other DPD's and their monitoring frameworks. The topic themes are:
- Business Development and Town Centres
  - Housing
  - Environmental Quality
  - Minerals
  - Waste
- 1.5.5 Where data is not available at present or is not in the required format these are highlighted and measures to rectify this are identified. The data is normally presented for the period 1<sup>st</sup> April to 31<sup>st</sup> March.
- 1.5.6 Section 4 provides an outline of the performance of the LPA in determining planning applications and at appeal. This section sets out the numbers of major, minor and other minor applications received and determined by type of development.
- 1.5.7 The final section seeks to draw together key findings and any recommendations for action.

## **2.0 IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME**

### **2.1 Monitoring Local Plan Preparation**

2.1.1 As required under Section 35 of the Act, as amended by the Localism Act 2011 (Part 6 Planning, Section 113 Local development: Monitoring reports) the AMR must contain information on whether the timetable and milestones in the LDS are being achieved. This must include:

- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
- (b) in relation to each of those documents—
  - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
  - (ii) the stage the document has reached in its preparation; and
  - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
- (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.

### **2.2 Bradford LDS Context**

2.2.1 The first LDS for Bradford was adopted in September 2005. Guidance requires the LDS to be reviewed on a regular basis to take account of progress and slippage on any documents and new policy issues. The AMR for 2006 highlighted significant slippage on all the major DPD's against the first LDS. It identified the need to review the LDS. In addition, the Secretary of State requested that all LPA's review their LDS and submit them by end of March 2007. The Executive subsequently approved a revised LDS at its meeting on 18<sup>th</sup> December 2007.

2.2.2 In line with the intention set out in the AMR 2013 the Council reviewed the Local Development Scheme. The LDS was reviewed and updated in light of the national planning reforms (NPPF, NPPG and Localism Act), changes in local circumstances and progress so far on Development Plan Documents. The revised LDS was approved by the Councils Executive on 22 July 2014. This AMR considers how preparation of the LDD's compares with the milestones and timetables set out in this latest revised LDS.

## **2.3 Progress on LDS Milestones**

- 2.3.1 Progress is set out below for each of the Local Plan documents against the milestones set out within the Local Development Scheme.

### **Replacement Unitary Development Plan (Update)**

#### **Comments**

- 2.3.2 While the RUDP was saved automatically for 3 years from its adoption (until October 2008) under the then legal provisions the Council was required to seek the approval of the Secretary of State to save policies beyond the initial three years. The Council undertook an assessment of the RUDP policies early in 2008. The assessment was made against the considerations in PPS12 paragraph 5.15. The Council Executive meeting of 22<sup>nd</sup> April 2008 considered a report detailing the assessment and the submission to the Secretary of State. The Council formally made a submission on 21<sup>st</sup> May 2008. The Secretary of State issued a Direction on 30<sup>th</sup> September 2008 saving the policies beyond 31 October 2008 as proposed by the Council with one minor change. The Direction sets out the policies saved. The following policies, from within the Policy Framework volume of the RUDP, are as a result not saved:

Policy UDP5	Needs of Communities in appropriate locations
Policy UR4	Sequential approach to accommodating development
Policy H1	Phase 1 Housing
Policy H2	Phase 2 Housing
Policy H3	Monitoring of housing supply
Policy H5	Residential development of land and buildings
Policy E3A	Office development
Policy TM9	Protection of pedestrian and Cycle routes
Policy TM 3	On street parking controls
Policy TM21	Provision and protection of rail and freight facilities
Policy TM22	Lorry parking
Policy NE12	Landscape and wildlife enhancement
Policy NR6	Aggregate land banks
Policy NR14	Agricultural land
Policy P4	Contaminated land
Policy P14	Biodegradable waste – landfill

- 2.3.3 A copy of the direction and accompanying letter has been placed on the Council's web site for information.
- 2.3.4 Development allocations and designations (as shown on the Proposals Maps) linked to the saved policies remain saved as part of the statutory development plan apart from the allocated housing sites.
- 2.3.5 The Council received legal advice in November 2011 to the effect that with the lapsing of RUDP Policies H1 and H2 any unimplemented housing site is no longer allocated as part of the saved statutory development plan. This was never the

intention of the approach to saving policies, as approved by Executive in April 2008 or that of the Secretary of State in their Direction issued in September 2008. To this end Executive on 21 November 2011 resolved to clarify the status of these sites, in particular the need to give significant weight to any such unimplemented sites based upon the work undertaken in their original allocation as part of the RUDP.

2.3.6 In light of changes to national policy contained in the National Planning Policy Framework, the Council undertook an assessment of the compliance of the RUDP saved policies in order to confirm the current degree of alignment with NPPF and hence weight which could be given to the policies in decision making.

2.3.7 The assessment was considered and agreed by the Regulatory and Appeals Committee on 5<sup>th</sup> June 2014.

### **Local Development Scheme**

No milestones

### **Comments**

2.3.8 The Revised LDS was formally adopted by the Council on 22 July 2014 following review. The LDS covers the period 2014 to 2017.

2.3.9 It is intended that the DPDs listed below are to be produced by Bradford Council in the next three years:

- ☐ Core Strategy (DPD)
- ☐ Allocations (DPD)
- ☐ Bradford City Centre Area Action Plan (DPD)
- ☐ Shipley and Canal Road Corridor Area Action Plan (DPD)
- ☐ Bradford Waste Management Plan (DPD)
- ☐ Policies Map (DPD)

2.3.10 The LDS broadly continues the package of documents agreed as part of the LDF set out in the previous LDS and reflects the progress made to date on several of the documents.

2.3.11 The Core Strategy will provide the spatial vision and objectives for the District to 2030 and will include strategic policies to inform future development proposals, Development Plan Documents and investment decisions. The other Development Plan Documents will provide a more detailed approach in support of the Core Strategy and its spatial vision, including detailed site allocations.

2.3.12 Two separate Area Action Plans are in preparation for Bradford City Centre and Shipley and Canal Road Corridor, in order to:-

- ☐ Deliver planned growth areas;
- ☐ Stimulate regeneration;
- ☐ Focus the delivery of area based regeneration initiatives

- ☐ Reduce the need for green field and green belt development in other parts of the district.
- 2.3.13 The Allocations DPD will allocate land to meet housing needs as well as jobs in line with the scale and distribution set out in the Core Strategy. It will also set out the detailed approach to key green infrastructure, such a recreation open space and playing pitches, amongst other things.
- 2.3.14 The Waste Management DPD sets out the planning framework for managing the District's waste in a sustainable manner. It includes policies and allocations for the management of waste in line with the national waste strategy and relevant EU regulations. It deals with all types of waste including municipal.
- 2.3.15 The revised LDS also set out an updated list of Supplementary Planning Documents which the Council aims to produce in support of emerging Core Strategy policies. These include:
- ☐ Hot food takeaway
  - ☐ Housing Design Guide
  - ☐ Management and mitigation of impacts of development on South Pennine Moors SPA/SAC

### **Statement of Community Involvement**

No milestones within the monitoring period

### **Comments**

- 2.3.7 The current SCI was adopted following examination on 29 July 2008

### **Regional Spatial Strategy**

- 2.3.8 The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (May 2008) provided the strategic context for the preparation of Local Plans in the region. However, the Localism Act removed the RSS from the development plan system. The existing RSS though could only be revoked by order of parliament following a full Strategic Environmental Assessment which considered the impact of revocation.
- 2.3.9 The Government published the updated SEA of the proposed revocation of the Yorkshire and Humber Plan in September 2012
- 2.3.10 An order was laid before Parliament on 29 January 2013 to formally abolish the Yorkshire and Humber Plan from 22 February 2013. However, the Regional Strategy's green belt policies for York will be retained until York City Council adopts a local plan defining green belt boundaries.

- 2.3.11 The Leeds City Region Leaders Board approved an Interim statement on 21<sup>st</sup> April 2011 which agreed to continue to follow key elements of the RSS in their ongoing developments plans.
- 2.3.12 With the revocation of RSS, under the Localism Act local planning authorities as well as other prescribed bodies have a new 'Duty to Cooperate' on strategic matters which affect more than one local authority. Guidance on this is contained in the NPPF and NPPG. Leeds City Region Leaders agreed the approach to be adopted to facilitate this at their meeting on 6 December 2012. Meetings are ongoing with key adjoining Local Planning Authorities as well as relevant agencies including Highways Agency, Environment Agency and Natural England.
- 2.3.13 NPPF makes clear that in the absence of RSS the Council will be required to positively seek opportunities to meet the development needs of their area and should meet objectively assessed needs. To this end a number of studies and updates have been progressed to meet these new requirements. These are set out below under the Core Strategy.

### **Core Strategy**

#### **LDS Milestones**

- ☐ Examination hearings January 2015
- ☐ Adoption July 2015

### **Comments**

- 2.3.14 The Council submitted the Core Strategy to the government for examination in December 2014. Following the appointment of the Planning Inspector Mr Stephen Pratt to undertake the examination further statements were produced in response to the matters and issues identified by the Inspector. These together with the other participants further statements were made available on the Council's Examination website pages.
- 2.3.15 The hearings took place between 4th and 20th March 2015 in Victoria Hall, Saltaire. All subsequent material made available to the hearings and submitted to the Inspector was made available on the examination library on the Council's website.
- 2.3.16 Following the initial set of hearings a limited number of main modifications were determined to be necessary to address 'soundness' (in line with national guidance, justified, effective and positively prepared) and capable of legal adoption. Further technical work was also required in particular a limited review of the Habitats Regulations Assessment. Having reviewed the original policy approach and the original HRA and other evidence the Inspector concluded there were some deficiencies. In order to address these concerns the Council with its consultants and Natural England reviewed and revised the HRA and in light of the revised HRA amended the approach under Policy SC8. The Council also

reviewed the implications for the settlement hierarchy (Policy SC4) and the spatial distribution of development as set out in particular within Policy HO3.

- 2.3.17 The Council also reviewed the implications of recent changes to national policy, with regard to Affordable Housing Guidance Revocation of Thresholds and the Definition of Gypsy and Travellers, and recent relevant High Court Judgements.
- 2.3.18 It also completed an up to date Gypsy and Traveller Accommodation Assessment and the Habitats Regulations Assessment Review.
- 2.3.19 The Council also completed and published its third Strategic Housing Land Availability Assessment.
- 2.3.20 The Main Modifications were published for comment in November 2015. These were supported by updated versions of the Sustainability Appraisal, Health Impact Assessment and Equalities Impact Assessment. The updated HRA as well as the finalised Gypsy and Traveller Accommodation Assessment were also published for information.
- 2.3.21 The Council received a total of 118 duly made written representations within the eight week consultation period ending on 25 January 2016. The duly made representations included a range of statutory bodies, neighbouring local authorities, Town and Parish Councils, amenity and interest groups, developers, infrastructure providers, various under-represented groups and members of the general public.
- 2.3.22 The main issues raised in response to the Main Modifications related to the following matters:
1. Duty to cooperate
  2. Housing Requirement
  3. Settlement hierarchy
  4. Housing Distribution
  5. Green belt review
  6. Housing policies
  7. Flood risk
  8. South Pennine Moors and Habitats Regulation Assessment (HRA)
  9. Sustainability appraisal
- 2.3.23 The Statement of consultation sets out more detail on the nature of the consultation as well as the issues raised and the Council's response. This together with the redacted representations were published on the examination web site for information.

#### **Next Steps**

- 2.3.24 The Inspector is considering the representations and will determine in due course whether any further hearings to consider the matters raised in relation to the Main Modifications are required before he completes his report.



## **Allocations DPD**

LDS Milestones

Preferred Option December 2015

### **Comments**

- 2.3.25 The progress on the DPD has slipped as a result of the slower than anticipated progress on the Core Strategy and the associated further technical work and the Main Modifications process. In line with previous guidance and good practice, the Allocations DPD has followed on behind the Core Strategy, which sets the top level strategy to which the Allocations DPD must conform. The DPD also needs to align with the AAP's.

### **Next Steps**

- 2.3.26 It is envisaged that Issues and Options stage consultation will take place in the spring 2016 in conjunction with and informed by the latest SHLAA update.

## **Bradford City Centre Area Action Plan (AAP)**

LDS Milestones

Publication Draft – July 2015

Submission – October 2015

### **Comments**

- 2.3.27 Following consultation on the Further Issues and Options between March and May in 2013, a Publication Draft version of the AAP was approved by Full council on 20<sup>th</sup> October 2015, for submission to government for independent examination.
- 2.3.28 The Publication Draft was published for public consultation over an 8 week period from Monday 14th December 2015 and ending Monday 8th February 2016.

### **Next Steps**

- 2.3.29 The council will log and consider the representations received to the Publication Draft. This would then result in submission to the Secretary of State in Spring 2016 and anticipated adoption in by end of 2016.

## **Shipley and Canal Road Corridor Area Action Plan**

LDS Milestones

Publication Draft – July 2015

Submission – October 2015

## **Comments**

- 2.3.30 Following consultation on the Further Issues and Options between March and May in 2013, a Publication Draft version of the AAP was approved by Full council on 20th October 2015, for submission to government for independent examination.
- 2.3.31 The Publication Draft was published for public consultation over an 8 week period from Monday 14th December 2015 and ending Monday 8th February 2016.

## **Next Steps**

- 2.3.32 The Council will log and consider the representations received to the publication draft. This would then result in submission to the Secretary of State in Spring 2016 and anticipated adoption in by end of 2016.

## **Waste DPD**

### LDS Milestones

Publication Draft – February 2015  
Submission – May 2015  
Examination – September 2015

## **Comments**

- 2.3.33 Following consultation on the Preferred Approach, in early 2011, a Publication Draft version of the Waste DPD was approved by Full council on 20th October 2015, for submission to government for independent examination.
- 2.3.34 The Publication Draft was published for public consultation over an 8 week period from Monday 14th December 2015 and ending Monday 8th February 2016.

## **Next Steps**

- 2.3.35 The council will log and consider the representations received to the Publication Draft. This would then result in submission to the Secretary of State in Spring 2016 and anticipated adoption in by end of 2016.

## **Community Infrastructure Levy**

### LDS Milestones

Preliminary Draft Charging Schedule – January 2015  
Draft Charging Schedule – May 2015  
Submission – August 2015  
Inspectors report – December 2015

- 2.3.36 Community Infrastructure Levy (CIL) is intended as a means of contributing to the funding of infrastructure required to deliver the policies and proposals in Local Plan including the Core Strategy and other Development Plan Documents. It replaces part of the system of Planning Obligations (S106 Agreements), the scope of which will be restricted from 6 April 2015 with regard to pooling of developer contributions. The aim of CIL is to promote a fairer system to fund new

infrastructure. In accordance with the Planning & Compulsory Purchase Act 2004, the Council has commenced the work towards CIL for the Bradford District in line with agreed Local Development Scheme.

- 2.3.37 A report introducing CIL was taken to Executive on 22<sup>nd</sup> July 2011 which gave authorisation to commence work towards the adoption of CIL in the District as the principle means by which developer contributions towards infrastructure should be collected within Bradford district.
- 2.3.38 In May 2014, the Council re-appointed consultant DTZ to undertake further CIL viability assessment work set within the context of the amended regulations and recent case law. The Council is expecting the final draft findings of the viability assessment by early June 2015.
- 2.3.39 The Preliminary Draft Charging Schedule was published for comment July to September 2015. The consultation focused on the proposed charge rates in the Preliminary Draft Charging Schedule. A Background Report was prepared by way of further explanation. The following supporting evidence base documents were also made available for comment:

Bradford CIL - Economic Viability Evidence (DTZ)  
Local Infrastructure Plan Evidence (CBMDC)

- 2.3.40 Following consideration of the representations to the Preliminary Draft Charging Schedule the Draft Charging Schedule was approved by Full council on 20th October 2015, for submission to government for independent examination.
- 2.3.41 The Draft Charging Schedule was published for public consultation over an 8 week period from Monday 14th December and ending 1.00pm on Monday 8th February 2016. This was subsequently extended to Friday 22 April 2016. It was supported by an Economic Viability assessment addendum report, together with a installments policy, and Regulation 123 list.

### **Next Steps**

- 2.3.42 The Council will log and consider the representations received to the Draft Charging Schedule. This would then result in submission to the Secretary of State in Spring 2016 and anticipated adoption in by end of 2016.

### **Supplementary Planning Documents (SPDs)**

- 2.3.55 The revised LDS identifies three Supplementary Planning Documents which are to be progressed. Others may be identified as the other development plan documents progress or in response to future local issues.

### **Housing Standards**

LDS Milestones

Commencement – January 2014  
Public consultation – January 2015

#### Adoption – June 2015

- 2.3.56 The Council has commenced work towards a new SPD on Housing Standards. However, the work has been delayed due to progress on the Core Strategy and the need to take account of the conclusion of the National Housing Standards Review.
- 2.3.57 Core Strategy Policy HO9 sets out the Council's approach to delivering high quality homes that meet the District's needs and sets out the quality of new housing that will be expected.
- 2.3.58 Following the conclusion of the National Housing Standards Review the National Planning Policy Guidance (NPPG) was updated on 27<sup>th</sup> March 2015 to set out the policy guidance in regards to the optional technical standards for housing.
- 2.3.59 In response to the update to NPPG and to ensure consistency with latest National Planning Policy the Council proposed Main Modifications to Core Strategy Policy HO9 and its supporting text.
- 2.3.60 In order to inform the use of the optional standards local evidence has been commissioned to look at both need and issues of viability. This will inform the local plan policy and approach within the SPD.

#### **Management and mitigation of impacts of development on South Pennine Moors SPA/SAC**

##### LDS Milestones

Commencement – July 2014

Public consultation – November 2014

Adoption – March 2015

- 2.3.61 Work on the SPD has commenced but progress is linked to Core Strategy adoption. Subject to adoption of the Core Strategy a consultation draft will be prepared for consultation in late 2016.

#### **2.4 Current Local Plan adopted documents**

- 2.4.1 The following is the list of all the Local Plan documents which have reached formal adoption:
- Sustainable Design Guide SPD (Adopted 28 February 2006)
  - City Centre Design Guide SPD (Adopted 21 March 2006)
  - Planning For Crime Prevention SPD (Adopted 26 June 2007)

- Planning Obligations SPD (Adopted 25 October 2007)
- Menston Housing Sites SPD (Adopted 25 October 2007)
- Shopfront Design Guide SPD (Adopted 19 December 2007)
- City Centre Affordable Housing SPD (Adopted 1 October 2008)
- Landscape Character SPD (Adopted 1 October 2008)
- Statement of Community Involvement (Adopted 8 July 2008)
- Householder SPD (Adopted 12 April 2012)
- Shop Keepers Guide to Securing Their Premises SPD (Adopted 19 December 2012)
- Hot Food Takeaway SPD (Adopted 4 November 2014)

## **2.5 Neighbourhood Planning**

- 2.5.1 The Localism Act introduced new neighbourhood tools which can be used by local communities to shape development and change in their areas. They include Neighbourhood Plans, Neighbourhood Development Orders and Community Right To Build Orders. This section sets out progress on neighbourhood planning.

### Neighbourhood Plans

- 2.5.2 The Council has approved Neighbourhood Area Applications, to produce a Neighbourhood Development Plan, from the following qualifying bodies:

- ☐ Addingham
- ☐ Baildon
- ☐ Burley In Wharfedale PC
- ☐ Cullingworth VC
- ☐ Haworth, Cross Roads, and Stanbury PC
- ☐ Ilkley PC
- ☐ Menston PC
- ☐ Oxenhope PC
- ☐ Steeton-with-Eastburn PC and Silsden TC
- ☐ Wilsden PC

- 2.5.3 All the applications have been placed on the Councils web site together with other useful information on dedicated neighbourhood planning pages.

### **Neighbourhood Development Orders and Community Right To Build Orders**

- 2.5.4 There are none at present.

## **2.6 Local Development Orders**

- 2.6.1 The Council is committed to using simplified planning mechanisms to support development and regeneration where appropriate in terms of being most effective and in key priority areas.
- 2.6.2 The Council adopted two Local Development Orders for Bradford City Centre in 16 September 2014 which will allow certain types of development without the need for planning permission. The first order relates to commercial development and the second related to residential development.
- 2.6.3 Following the successful adoption of the two Local Development Orders (LDOs) for Bradford City Centre the Council is proposing to take a similar approach to Little Germany where it will sit alongside a Local Listed Building Consent Order (LLBCO). Both of these will be consulted upon in 2015 with a view to adoption.

### 3.0 LOCAL PLAN ANALYSIS OF POLICY PERFORMANCE AND EFFECTS

3.1.1 This section sets out, below, the available data for output indicators by topic, that reflect the content of previous AMR's, in the light of the response to changes to Government advice noted in paragraph 1.5.4.

3.1.2 The suite of local indicators will be developed further as part of the preparation of the Local Plan.

### 3.2 Topic Commentaries

#### **Business Development and Town Centres:**

##### **Core Indicators:**

##### **BD1: Total amount of additional employment floorspace - by type.**

Completed sites	B1	B2	B8	Total
Gross internal floorspace, (sqm)	5614	0	0	5614
Net internal floorspace, (sqm)	0	0	0	0

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites may also be recorded under BD4.

##### **BD2: Total amount of employment floorspace on previously developed land - by type.**

Completed sites on PDL	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	0	0	0
Gross internal floorspace on PDL (sqm)	0	0	0	0
Percentage of gross internal floorspace on PDL (sqm)	0	0	0	0

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites are may also be recorded under BD4.

**BD3: Employment land available - by type.**

	Total
Area of employment land available (<0.4ha) (planning permissions only)	1.12
Area of employment land available (>=0.4ha)	105.35
Total employment land available (ha)	96.9

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha and over monitored.

Employment land available includes land with an employment land allocation in the RUDP and/or planning permission for employment uses.

Employment land supply data given as totals as employment land allocations in the RUDP, and some planning approvals, are not specified by Use Classes.

**BD4: Total amount of floorspace for 'town centre uses'.**

The data has not been updated to a 2015 base date as staff resources were diverted to work on the Core Strategy and the AAP's.

**Local Indicators:****Employment Zones**

Amount of floorspace developed for employment by type, in Employment Zones.

Completed sites in Employment Zones	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	0	0	0
Net internal floorspace, (sqm)	0	0	0	0

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

**Losses of employment land**

Losses of employment land in (i) Employment Zones and (ii) District.

Losses of Employment land	Total
(i) Employment Zones (ha)	1.03
(ii) District (ha)	6.25

Notes: Data collected and analysed by the Development Plan Teams.



Only data for new build sites of 0.4ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

Amount of employment land lost to residential development.

<b>Losses of Employment land</b>	<b>Total</b>
<b>(i) Residential development (ha)</b>	5.22
<b>(ii) District (ha)</b>	6.25

Notes: Data collected and analysed by the Development Plan Teams.

Only data for new build sites of 0.4ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

## Local Services

Amount of completed retail, office and leisure development in town centres.

The data has not been updated to a 2015 base date as staff resources were diverted to work on the Core Strategy and the AAP's.

### Commentary:

### Monitoring System:

## Car parking standards

Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the Local Development Framework.

	% of compliant sites
Total number of compliant schemes as a % of total number of schemes	100
Total number of schemes analysed	1

Employment schemes analysed are all those completed and recorded in BD1 (not including B8 schemes) that were subject to consultation with Highways Development Control.  
Retail schemes recorded are those completed and recorded in BD4/Local Services local indicator, above 1000sqm threshold, that were subject to consultation with Highways Development Control.  
Compliance with the standards determined by Highways Development Control.

## **Housing**

### **Core Indicators:**

**H1: Plan period and housing targets.**

**H2(a): Net additional dwellings – in previous years.**

**H2(b): Net additional dwellings – for the reporting year.**

**H2(c): Net additional dwellings – in future years.**

**H2(d): Managed delivery target.**

### **Housing Targets and Outturns For Current and Previous Reporting Years - Indicators H1 / H2(a) / H2(b)**

These indicators are reported in the table below. As the Planning system is still in a period of transition and work on the Core Strategy is progressing, but not complete, data relating to both the now revoked RSS housing targets and the emerging Core Strategy targets have been included.

The Core Strategy Publication Draft housing targets have been based on the analysis within the GVA / Edge Analytics Housing Requirement Study. This study covers the period from 2011 onwards. In line with government guidance the Core Strategy housing requirement also takes account of market signals and includes a backlog element for the period 2004 -11 which analyses net completions against the statutory development target (RSS) in place for that period. This reflects evidence of unmet need in various indicators such as increasing levels of overcrowding in the district's main urban areas and also a rate of completions which has been well below the rate of household growth.

<b>Year</b>	<b>H1 Net annual requirement (RSS)</b>	<b>H1 Core Strategy Publication Draft Housing Requirement (Policy HO1)</b>	<b>H2 (a) (b) Net additional dwellings</b>
<b>2004-2005</b>	1560	1560	1361
<b>2005-2006</b>	1560	1560	1369
<b>2006-2007</b>	1560	1560	1578
<b>2007-2008</b>	1560	1560	2156
<b>2008-2009</b>	2700	2700	1440
<b>2009-2010</b>	2700	2700	999
<b>2010-2011</b>	2700	2700	696
<b>2011-2012</b>	2700	2200	733
<b>2012-2013</b>	2700	2200	721
<b>2013-2014</b>	2700	2200	874
<b>2014-2015</b>	2700	2200	1134
<b>2015-2016</b>	2700	2200	
<b>2016-2017</b>	2700	2200	
<b>2017-2018</b>	2700	2200	
<b>2018-2019</b>	2700	2200	
<b>2019-2020</b>	2700	2200	
<b>2020-2021</b>	2700	2200	
<b>2021-2022</b>	2700	2200	
<b>2022-2023</b>	2700	2200	
<b>2023-2024</b>	2700	2200	
<b>2024-2025</b>	2700	2200	
<b>2025-2026</b>	2700	2200	
<b>2026-2027</b>	N/A	2200	
<b>2027-2028</b>	N/A	2200	
<b>2028-2029</b>	N/A	2200	
<b>2029-2030</b>	N/A	2200	

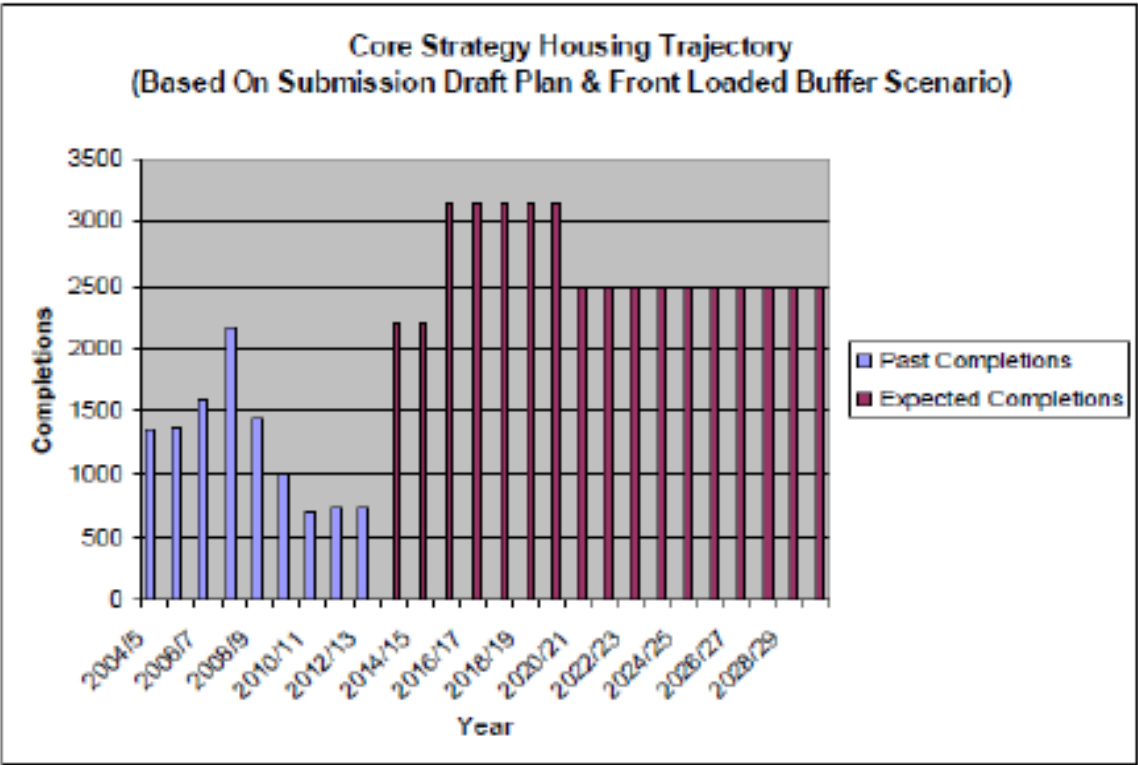
Notes:

1. Completions data, 2004-2005 to 2008-2009, derived from Building Control completions and data supplied to them and analysed by the Development Plan Teams.
2. Completions data, from 2009-2010, derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by LDF Group.
3. RSS only covers the period to 2026 so no H1 target reported for the subsequent 2 years.

**Projected Future Dwellings / Managed Delivery – the Housing Trajectory - Indicators H2(a) / H2(b) / H2(c) and H2(d)**

One of the key roles of the Core Strategy is to set out a housing trajectory which shows the required rate of housing delivery over the plan period, which reflects the overall housing targets and how the Local Plan will manage the delivery of that housing quantum.

The graph below is extracted from the Core Strategy Publication Draft as modified by Main Modification MM154. The trajectory, along with the rest of the Core Strategy, has been the subject of consultation and subsequently debate during the EIP hearings and will be revised in due course once the report of the Planning Inspector has been received.



**Housing Land Supply / Capacity**

The Council has two sets of data which are produced in different ways and which currently relate to different base dates. Together these provide a picture of current supply and thus the issues facing the Council in driving forward housing delivery in the coming years.

The first data set is taken from the results of the SHLAA update published in May 2013 which revises and rolls forward the work of the first SHLAA. The SHLAA 's land supply assessment includes both sites which at the base date had extant planning permission or were allocated for housing in the RUDP, as well as additional sites, that do not have planning permission or have not had an allocation, judged by the SHLAA Working Group to be deliverable in the relevant 5 year period.

The results of the SHLAA update indicate that there is no NPPF compliant land supply within the District. Based on the methodology advocated by the government guidance and Planning Inspectorate the Council considers that the 5 year land supply target (based on the annual net housing requirement within the RSS) amounts to 18,241 dwellings and the deliverable supply amounts to 8554 dwellings. This represents 46.9% of the 5 year requirement or alternatively 2.3 years supply.

The 5 year land supply position will be updated during 2015 on the back of the revised data within the third SHLAA and to reflect both changes within the NPPG and discussions during the Core Strategy EIP hearings.

The second data set, based around the Housing Land Register, provides more recent information utilising solely land with extant planning permissions at the base date, 1st April 2013. The Housing Land Register has not been updated to a 2015 base date as staff resources were diverted to work on the Core Strategy and the EIP. The following data at 1st April 2013 is repeated from the AMR 2013.

This net housing supply comprises:

Remaining yield on land with outstanding planning permissions;

- 6501 on previously developed land;
- 1053 through conversion/change of use;
- 2073 on greenfield land, including residential gardens, agricultural land and agricultural buildings.

The net housing supply total is 9627 dwellings.

The Housing Land Register will be updated in 2016.

### **Commentary:**

The SHLAA 5 year land supply figure reveals that there is a significant shortfall of deliverable land. However this figure represents only part of the picture. The figure is somewhat lower than might otherwise be the case due to the very low annual completion rates advised by the volume house builder representatives on the SHLAA Working Group predicated on an assumption of weak demand and weak housing market conditions over the next few years. The total capacity of the schedule of sites within the 5 year land supply trajectory is actually 13,484 dwellings.

### H3: New and converted dwellings - on previously developed land (PDL).

	Gross new build completions	Gross change of use to residential	Gross conversion to residential	Total
Number on PDL	538	348	288	1174
Number on Greenfield	408	8	0	416
Total	946	356	288	1590
Percentage gross on PDL	56.87	97.75	100	73.84

Notes: Completions data derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by the Development Plan Teams.

#### Commentary:

The percentage of completions on pdl continues to be well in excess of the 65% target set in the, now revoked, RSS.

### H4: Net additional pitches (Gypsy and Traveller)

Gypsy and Traveller pitches	Permanent	Transit	Total
Number completed	0	0	0
Number lost	0	0	0

Notes: Data supplied by Gypsy Liaison Team.

#### Commentary:

The data within the table reflects the fact that there were no site allocations within the RUDP and that there have been no recent planning applications for new sites. However the Council recognises the urgent need to address both current and future shortfalls in provision and this will be a key aspect of the forthcoming Allocations DPD. It also recognises the need to maintain and improve existing provision and to this end has in recent years been successful in securing funding to invest in improved facilities at the Council run sites.

#### H5: Gross affordable housing completions.

	Social rented homes provided	Intermediate homes provided	Total Affordable homes provided
Gross completions	258	0	258

Notes: Data supplied by the Affordable Housing Team, Housing Service.

#### H6: Housing Quality: Building for Life Assessments.

There is no data available for this Core Indicator.

#### Monitoring System:

A monitoring system is being developed for this data.

#### Local Indicators:

#### Windfall Development

(Number of dwellings completed on land not allocated for housing in Development Plans).

	On pdl	Through conversions	Through change of use	On Greenfield land, agricultural land and buildings	Total
Number of dwellings	459	288	348	262	1357
%age of total windfall	33.82	21.22	25.64	19.31	
%age of total completions					85.35

Notes: Data analysis by the Development Plan Teams from completions derived from Council Tax data, in association with Building Control completions and data supplied to them.  
Gross data analysed.

Windfall decision determined from development plan at time of submission of application.

#### Commentary:

The NPPF defines windfall sites as 'Sites which have not been specifically identified as available in the Local Plan process'. They normally comprise previously-developed sites that have unexpectedly become available.' Completions on windfall sites continue to form a significant proportion of overall delivery. However this in large part reflects the fact that there has been no new plan in place and therefore no new site allocations since the RUDP was adopted in 2005. The number of completions on



windfall sites and the proportion of delivery from this source are therefore expected to fall substantially once the Allocations DPD is in place.

### **Density of completed housing schemes**

**Data unavailable**

#### **Commentary:**

The Housing Land Register has not been updated to a 2015 base date as staff resources were diverted to work on the Core Strategy and the EIP. There is no new data on completed housing schemes to undertake a density analysis.

### **Accessibility**

**Data unavailable**

#### **Commentary:**

The Housing Land Register has not been updated to a 2015 base date as staff resources were diverted to work on the Core Strategy and the EIP. There is no new data on completed housing schemes to undertake an accessibility analysis.

## Environmental Quality

### Core Indicators:

**E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.**

	Flood Risk grounds	Water Quality grounds
<b>Number of permissions granted contrary to sustained advice</b>	0	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2014-2015, taken from EA web site.

The determination of the identified applications analysed by the Development Plan Teams.

**E2: Change in areas of biodiversity importance.**

	Loss	Addition	Total change	Total area
<b>Area of Biodiversity Importance</b>	No data available	No additions	No change recorded	7660.01ha

Base line data of Environmental designations	SPA/SAC		SSSI		SEGI		RIGS		BWA	
	No	Area	No	Area	No	Area	No	Area	No	Area
<b>Bradford North</b>			1	0.72	1	9.61			17	232.08
<b>Bradford South</b>					1	24.51	2	4.96	13	195.83
<b>Bradford West</b>					2	4.11			11	106.07
<b>Keighley</b>	1	4485.75	1	4485.75	10	165.04	7	17.33	66	811.29
<b>Shipley</b>			2	9.03	11	188.22	8	274.16	41	1131.30

Notes: Data collected and analysed by the Development Plan Teams.

SAC: Special Area of Conservation

SPA: Special protection Area

SSSI: Site of Special Scientific Interest

SEGI: Sites of Ecological/Geological Importance

RIGS: Regionally Important Geological Sites

BWA: Bradford Wildlife Areas

Some sites extend outside the District. Only the area within Bradford District is included in the table.

Some sites extend over more than one Parliamentary Constituency. The total area has been attributed to the Parliamentary Constituency that contains the largest part of the designation.

South Pennine Moors is has three designations, SAC, SPA and SSSI, but its area has only been included once in the total figure.

### **Monitoring system:**

A system to monitor losses in areas of biodiversity importance needs to be established. Base line data has been included for environmental designations.

### **E3: Renewable Energy**

#### **The amount of renewable energy generation by installed capacity and type.**

There is no data available for this Core Indicator.

### **Monitoring System:**

There is a need to develop a monitoring system for this data, and it is acknowledged that there will be collection difficulties for some types of development.

**Local Indicator:**

**Amount of eligible open spaces managed to Green Flag Award standard.**

Public Parks	Eligible Parks achieving Green Flag site assessment standard.	Eligible Parks awarded Green Flag 2013/14.
	Area (ha)	Area(ha).
Bowling Park, Bradford.	37.38	
Brackenhill Park, Great Horton, Bradford	6.63	
Central Park, Haworth	2.84	2.84
Cliffe Castle Gardens, Keighley.	12.7	
Darwin Gardens, Ilkley.	1.99	
Harold Park, Bradford.	7.87	7.87
Horton Park, Bradford.	13.49	
Ladyhill Park, Allerton, Bradford.	3.56	
Lister Park, Bradford.	21.9	21.9
Myrtle Park, Bingley.	8.37	
Peel Park, Bradford.	29.72	29.72
Riverside Gardens, Ilkley.	4.3	
Roberts Park, Saltaire, Shipley.	5.19	5.19
Silsden Park, Silsden.	5.44	
St Ives Estate, Harden, Bingley.	220.49	220.49
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
<b>Total Area</b>	<b>399.6</b>	<b>288.01</b>

Notes: Data extracted from Bradford Open Space, Sport & Recreation Study: Open Space Assessment Report. KKP 2006. Parks awarded Green Flag updated by Civic Trust.

**Commentary:**

The Green Flag Award Scheme, managed by the Civic Trust, is the national standard for parks and green spaces across England and Wales.

The audit for the District was undertaken during 2006 but not all public parks were assessed. Of those that were assessed, the eighteen that achieved the Green Flag site assessment standard are listed in the table. Six public parks also met the 'management' standard and were awarded the Green Flag in 2011/12.

### Monitoring System:

The Parks and Landscape Service are to initiate a monitoring system to continue and expand the Green Flag assessments.

### Minerals

#### Core Indicators:

##### **M1: Production of primary land won aggregates.**

	Number of operators contacted	Number of operators responded	Total Crushed Rock for Aggregate Purposes (in Tonnes)	Total Sand and Gravel for Aggregate Purposes (in Tonnes)
<b>2014</b>	9	1	18,500	0

Notes: Data provided by Major Development Team from an annual request of active quarry operators. Only data voluntarily supplied by operators has been collated. It is possible that additional aggregates may have been won during these periods by operators who did not respond to the data request.

Only operators producing significant tonnage were contacted (9in total). Due to lack of responses, the figure for 2014 has been estimated based upon knowledge of the sites' past output levels and remaining areas to be worked.

##### **M2: Production of secondary/recycled aggregates.**

This data is not collected.

#### New Permissions:

App No	Site	Type	Amount
14/01355/FU L	Land at Spring Mill Street Bradford	Recycled aggregates	N/A

Notes: Data provided by Major Development Team.

### Monitoring System:

A reliable data source for M2 needs to be identified before monitoring system can be developed.

## **Waste**

### **Core Indicators:**

#### **W1: Capacity of new waste management facilities by waste planning authority.**

<b>Site</b>	<b>Type</b>	<b>Annual Capacity</b>
Rajas Mills Cordingley Street Bradford	ELV	40 tonnes

Notes: Data provided by Major Development Team.

'New' facilities are defined as those which (i) have planning permission and (ii) are operable within the reporting year (iii) These are not operational throughput figures, which are held by the Environment Agency as part of the Waste Licence

**W2: Amount of municipal waste arising, and managed by management type, by waste planning authority.**

	<b>Amount (Tonnes)</b>	<b>Percentage</b>
<b>Waste Arising</b>		
<b>Collected as Recycling</b>	40,422	
<b>Collected as Compost</b>	20,753	
<b>Collected as Residual</b>	165,137	
<b>Total Municipal Waste Arising</b>	226,312	
<b>Residual Waste Treatment</b>		
<b>Residual sent to Treatment</b>	164,951	
<b>Treatment, recycled &amp; composted</b>	56,794	
<b>Treatment, waste to energy</b>	66,794	
<b>Treatment, waste to Landfill</b>	41,455	
<b>Waste Management</b>		
<b>Recycled as Collected</b>	40,422	
<b>Composted as Collected</b>	20,753	
<b>Recycled &amp; Composted from Treatment</b>	56,794	
<b>Treatment, waste to energy</b>	66,703	
<b>Total Diversion</b>	184,671	
<b>Treatment to Landfill</b>	41,455	
<b>Direct to Landfill</b>	186	
<b>Total Landfill</b>	41,640	

Notes: Data supplied by the Waste & Collection Service

## 4.0 DEVELOPMENT MANAGEMENT PERFORMANCE

### 4.1 Introduction

The following section sets out the performance of the Local Planning Authority in determining planning applications for the period 1 April 2014 to 31 March 2015. It considers:

Major Applications  
Minor Applications  
Other Applications (Householders & Listed Buildings etc)

It also sets out the Local Planning Authority's performance in relation to planning appeals for the same period.

### 4.2 Major Applications

In 2014/15 the Authority determined 113 major applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 108 applications were determined within 13 weeks, this equals 88.5% which is above the national target of 60%.

#### Major Applications by Development Type (NI157a)

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
<b>Major Development</b>					
Dwellings	60	59	1	52	8
Offices, research & development & light industry	4	2	2	4	0
General industry, storage & warehousing	12	12	0	12	0
Retail, Distribution & servicing	9	8	1	8	1
Gypsy & traveller pitches	0	0	0	0	0
All other major development	28	27	1	26	2
<b>Total no of major applications determined</b>	<b>113</b>	<b>108</b>	<b>5</b>	<b>102</b>	<b>11</b>

### 4.3 All Minor Applications

In 2014/15 the Authority determined 1055 minor applications. This figure does not include those applications that were withdrawn, finally disposed of, declined



to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 932 applications were determined within 8 weeks, this equals 88.3% which is above the national target of 65%.

#### **Minor Applications by Development Type (NI157b)**

<b>Application Type</b>	<b>No Determined</b>	<b>Determined in time</b>	<b>Determined out of time</b>	<b>No granted</b>	<b>No refused</b>
<b>Minor Development</b>					
Dwellings	369	313	56	279	90
Offices, research & development & light industry	16	14	2	14	2
General industry, storage & warehousing	25	21	4	22	3
Retail, Distribution & servicing	188	173	15	138	50
Gypsy & traveller pitches	0	0	0	0	0
All other minor development	457	411	46	384	73
<b>Total no of minor applications determined</b>	<b>1055</b>	<b>932</b>	<b>123</b>	<b>837</b>	<b>218</b>

#### **4.4 Other Applications**

In 2014/15 the Authority determined 1975 other applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 1882 applications were determined within 8 weeks, this equals 95.3% which is above the national target of 80%.

#### **Other Applications by Development Type (NI157c)**

<b>Application Type</b>	<b>No Determined</b>	<b>Determined in time</b>	<b>Determined out of time</b>	<b>No granted</b>	<b>No refused</b>
<b>Other Development</b>					
Changes of Use	117	105	12	89	28
Householder	1487	1430	57	1211	276
Advertisement Consent	191	187	4	168	23
Listed Building Consent	178	159	19	150	28
Listed Building Consent (Demolition)	0	0	0	0	0
Relevant Demolition	2	1	1	2	0
<b>Total no of other applications determined</b>	<b>1975</b>	<b>1882</b>	<b>93</b>	<b>1620</b>	<b>355</b>

#### 4.5 Appeal Information (BV204)

In 2014/15 the Authority received a total of 104 appeal decisions of which 36 appeals were allowed and the remainder were dismissed. This equals 34.6% which is above the local target of 26% for 2012/13.

##### Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2014	23	7	30.4%
July to September 2014	16	3	18.6%
October to December 2014	32	12	37.5%
January to March 2015	33	14	42.4%
<b>Total</b>	104	36	34.6%

## **5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS**

### **5.1 Local Development Scheme**

- 5.1.1 In line with the LDS the Council recognises the importance of the need for Bradford District to put in place, as a matter of urgency, an up to date Development Plan to guide development and investment. The absence of an up to date development plan means the ability to control development locally will be limited as decisions increasingly will turn on the NPPF and the presumption in favour of sustainable development.
- 5.1.2 Significant progress has been made on the Core Strategy with progress being made at examination with hearings completed in March 2015. Unfortunately further technical work and the need for Main Modifications has led to a delay in progressing to a final Inspectors report.
- 5.1.3 Progress on three other key Development Plan documents has been significant with the two Area Action Plans as well as the Waste Management DPD reaching publication draft stage with anticipated submission for examination in early 2016.
- 5.1.4 The number of communities looking to produce neighbourhood plans continues to increase with ten local councils, in total, having gained neighbourhood status. The Council continues to support these communities to ensure alignment with the emerging Local Plan.
- 5.1.5 While the government continues to simplify the planning system including changes to the permitted development rights, the Council has sought in a number of key locations to progress Local Development Orders to remove the need for planning permission to support development in Bradford City Centre.

### **5.2 Policy Monitoring Systems**

- 5.2.1 The key messages from the analysis of policy in Section 3 relate to the core indicators on housing. Key findings include:
- Housing completions are still being affected by the impact of the economic downturn, however net completions have shown an increase in comparison with those reported for the previous year.
  - Based on the results of the SHLAA update there is a significant shortfall in deliverable land supply in the district, Deliverable supply amounts to only 8,554 dwellings compared to the requirement of 18,241. Thus there is only 46.9% of the required NPPF compliant 5 year land supply figure.
  - Based on planning status at the April 2013 base date (i.e. only outstanding planning permissions) the current net supply of housing land will provide for 9627 dwellings.

- Approximately 74% of development has taken place on Previously Developed Land, well in excess of the 65% target in the, now revoked, RSS target.

- 5.2.2 The above figures highlight the continuing challenges in delivering the scale of new housing which is needed in the District. And while financial and housing market conditions continue to appear to be suppressing both supply and demand for new housing, the longer term pressures to meet the needs of a rapidly expanding population remain as confirmed by the Housing Requirement Study. It should be stressed that the current and future rate of population and household increase in the District are well above the levels which were planned for in the production of the current RUDP and will require a significant increase in supply of land in the Local Plan in order to deliver in line with NPPF.
- 5.2.3 With regard to land supply, the requirement within the NPPF for Council's to be able to demonstrate that they have identified a 5 year supply of deliverable sites remains. Deliverable sites are those which are suitable, available and capable of delivering housing completions now or over the next 5 years.
- 5.2.4 The Council's first update to the SHLAA was completed in May 2013 and indicates there is a substantial shortfall in deliverable land supply in the District. This is despite the SHLAA update including a substantial number of new sites on top of the 700+ assessed in the first study. The Council added a number of brown field sites to the list along with other green field options put forward by land owners since the last Call For Sites exercise. The SHLAA update also included more small sites as a result of the reduction in the site size threshold from 0.4ha to 0.2ha. Although some of these additional sites were found to be capable of delivering new homes in the short term the reality of needing to bridge the required gap of nearly 10,000 dwellings means that a 5 year land supply may only be achievable once the Local Plan has been completed.
- 5.2.5 Subject to changes in national planning policy, both the SHLAA, and the 5 year land supply assessment will be rolled forward on a regular basis. A further SHLAA update is nearing completion and its results will be reported on in the next AMR.

### **5.3 Development Management Performance**

- 5.3.1 In 2014/15 the Council received 3188 planning applications.
- 5.3.2 The Council exceeded the national targets for determining major, minor and other applications.

## Appendix 1

### GLOSSARY

#### Local Plan Terminology

**Annual Monitoring Report (AMR)** – This is a Report that the Council is required to prepare as part of the Local Development Framework. The Report will annually assess the extent to which policies in Local Development Documents are being achieved.

**Development Plan Document (DPD)** – These are Local Development Documents that are part of the Local Plan. They form the statutory development plan for the district and are subject of an independent examination. They include the following: Core Strategy, Site Allocations, Area Action Plans, and a Proposals Map.

**Local Development Document (LDD)** – These are the individual documents that make up the Local Plan. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Plan** – This is the portfolio of Local Development Documents, the Annual Monitoring Report and Local Development Scheme that together provide the framework for delivering the spatial planning strategy for the District.

**Local Development Scheme (LDS)** – This is a three-year rolling work programme setting out the Council's timetable for preparing each Local Development Document.

**Supplementary Planning Document (SPD)** – These are Local Development Documents that are part of the Local Plan. They provide supplementary guidance to policies and proposals contained in Development Plan Documents, however, they do not form part of the statutory plan, nor are they subject of independent examination

#### Development Management Terminology

##### **National Indicators**

**NI157a** – Percentage of largescale and smallscale major planning applications determined in line with the Government's development control targets. The target set by government is 60% of all major applications should be determined within 13 weeks.

**NI157b** - Percentage of major planning applications determined in line with the Government's development control targets. The target set by government is 65% of all minor applications should be determined within 8 weeks.

**NI157c** - Percentage of major planning applications determined in line with the Government's development control targets. The target set by government is 80% of all other applications should be determined within 8 weeks.

## **Local Indicators**

**BV204** – Percentage of appeals allowed against the Authority's decision to refuse on planning applications. The local target set by the Local Planning Authority is not more than 26% of planning appeals should be allowed.

## **Application Descriptions**

**Major Applications** – For dwellings, the number of residential units to be constructed is 10 or more or where the number of residential units is not given in the application, a site area of 0.5 hectares or more. For all other developments the floorspace to be built is 1000 square metres or more, or the site area is 1 hectare or more.

**Minor Application** – For dwellings, the number of residential units to be constructed is between 1 and 9 or where the number of residential units is not given in the application, a site area of less than 0.5 hectare. For all other developments the floorspace to be built is less than 1000 square metres or the site area is less than 1 hectare.

**Other Application** – All remaining applications including those householder applications, changes of use, advertisements and listed building consent.

## **Appendix 2**

### **Relevant National Guidance**

National Planning Policy Framework (March 2012)

The Town and Country Planning (Local Planning) (England) Regulations 2012



**Produced by the  
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