

Local Plan for Bradford

Annual Monitoring Report 2015 - 2016

March 2018



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

CONTENTS

Page No.

FOREWORD

1.0 INTRODUCTION 3

- 1.1 The Development Planning System
- 1.2 The Purpose and Content of the Annual Monitoring Report
- 1.3 Development plan context/current monitoring systems
- 1.4 Bradford in Context
- 1.5 The Format of the Annual Monitoring Report

2.0 IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME 10

- 2.1 Monitoring Local Plan Preparation
- 2.2 Bradford LDS Context
- 2.3 Progress on LDS Milestones
- 2.4 Current Local Plan Adopted Documents
- 2.5 Neighbourhood Planning
- 2.6 Local Development Orders

3.0 LOCAL PLAN ANALYSIS OF POLICY PERFORMANCE AND EFFECTS 23

- 3.1 Introduction
- 3.2 Topic Commentaries
 - ☐ Business Development & Town Centres
 - ☐ Housing
 - ☐ Environmental Quality
 - ☐ Minerals
 - ☐ Waste

4.0 DEVELOPMENT MANAGEMENT PERFORMANCE 38

- 4.1 Introduction
- 4.2 Major applications
- 4.3 All Minor applications
- 4.4 Other applications
- 4.5 Appeals information

5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS 43

- 5.1 Local Development Scheme
- 5.2 Policy Monitoring Systems
- 5.3 Development Management Performance

APPENDICES

45

1. Glossary
2. Relevant National Guidance

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 30th September 2008 setting out the policies to be saved beyond 31st 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	
Total	522,452 ♦
Households	
Total Households	199,296 *
Average Household size	2.6**

Sources:

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

1.4.4 Economy

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

Source:

♦ Annual Population Survey, January 2014 – December 2014

1.4.5 Housing

Housing Type	
All dwellings	210,166 ♦
Detached House	20,000*
Semi Detached house	60,110*
Terraced housing	78,510*
Bungalows	16,230*
Flat or Maisonette	31,880*
Other or Unknown	1,520*
Housing Tenure	
Rented from Council or Housing Association	31,956* *
Shared ownership	870**
Private	175,844***
House price	
Average	£ 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 30th 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 1st April to 31st 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 18th 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 states 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 22nd April 2008 considered a report detailing the assessment and the submission to the Secretary of State. The Council formally made a submission on 21st May 2008. The Secretary of State issued a Direction on 30th 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 Councils 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 5th 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 as 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

The current SCI was adopted following examination on 29 July 2008

Regional Spatial Strategy

- 2.3.16 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.
- 2.3.17 The Government published the updated SEA of the proposed revocation of the Yorkshire and Humber Plan in September 2012
- 2.3.18 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.

- 2.3.19 The Leeds City Region Leaders Board approved an Interim statement on 21st April 2011 which agreed to continue to follow key elements of the RSS in their ongoing developments plans.
- 2.3.20 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.
- 2.3.21 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 progress to meet these new requirements. These are set out below under the Core Strategy.

Core Strategy

LDS Milestones	None
-----------------------	------

Comments

- 2.3.22 The Council submitted the Core Strategy to the government for examination in December 2014. Following the appointment of the Planning Inspector Mr Stephen Pratt initial hearings took place in March 2015 in Victoria Hall, Saltaire.
- 2.3.23 The Council published main modifications and supporting material for representations between November 2015 and January 2016.
- 2.3.24 The Council received a total of 118 duly made written representations. 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
- 2.3.25 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.

- 2.3.26 The representations were forwarded to the inspector. Following consideration of the matters raised a limited set of further hearings were held in May 2016 in Victoria Hall Saltaire. These considered matters raised in response to the Main Modifications and updated evidence. The Inspector identified the key Matters, Issues and Questions in a statement. The hearings focused on the following matters:
- South Pennine Moors Special Protection Area Policy changes
 - Revised settlement hierarchy
 - Revised spatial distribution of development
- 2.3.27 Further statements and evidence produced in response to the Main Modifications and the further hearings were made available on the examination web site.
- 2.3.28 Following the further hearings the Inspector completed the final report which was received by the Council on 22 August 2016. The inspector concluded that the Core Strategy could be adopted by the Council subject to the Main Modifications contained in the Appendix to his Report.
- 2.3.29 The Inspector's Report was due to be considered by the Councils Executive on 11 October 2016. However, Gavin Barwell Minister of State (Housing & Planning) on 10 October 2016 issued a temporary holding Direction under powers contained in Section 21A of the Planning and Compulsory Purchase Act 2004. This required the Council not to take any steps in connection with the adoption of the Core Strategy until the Direction is withdrawn. The Core Strategy has no effect while the Direction was in force. The Direction allows the Minister to consider whether to give direction under section 21 of the Act which gives a number of powers to the Minister to intervene in the preparation of a Local Plan. The Letter from the Minister was published on the Council's web site for information.
- 2.3.30 The actions of the Secretary of State were in response to intervention by the Local MP for Shipley Philip Davies who raised several matters noted in the Direction. These included:
- ☐ Proposed release of Green Belt (in particular in Wharfedale);
 - ☐ Development of Green belt before brownfield land is exhausted;
 - ☐ Efforts under Duty to Cooperate to meet Bradford's housing needs; and
 - ☐ Appropriate location of development to meet the District's Housing need and contribute to the regeneration of Bradford City Centre.
- 2.3.31 The Council is working with DCLG officers in order for them to fully consider the issues raised by Philip Davies and make a recommendation to the Minister. Information required by the DCLG was provided by end of November 2016. This demonstrated both the process gone through and the relevant evidence upon which the plan was based as well as the approach adopted to Green Belt within the Core Strategy.

Next Steps

- 2.3.33 Subject to the removal of the holding direction, the Council will consider whether to adopt the Core Strategy (including the proposed modifications) in line with the Inspector's Report.

Allocations DPD

LDS Milestones	Publication Draft – September 2016
	Submission Draft – December 2016

Comments

- 2.3.34 The progress on the DPD has slipped as a result of the slower than anticipated progress on the Core Strategy including the need for Main Modifications and subsequent Holding Direction. 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 DPD must conform. The DPD also needs to align with the AAP's.
- 2.3.35 The Council consulted on Issues and Options in May through to July 2016. The Council published documents which set out the key issues for each part of the District to be covered by the DPD. These documents contained lists of possible development sites and maps of employment areas and greenspaces currently protected from development. The purpose of the consultation was to hear public opinion on the future of these sites/areas: whether they should be developed and for what purpose, whether they should be retained in their current use and if any boundary changes were required. The Council also invited comments on the scope of the plan i.e. the range of issues and topics it should cover, issued a 'call for evidence' and consulted on a proposed methodology for the assessment of potential development sites.
- 2.3.36 The boundaries of the potential sites/areas were defined clearly in a set of map books and an Interactive Map was also made available on the Council's web site. The interactive map included an application allowing respondents to submit their comments electronically via an online form.
- 2.3.37 At the same time the Council was interested in hearing from anyone who wanted to suggest any other sites for future development; any additional areas of greenspace or areas which we should define for current and future employment uses. This was termed a 'Call For Sites'. It also invited comments on the scope of the Plan i.e. the range of issues and topics it should cover.
- 2.3.38 The Council received a significant number of comments and submissions. These are being logged and analysed and will inform the further technical work and development of the Preferred Options document.

Next Steps

- 2.3.39 The significant technical work and site assessment work will take place within 2017/2018 working towards a preferred options consultation in 2018. Targeted consultation will take place on some elements such as the green belt review methodology in 2017.

Bradford City Centre Area Action Plan (AAP)

LDS Milestones	Examination – April 2016
-----------------------	--------------------------

Comments

- 2.3.40 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.
- 2.3.41 The Publication Draft was published for formal representations over an 8 week period from Monday 14th December 2015 and ending Monday 8th February. The Plan and the representations were submitted to the Secretary of State on 29th April, for public examination by an independent Planning Inspector.
- 2.3.42 The Secretary of State appointed Ms Louise Nurser BA (Hons) Dip UP MRTPI to undertake the examination. The Inspector's initial examination of the document has revealed a number of areas requiring additional public consultation. These two sections are as follows:
1. Goitside Neighbourhood Vision
 2. Policies Map
- 2.3.43 These were subject to a period of consultation, which ran for 6 weeks from Monday 15th August to Monday 26th September 2016.
- 2.3.44 Joint hearings with the Shipley and Canal Road Corridor AAP were held in October 2016. Further short hearing was held in March 2017.

Next Steps

- 2.3.45 The Council will publish proposed Main Modifications to both AAPs in Summer 2017 for representations. This should then be followed by a final Inspector's report, with anticipated Adoption in Autumn 2017.

Shipley and Canal Road Corridor Area Action Plan

LDS Milestones	Examination – April 2016
-----------------------	--------------------------

Comments

- 2.3.46 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.
- 2.3.47 The Publication Draft was published for public consultation over an 8 week period from Monday 14th December 2015 and ending Monday 8th February 2016. The Plan and the representations were submitted to the Secretary of State on 29th April, for public examination by an independent Planning Inspector.
- 2.3.48 The Secretary of State appointed Ms Louise Nurser BA (Hons) Dip UP MRTPI to undertake the examination. Joint hearings with the Bradford City Centre AAP were held in October. Further short hearing was held in March 2017.

Next Steps

- 2.3.49 The Council will publish proposed Main Modifications to both AAPs in Summer 2017 for representations. This should then be followed by a final Inspector's report, with anticipated Adoption in Autumn 2017.

Waste DPD

LDS Milestones	Adoption – March 2016
-----------------------	-----------------------

Comments

- 2.3.50 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.
- 2.3.51 The Publication Draft was published for public consultation over an 8 week period from Monday 14th December 2015 and ending Monday 8th February 2016. The Council subsequently submitted the Plan and representations to the Secretary of State on Monday 16th May, for public examination by an independent Planning Inspector. The Secretary of State appointed Mr Stephen Pratt BA (Hons) MRTPI to undertake the examination into the Plan.
- 2.3.52 The Examination was conducted through written representations with no hearing being considered necessary by the Inspector. However a limited number of main Modifications were considered necessary and these were agreed with the Inspector in January 2017.

Next Steps

- 2.3.53 The Council will publish proposed Main Modifications in Spring 2017 for representations. This should then be followed by a final Inspector's report, with anticipated Adoption in Autumn 2017.

Community Infrastructure Levy

LDS Milestones

Adoption – March 2016

- 2.3.54 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.
- 2.3.55 A report introducing CIL was taken to Executive on 22nd 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.
- 2.3.56 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.
- 2.3.57 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)
- 2.3.58 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.
- 2.3.59 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. A total of 24 representations were received.
- 2.3.60 The Council submitted the CIL Draft Charging Schedule to the Planning Inspectorate on 12 May 2016, for public examination by an independent Planning Inspector.
- 2.3.61 The Examiner Ms Louise Nurser BA (Hons) Dip UP MRTPI was appointed to undertake the examination into the CIL.

- 2.3.62 The Examiner considered a short series of hearings as part of the Examination process. The hearings took place on Tuesday 4 October. The Examiner's Report was received on 12 January 2017 which included a number of recommended Modifications to allow the Council to adopt the Charging Schedule.

Next Steps

- 2.3.63 The Council will consider the Examiner's Report and recommendations at executive and Full Council in Spring 2017.

Supplementary Planning Documents (SPDs)

- 2.3.64 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

- 2.3.65 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.
- 2.3.66 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.
- 2.3.67 Following the conclusion of the National Housing Standards Review the National Planning Policy Guidance (NPPG) was updated on 27th March 2015 to set out the policy guidance in regards to the optional technical standards for housing.
- 2.3.68 In response to the update to NPPG and to ensure consistency with latest National Planning Policy the Council proposed main modifications to Policy HO9 and the supporting text.
- 2.3.69 In order to inform the use of the optional standards local evidence was 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

2.3.70 Work on the SPD has been delayed linked to progress on the Core Strategy.

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 proposed to take a similar approach to Little Germany where it will sit alongside a Local Listed Building Consent Order (LLBCO). Together these will grant listed building consent and planning permission for a range of specified works to and changes of use of specified buildings to other uses. The proposed LDO would allow for the creation of C1 hotels, C3 residential units, B1(a) offices, A3 restaurants and A4 drinking establishments in buildings within this area. The overall aim of the two Orders is to simplify the process of bringing the buildings included within the Orders back into appropriate uses, provide certainty for owners and encourage investment in Little Germany.

- 2.6.4 The Orders were publicised for a period of 6 weeks between March and May 2015 following approval from the Executive in February 2015. The Orders and the comments were endorsed by the Regulatory & Appeals Committee on 17 June 2015. The Orders were adopted for a period of 5 years at the meeting of the Council's Executive on 31 July 2015.

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)	1192	0	17460	18,652
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.

No data available for this reporting year.

BD3: Employment land available - by type.

No data available for this reporting year.

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

Completed sites	A1	A2	B1	D2
Net internal floorspace in town centres,	13038	NO DATA	NO DATA	NO DATA

(sqm)				
Net internal floorspace in the District (sqm)	14945	NO DATA	NO DATA	NO DATA

Notes: Data collected and analysed by the Development Plan Teams over the period 01 April 2014 - 31 March 2016.

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

Local Centres and out of centres are only included in the district total.

Site threshold of 100sqm for retail

Only net floorspace monitored for retail

Local Indicators:

Employment Zones

No data available

Losses of employment land

No data available

Local Services

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

Use Classes Order	Centres	Locations	Site size: sites <2500 sq m net	Site size sites >=2500 sq m net
A1 Retail	In Town Centres	City & Town Centres		
		Bradford City Gain	170	17119
		Bradford City Centre Loss	1820	0
		Shipley Town Centre Loss	283	
		Ilkley Town Centre Loss	596	0
		Bingley Town Centre Loss n	338	0
		Keighley Town Centre Loss	1214	0
		District Centres		
		Total gain	0	0
		Total loss	1494	0
	In Town Centres	Total gain	17289	0

	In Town Centres	Total loss	5745	0
	Out of Town Centres	Local Centres		
		Total gain	0	0
		Total loss	1082	0
		Out of all above Centres		
		Total gain	7570	0
		Total loss	3087	0
	Out of Town Centres	Total gain	7570	3410
	Out of Town Centres	Total loss	4169	0
	District Total	Gain	24859	
		Loss	9914	
				Total completed sites (sqm net)
B1 & A2 Offices	In Town Centres			0
	Out of Town Centres			0
D2 Leisure			No data	No data

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

Saved policies of Adopted RUDP class City, Town and District Centres as 'Centres' and changes are included for these three types in 'In-Town Centres' above. Local Centres and out of centres are only included in the district total.

Site threshold of 100sqm for retail

Only net floorspace monitored for retail

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

B1 not subdivided into B1a, B1b, B1c

D2 uses not monitored.

4 sites with development => 1,000 sqm:

- Westfield Site, Forster Square, Bradford (11/03446/MAO)- Broadway Shopping Centre
- Former Site Lower Holme Mill, Otley Road, Baildon (12/05127/FUL) Retail warehouse and drive through restaurant
- Habegger House, Keighley Road, Silsden (13/04193/MAF)- Construction of foodstore (Class A1)-ALDI
- Former Lilycroft Mills, Dubb Lane, Bingley (13/04347/MAF)- Construction of foodstore (Class A1)-ALDI

Commentary: This survey work was collated over a longer time period as staff resources were diverted to work on the Core Strategy and the AAPs.

Monitoring System:

The monitoring of Leisure development will need to be developed.

Car parking standards

Cannot provide data for this indicator

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 work on the Core Strategy is progressing, but not complete, and because its housing requirement has regard to past delivery, data relating to both the 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 recommendations of 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 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.

Year	H1 Net annual requirement (RSS)	H1 Core Strategy Publication Draft Housing Requirement (Policy HO1)	H2 (a) (b) Net additional dwellings
2004-2005	1560	1560	1361
2005-2006	1560	1560	1369
2006-2007	1560	1560	1578
2007-2008	1560	1560	2156
2008-2009	2700	2700	1440
2009-2010	2700	2700	999
2010-2011	2700	2700	696
2011-2012	2700	2200	733
2012-2013	2700	2200	721
2013-2014	2700	2200	874
2014-2015	2700	2200	1134
2015-2016	2700	2200	1338
2016-2017	2700	2200	
2017-2018	2700	2200	
2018-2019	2700	2200	
2019-2020	2700	2200	
2020-2021	2700	2200	
2021-2022	2700	2200	
2022-2023	2700	2200	
2023-2024	2700	2200	
2024-2025	2700	2200	
2025-2026	2700	2200	
2026-2027	N/A	2200	
2027-2028	N/A	2200	
2028-2029	N/A	2200	
2029-2030	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 2009-2016, 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.

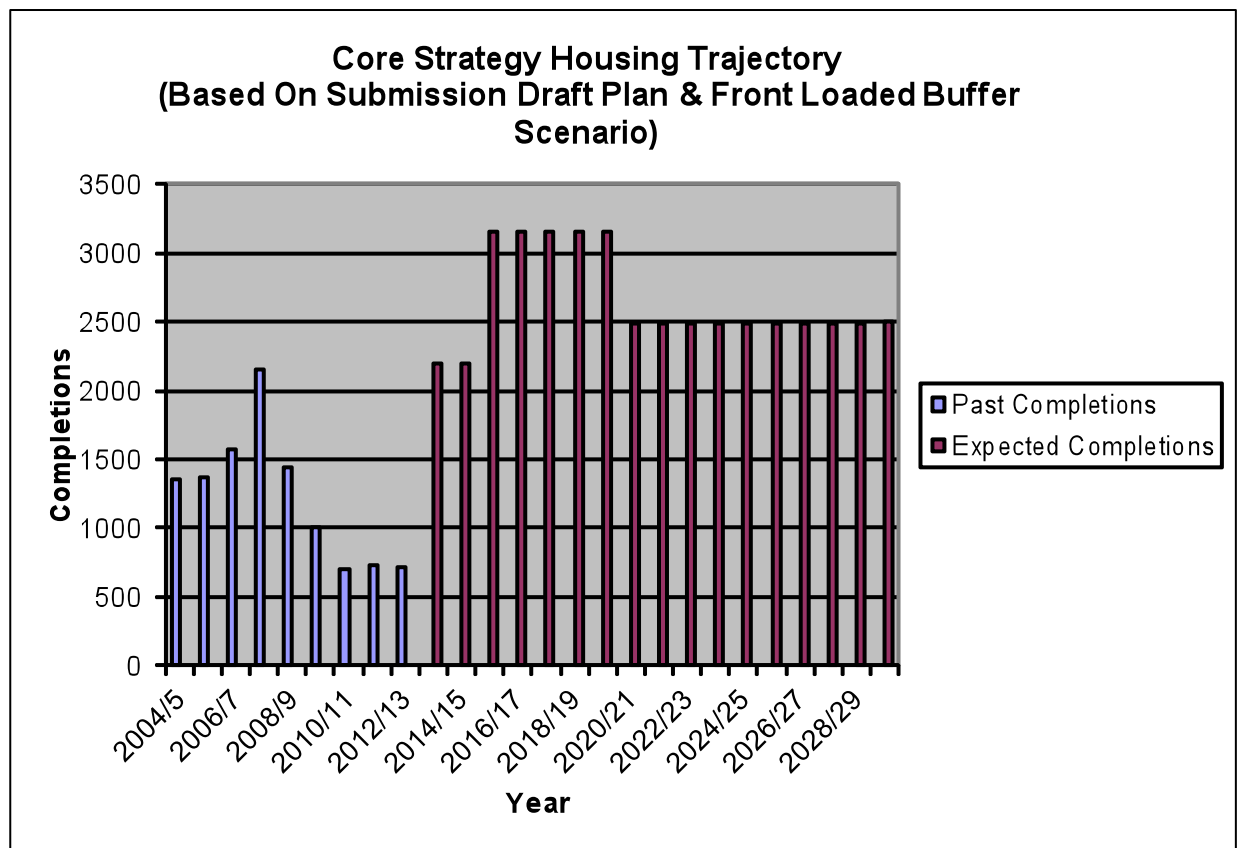
Projected Future Dwellings / Managed Delivery – the Housing Trajectory - Indicators H2(a) / H2(b) / H2(c) and H2(d)

One of the key roles of the Core Strategy is to set out a housing trajectory which shows the expected 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.

Housing trajectories support the ‘plan, monitor and manage’ approach to housing delivery by showing past and indicating future performance by considering past rates of housing completions and projected completions to the end of the specified Local Plan period.

The graph below represents the housing trajectory which Planning Inspector Stephen Pratt has recommended be included as a modification to the Core Strategy and reflects the debate during the EIP hearings on the most appropriate way to deal with backlog and buffer. The trajectory incorporates:

- ☐ Net housing completions 2004-13
- ☐ The housing requirement of 42,100 new homes between 2013 and 2030;
- ☐ An NPPF buffer of 20% for years 1 to 5 (440 dwellings per annum)
- ☐ Backlog of unmet need resolved over the 15 year plan period
- ☐ An assumed contribution of 3,000 units from reduction in vacant homes.



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 second update (referred to as SHLAA 3) published in July 2015 which revises and rolls forward the work of the previous 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 to be deliverable in the relevant 5 year period.

The SHLAA 3 results indicate that there is no NPPF compliant 5 year land supply within the District. Based on the methodology advocated by the government guidance and the use of the 'Sedgefield' method for resolving backlog the Council considers that the 5 year land supply target amounts to 22,424 dwellings and the deliverable supply amounts to 10,465 dwellings. This represents 46.6% of the 5 year requirement or alternatively 2.33 years supply.

Assuming the Core Strategy (incorporating the published modifications) is adopted in the coming year, the 5 year land supply position will be updated incorporating the latest supply data and the use of the 'Liverpool' method for resolving backlog as recommended by the Core Strategy Inspector.

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 2016. Unlike the SHLAA it does not include any assessment of whether the sites which have such permissions are deliverable nor does it calculate how many units can be delivered on those sites within the next 5 years.

The Housing Land Register has been updated to a 2016 base date and the remaining supply of extant permission amounts to 13700 units (some of these have started though). The yield on sites with unimplemented planning permissions amounts to 10,046.

This housing supply of unimplemented sites comprises:

Remaining yield on land with outstanding planning permissions;

- 4985 on previously developed land;
- 9169 as new build and 877 through conversion/change of use;
- 5061 on greenfield land, including residential gardens, agricultural land and agricultural buildings.

The net housing supply total is 10,046 dwellings on unimplemented sites and 13,700 on all sites.

Commentary:

The SHLAA 5 year land supply figure reveals that there is a significant shortfall of deliverable land. Although the capacity of deliverable sites has increased since the previous SHLAA, the 5 year requirement has also increased because of the larger backlog element which in turn reflects overall net completions running well below the plan based requirement.

However this figure represents only part of the picture. The total capacity of the schedule of sites within the 5 year land supply trajectory is actually 16,567 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	763	288	125	1176
Number on Greenfield	384	15	0	399
Total	1147	303	125	1575
Percentage gross on PDL	66.52	95.05	100	74.67

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 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	92	0	92

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	624	125	302	233	1284
%age of total windfall	48.6	9.73	23.52	18.15	
%age of total completions					81.52

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 is therefore expected to fall substantially once the Allocations DPD is in place.

Density of completed housing schemes

Percentage of new dwellings completed at:

- (i) Less than 30 dwellings per hectare;
- (ii) Between 30 and 50 dwellings per hectare; and
- (iii) Above 50 dwellings per hectare.

	Number of completed schemes	% age of completed schemes	Number of dwellings on completed schemes	% age of dwellings on completed schemes
<30 dph	46	41.07	474	17
30-50 dph	46	41.07	1768	63
>50 dph	20	17.86	546	20
Total	112	100	2788	100

Notes: Relates to new build schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during the period 1.4.2015 - 31.3.2016.

Data collected and analysed by the Development Plan Teams.

Commentary:

Over 58% of housing schemes completed in 2015-2016, and 82.9% of dwellings on those completed schemes, have been at a density above 30 units per hectare.

Accessibility

Data unavailable

Commentary:

Due to staffing resource implications there are no members of staff available to undertake the accessibility assessment of housing schemes completed in during this reporting year, 1/04/2015 to 31/03/2016.

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
Number of permissions granted contrary to sustained advice	0	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2015-2016, from EA.
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
Area of Biodiversity Importance	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
Bradford North			1	0.72	1	9.61			17	232.08
Bradford South					1	24.51	2	4.96	13	195.83
Bradford West					2	4.11			11	106.07
Keighley	1	4485.75	1	4485.75	10	165.04	7	17.33	66	811.29
Shipley			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 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 2015/16.
	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	
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
Total Area	399.6	288.01

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.

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)
2015	0	0	14,000	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 2015 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
NONE			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.**

Site	Type	Annual Capacity
Unit 6 Crown Works Greengate Road Keighley	ELV	72 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.

No data provided for this indicator

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 2015 to 31 March 2016. 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 2015/16 the Authority determined 78 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.

67 applications were determined within 13 weeks or within the agreed extension of time period, which equals 85.9% of major decisions.

Major Applications by Development Type (NI157a)

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
Major Development					
Dwellings	46	37	9	40	6
Offices, research & development & light industry	3	3	0	3	0
General industry, storage & warehousing	6	6	0	6	0
Retail, Distribution & servicing	8	6	2	7	1
Gypsy & traveller pitches	0	0	0	0	0
All other largescale development	15	15	0	14	1
Total no of major applications determined	78	67	11	70	8

4.3 All Minor Applications

In 2015/16 the Authority determined 921 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, 839 applications were determined within 8 weeks or within the agreed extension of time period, this equals 91.1% of minor decisions.

Minor Applications by Development Type (NI157b)

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
Minor Development					
Dwellings	367	323	44	278	89
Offices, research & development & light industry	16	16	0	14	2
General industry, storage & warehousing	10	10	0	10	0
Retail, Distribution & servicing	116	109	7	76	40
Gypsy & traveller pitches	0	0	0	0	0
All other minor development	412	381	31	334	78
Total no of minor applications determined	921	839	82	712	209

4.4 Other Applications

In 2015/16 the Authority determined 2110 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, 2032 applications were determined within 8 weeks, this equals 96.3% which is above the national target of 80%.

Other Applications by Development Type (NI157c)

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
Other Development					
Changes of Use	111	103	8	84	27
Householder	1668	1618	50	1404	264
Advertisement Consent	162	158	4	130	32
Listed Building Consent	165	150	15	145	20
Listed Building Consent (Demolition)	1	1	0	1	0
Relevant Demolition	3	2	1	1	2
Total no of other applications determined	2110	2032	78	1765	345

4.5 Prior Notification Applications

In 2015/16 the Authority determined 471 prior notification applications.

Prior Approval Application Type	No Determined	No granted	No refused	Prior approval not required
Prior Approval - Larger house Extension	373	6	65	284
Prior Approval - Agriculture	14	3	3	7
Prior Approval - Demolition	14	0	1	13
Prior Approval - Telecommunications	13	0	0	13
Prior Approval - Agriculture to Residential	22	4	10	8
Prior Approval - Offices to Residential	18	5	1	10
Prior Approval - Retail to Residential	5	0	2	2
Prior Approval - Storage to Residential	1	0	0	1
Prior Approval - Shop to Café	1	0	0	1
Click & Collect	1	1	0	0
Solar Panels	9	0	1	7
Total no applications determined	471	19	83	346

4.6 Appeal Decisions

In 2015/16 the Authority received a total of 108 appeal decisions of which 34 appeals were allowed and the remainder were dismissed.

Appeal Decisions by application type

Application Type	Total No of Appeal Decisions	Total No of Appeals Allowed	Percentage Allowed
Major Dwellings	5	1	20.0%
Major Other	1	0	0.0%
Dwellings	18	3	16.7%
Offices, research & development & light industry	1	0	0.0%
General industry, storage & warehousing	0	0	
Retail, Distribution & servicing	5	2	40.0%
Gypsy & traveller pitches	0	0	
All other minor development	13	4	30.8%
Changes of Use	5	1	20.0%
Householder	43	18	41.9%
Advertisement Consent	7	3	42.9%
Listed Building Consent	4	1	25.0%
Listed Building Consent (Demolition)			
Relevant Demolition			
Prior Notification	6	1	16.7%
Total no of non major applications determined	108	34	31.5%

Development Management Performance

In 2015/16 the Council received 3388 planning applications.

The Council exceeded the national targets for determining major and non major applications and continues to improve its performance year on year.

Development Management Terminology

Application Descriptions

Major Application – 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 hectares 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.

Prior Notification Applications - Some proposals for developments involving changes of use, telecommunications, demolition or agriculture are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

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 main modifications being issued for consultation, further examination hearings being held and the receipt of the Inspector's Report confirming the soundness of the plan subject to the incorporation of the modifications. The issuing of a holding direction by the Secretary of State on the back of objections from an MP who had already had the relevant matters considered at examination is extremely disappointing in the context of the Government's proclaimed desire to see rapid progress on the production of Local Plans. The Council considers that there are no grounds whatsoever for formal intervention by the Secretary of State and expects this to be confirmed as soon as possible.
- 5.1.3 Unfortunately the further technical work, the need for main modifications and further examination hearings and the holding direction had diverted resources and caused delays to the wider Local Plan work programme. Despite this 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. Completion levels are still however substantially below those achieved in the last monitoring year predating the housing market crash in 2008.

- Based on the results of the second SHLAA update there is still a significant shortfall in deliverable land supply in the district. Deliverable supply amounts to only 10,465 dwellings compared to the requirement of 22,424. Thus there is only 46.6% of the required NPPF compliant 5 year land supply figure.
- Based on planning status at the April 2016 base date (i.e. only outstanding planning permissions) the current Housing Land Register supply of housing land will provide for 13,700 dwellings.
- Approximately 75% 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. 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 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 NPPF requires 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 second update to the SHLAA was completed in July 2015 and indicates there is a substantial shortfall in deliverable land supply in the District. This is despite the SHLAA update indicating a significant increase in deliverable supply over the relevant 5 year period. compared to the previous study.

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.

5.3 Development Management Performance

5.3.1 In 2015/16 the Council received 3388 planning applications.

5.3.2 The Council exceeded the national targets for determining major and non major applications and continues to improve its performance year on year.

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 hectares 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.

Prior Notification Applications - Some proposals for developments involving changes of use, telecommunications, demolition or agriculture are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

Appendix 2

Relevant National Guidance

National Planning Policy Framework (March 2012)

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

**Produced by the
City of Bradford Metropolitan
District Council**

Local Plans Team

March 2018