

Local Plan for Bradford

Annual Monitoring Report 2016 - 2017

March 2018



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the 'presumption' which makes clear that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the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 partially saved by the Secretary of State in 2008. As the various documents making up the new Local Plan are adopted, the policies in the RUDP will be replaced. The weight to be given to remaining policies will depend on their compliance with the NPPF. A statement outlining which policies of the RUDP are saved and which are superseded by the new Local Plan is available online at:
<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/core-strategy-dpd/?Folder=10+Adoption>
 - ☐ The Shipley & Canal Rd Corridor Area Action Plan (AAP) – adopted in December 2017 – further text to be added?
 - ☐ The Bradford City Centre AAP – adopted in December 2017 – further text to be added?

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 provides the spatial vision and objectives for the District to 2030 and includes strategic policies to inform future development proposals, Development Plan Documents and investment decisions. The other Development Plan Documents 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 have been prepared 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

- 2.3.16 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 progressed 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 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 had no effect while the Direction was in force. The Direction allowed 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 concerns in 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 worked with DCLG officers in order for them to fully consider the issues raised by Philip Davies and make a recommendation to the Minister. The required information was provided to DCLG 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.

- 2.3.32 The Secretary of State withdrew the Holding Direction in his letter dated 28th March 2017. This allowed the Council to consider the Inspector's Report and move towards adoption of the Core Strategy.

- 2.3.33 The Core Strategy was considered by Executive on 20 June 2017 and adopted with the Main Modifications (as recommended by the Inspector in Appendix 1 of his Report), by Full Council on 18 July 2017. The Adoption statement was subsequently published. No applications to the High Court were made seeking to legally challenge the adoption within the 6 week period ending on 29 August 2017. The Core Strategy as adopted was published on the Council's web site.

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.

- 2.3.36 The boundaries of the 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.

- 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. The Council also invited comments on how it proposed to assess which sites to allocate for future development and launched a "call for evidence". It also

invited comments on the scope of the Plan ie the range of issues and topics it should cover.

- 2.3.38 The Council received a significant number of comments and submissions. These have been logged and analysed and will inform the further technical work and development of the Preferred Options document.
- 2.3.39 Work has also progressed on updating the land supply evidence for the DPD including commencement of a third update to the Strategic Housing Land Availability Assessment (SHLAA) and the production of the Council's first Brownfield Register which was completed and made available in December well ahead of the Government deadline.
- 2.3.40 The Council has also produced a draft green belt review methodology, consultation on which commenced on the 18th December and will run to Monday 29th January 2018.

Next Steps

- 2.3.41 The significant technical work and site assessment work will take place in 2018 working towards a preferred option consultation at the end of the year. This will include a review of the green belt in line with the finalised review methodology. Further topic specific and targeted Issues and Options consultation may take place during 2018.

Bradford City Centre Area Action Plan (AAP)

LDS Milestones	Examination – April 2016
	Adoption – January 2017

Comments

- 2.3.42 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.
- 2.3.43 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.
- 2.3.44 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

- 2.3.45 These were subject to a period of consultation, which ran for 6 weeks from Monday 15th August to Monday 26th September 2016.
- 2.3.46 Joint hearings with the Shipley and Canal Road Corridor AAP were held in October. Further short hearing was held in March 2017.
- 2.3.47 Subsequently a limited number of main Modifications were published for representations between 5 July and 16 August 2017.
- 2.3.48 The Inspector's report were considered by Executive on 7 November 2017 and adopted with the Main Modifications (recommended by the Inspector in Appendix 1 of the Report), at Full Council on 12 December 2017. The Adoption statement was subsequently published. No applications to the High Court were made seeking to legally challenge the adoption within the 6 week period ending on 23 January 2018. The AAP as adopted was published on the Council's web site.

Shipley and Canal Road Corridor Area Action Plan

LDS Milestones	Examination – April 2016
	Adoption – January 2017

Comments

- 2.3.48 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.
- 2.3.49 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.
- 2.3.50 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.

Subsequently a limited number of main Modifications were published for representations between 5 July and 16 August 2017.
- 2.3.51 The Inspector's report were considered by Executive on 7 November 2017 and adopted with the Main Modifications (recommended by the Inspector in Appendix 1 of the Report), at Full Council on 12 December 2017. The Adoption statement was subsequently published. No applications to the High Court were made

seeking to legally challenge the adoption within the 6 week period ending on 23rd January 2018. The AAP as adopted was published on the Council's web site

Waste DPD

LDS Milestones	None
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Comments

- 2.3.52 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.
- 2.3.53 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.
- 2.3.54 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. The Proposed Modifications were then formally published for representation between 15 February 2017 and 29 March 2017.
- 2.3.55 The Inspector's Report was received by Bradford Council on 25 July 2017. It was considered by Executive on 12 September 2017 and adopted with the Main Modifications (recommended by the Inspector in Appendix 1 of the Report), at Full Council on 17 October 2017. The Adoption statement was subsequently published. No applications to the High Court were made seeking to legally challenge the adoption within the 6 week period ending on 28th November 2017. The DPD as adopted was published on the Council's web site

Community Infrastructure Levy

LDS Milestones	Adopt – March 2016
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- 2.3.56 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.

- 2.3.57 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.
- 2.3.58 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.
- 2.3.59 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)
- 2.3.60 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.
- 2.3.61 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.
- 2.3.62 The Plan and the representations were submitted to the Secretary of State on 12th May 2016, for public examination by an independent Planning Inspector.
- 2.3.63 The Secretary of State appointed Ms Louise Nurser BA (Hons) Dip UP MRTPI to undertake the examination. The Examiner considered a short series of hearings as part of the Examination process. The hearings took place on Tuesday 4 October.
- 2.3.64 The Examiner's Report was received on 12 January 2017. The Bradford District Community Infrastructure Levy Charging Schedule was formally approved by Full Council on 21 March 2017 in line with the Examiner's recommendations which included some changes to the version submitted. It took effect from 1 July 2017.

Next Steps

Supplementary Planning Documents (SPDs)

- 2.3.65 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

- 2.3.66 The Council has commenced work towards a new SPD on Housing Standards. However, the work was delayed due to progress on the adoption of the Core Strategy and the need to undertake further work linked to the National Housing Standards Review.
- 2.3.67 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.
- 2.3.68 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.
- 2.3.69 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 which have been incorporated into the adopted Core Strategy.
- 2.3.70 In order to inform the use of the optional standards local evidence was commissioned through David Lock Associates to look at both need and issues of viability. This will inform the approach within the SPD and Local Plan Policy. The SPD will be progressed using Planning Delivery Fund money awarded in March 2018 to develop a draft in 2018/19.

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

- 2.3.71 Work on the SPD has been delayed linked to progress in Core Strategy adoption. Work will commence in 2018 linked to the Allocations DPD.

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

- 2.5.3 During the course of the year the Council progressed to conclusion the establishment of two new Neighbourhood Areas. Bingley Town Council submitted a Neighbourhood Area Application to the Council on 10 July 2017. The Council undertook public consultation on the submitted application for a period of 4 weeks from 13 July until 10 August 2017. Having considered the comments and representations made, the Assistant Director of Planning, under delegated powers, approved the application on Wednesday 10th August 2017.
- 2.5.4 Harden Parish Council submitted a Neighbourhood Area Application to the Council on 26 June 2017. The Council undertook public consultation on the submitted application for a period of 4 weeks from 10 July until 7 August 2017.
- 2.5.5 Having considered the comments and representations made, the Assistant Director of Planning, under delegated powers, approved the application on Wednesday 30th August 2017.
- 2.5.6 All the Neighbourhood Planning Area applications and Plan progression has been placed on the Councils web site together with other useful information on dedicated neighbourhood planning pages.

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-areas/>

Neighbourhood Development Orders and Community Right To Build Orders

- 2.5.7 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.

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.

No Data available for this reporting year

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'.

The data has not been updated to a 2017 base date as staff resources were diverted to work elsewhere.

Local Indicators:

Employment Zones

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

No Data available for this reporting year

Losses of employment land

No Data available for this reporting year

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

Amount of employment land lost to residential development.

No Data available for this reporting year

The data has not been updated to a 2017 base date as staff resources were diverted to work elsewhere.

Local Services

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

The data has not been updated to a 2017 base date as staff resources were diverted to work elsewhere.

Commentary:

Monitoring System:

Car parking standards

Cannot provide data for this indicator due to staff resources being diverted to work elsewhere.

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.

The Core Strategy has now been adopted and its objective assessment of housing need and subsequent housing requirement has 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	1488
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 2009-2017, 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.

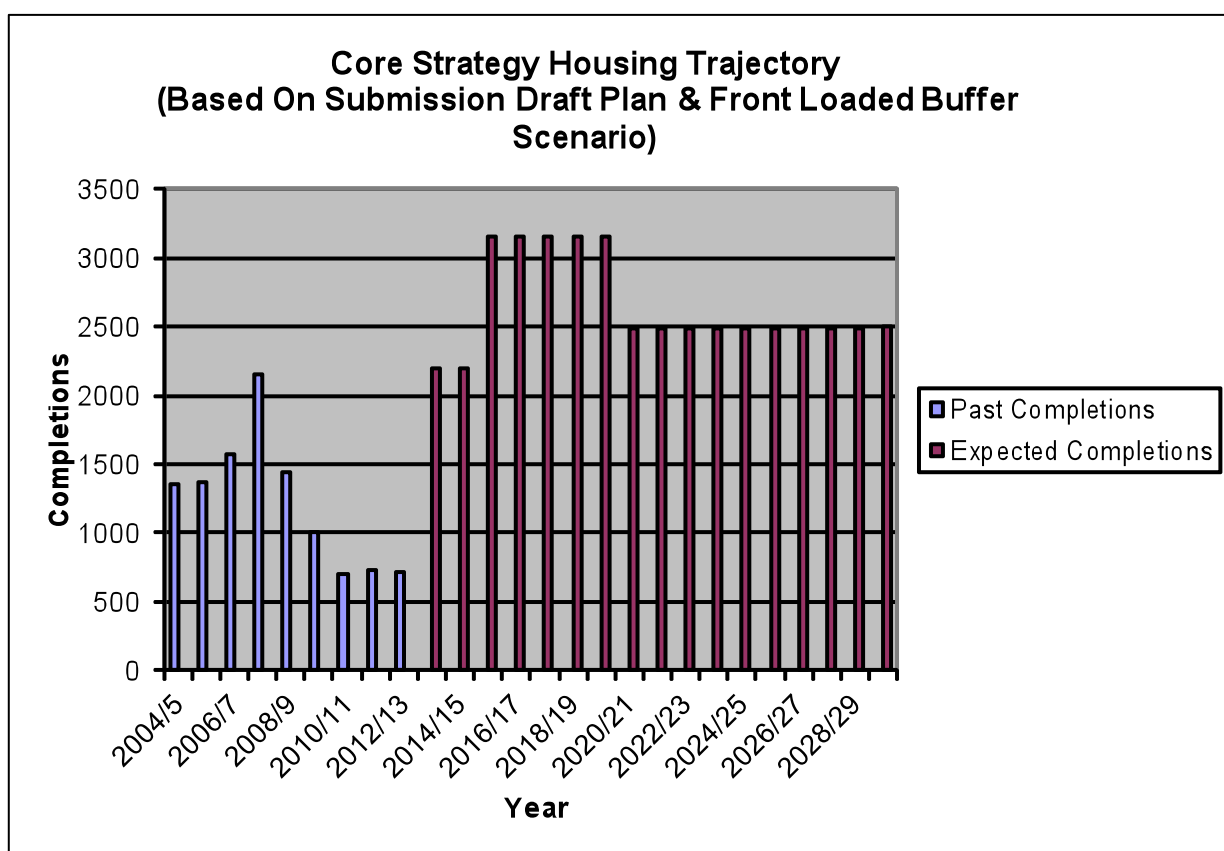
Projected Future Dwellings / Managed Delivery – the Housing Trajectory - Indicators H2(a) / H2(b) / H2(c) and H2(d)

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 is the housing trajectory contained within Appendix 6 of the adopted Core Strategy. This was the trajectory which Planning Inspector Stephen Pratt 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 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. Depending on the approach to resolving backlog, the 5 year land supply requirement is either 22,424 dwellings under the Sedgefield approach where backlog is added in full or 16,274 under the Liverpool method (the approach considered to be most appropriate in Bradford's case by the Core Strategy Inspector) where the backlog is annualised and resolved over the full 15 year period.

The results of the SHLAA indicates a deliverable supply of 10,465 dwellings. Using the Sedgefield approach the Council would only be able to demonstrate a supply amounting to 46.6% of the 5 year requirement or alternatively 2.33 years supply. However using the Liverpool approach as advocated by Core Strategy Inspector Stephen Pratt and as incorporated within the Core Strategy Housing Trajectory, the deliverable supply amounts to 64.3% of the 5 year requirement or 3.32 years supply.

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 does nor does it calculate how many units can be delivered on those sites within the next 5 years. The Housing Land Register was updated in 2016 and will be updated again in 2018. The following data has a base date of 1st April 2016 is repeated from the AMR 2016.

The Housing Land Register as updated to a 2016 base date had the remaining supply of extant permission amounting to 13700 units (some of which had started) and the yield on sites with unimplemented planning permissions amounted to 10,046.

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.

Commentary:

Regardless of the approach taken to incorporating the backlog element into the calculation, the SHLAA 5 year land supply figure reveals that there is a significant shortfall of deliverable land in the district. 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	547	621	126	1294
Number on Greenfield	334	21	0	355
Total	881	642	126	1649
Percentage gross on PDL	62.1	96.7	100	78.5

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 remains constant at just over 78 and well in excess of the Core Strategy target of 50% pdl District wide. Future monitoring systems that return the percentage gross pdl housing development at spatial hierarchy level should be established to better reflect the aspirations of Core Strategy Policy HO6.

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	184	0	184

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	507	126	621	293	1547
%age of total windfall	32.77	8.14	40.2	18.94	
%age of total gross completions					93.81

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

Data unavailable

Commentary:

The Housing Land Register has not been updated to a 2017 base date as staff resources were diverted to work elsewhere.

Accessibility

Data unavailable

Commentary:

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
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 2016-2017, 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
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 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	
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)
2016	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.

Due to lack of responses in previous years, the figure for 2016 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	None	None	None

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.

As in previous years we do not hold the operational throughput figures, these are held by the Environment Agency as part of the Waste Licence)

App No	Site	Type	Annual Capacity	Grid Ref
16/02399/FUL	Unit 9 Alliance Business Park York Street Bradford	WE	200 tonnes	413243/433065

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 available 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 2016 to 31 March 2017. 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 2016/17 the Authority determined 83 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.

71 applications were determined within 13 weeks or within the agreed extension of time period, which equals 85.5% of major decisions.

Major Applications by Development Type

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
Major Development					
Dwellings	52	45	7	48	4
Offices, research & development & light industry	2	2	0	2	0
General industry, storage & warehousing	6	6	0	6	0
Retail, Distribution & servicing	2	2	0	1	1
Gypsy & traveller pitches	0	0	0	0	0
All other large scale development	21	16	5	21	0
Total no of major applications determined	83	71	12	78	5

All Minor Applications

In 2016/17 the Authority determined 953 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.

843 applications were determined within 8 weeks or within the agreed extension of time period, which equals 88.5% of minor decisions.

Minor Applications by Development Type

Application Type	Determined	Determined in time	Determined out of time	No granted	No refused
Minor Development					
Dwellings	384	322	62	295	89
Offices, research & development & light industry	21	19	2	20	1
General industry, storage & warehousing	39	30	9	35	4
Retail, Distribution & servicing	202	188	14	149	53
Gypsy & traveller pitches	0	0	0	0	0
All other minor development	307	284	23	266	41
Total no of minor applications determined	953	843	110	765	188

Other Applications

In 2016/17 the Authority determined 2363 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.

2260 applications were determined within 8 weeks or within the agreed extension of time period, which equals 95.6% of other decisions.

Other Applications by Development Type

Application Type	No Determined	Determined in time	Determined out of time	No granted	No refused
Other Development					
Changes of Use	123	117	6	100	23
Householder	1827	1747	80	1526	301

AMR 2017

Advertisement Consent	191	185	6	165	26
Listed Building Consent	219	208	11	192	27
Listed Building Consent (Demolition)	2	2	0	2	0
Relevant Demolition	1	1	0	1	0
Total no of other applications determined	2363	2260	103	1986	377

Prior Notification Applications

In 2016/17 the Authority determined 435 prior notification applications.

Prior Approval Application Type	No Determined	No granted	No refused	Prior approval not required
Prior Approval - Larger house Extension	346	5	71	270
Prior Approval - Agriculture	15	1	0	14
Prior Approval - Demolition	12	0	0	12
Prior Approval - Telecommunications	16	0	0	16
Prior Approval - Solar Equipment	1	0	0	1
Prior Approval - Film-making	1	0	1	0
Prior Approval - Agriculture to Residential	16	2	7	7
Prior Approval - Offices to Residential	18	3	1	14
Prior Approval - Retail to Residential	3	0	2	1
Prior Approval - Retail to Cafes	7	3	1	3
Total no applications determined	435	14	83	338

Appeal Decisions

In 2016/17 the Authority received a total of 77 appeal decisions of which 18 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	2	0	0.0%
Dwellings	23	6	26.1%
Offices, research & development & light industry	0	0	0.0%
General industry, storage & warehousing	0	0	0.0%
Retail, Distribution & servicing	11	1	9.1%
Gypsy & traveller pitches	0	0	0.0%
All other minor development	8	3	37.5%
Changes of Use	1	0	0.0%
Householder	25	6	24.0%
Advertisement Consent	5	1	20.0%
Listed Building Consent	2	1	50.0%
Listed Building Consent (Demolition)	0	0	0.0%
Relevant Demolition	0	0	0.0%
Total no of appeals determined	77	18	23.4%

Development Management Performance

In 2016/17 the Council received 3525 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 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 Local Plan. Of those areas producing Neighbourhood Plans, Burley in Wharfedale is currently the most advanced.
- 5.1.3 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 a significant shortfall in deliverable land supply in the district, Deliverable supply amounts to only 10,465 dwellings compared to the requirement of 16,274 dwellings if using the Liverpool method for dealing with backlog. Thus there is only 64.3% 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 net supply of housing land will provide for 13,700 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. 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 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 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 2016/17 the Council received 3525 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.

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

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