

Plan-it Bradford

Issue 26

OCTOBER 2016

Plan-it Bradford is the e-newsletter that keeps you up to date with the latest planning policy news and the progress being made on the Local Plan for the Bradford District.



Core Strategy Update

Core Strategy is found sound by the Inspector subject to limited modifications, but it's adoption is currently on hold subject to a Temporary Holding Direction from Government.

The Council reached a major milestone over the summer with the receipt in August of the Inspectors report into the Core Strategy.

Planning Inspector, Mr Stephen Pratt, concluded that the Core Strategy DPD, subject to the modifications put forward by the Council during the Examination, is a 'sound' plan. The Council sent out notifications to all customers on the Local Plan database to notify of the publishing of the Inspectors Report. This report is available to view at: www.bradford.gov.uk/planning-and-building-control/

An up-to-date plan will provide both clarity and certainty for the future development and growth within the Bradford District. It will be used to inform the more detailed local plan documents as well as decisions on planning applications.

The Councils Executive were due to consider the Inspectors report and recommendations on 11 October

followed by a decision on whether to adopt at Full Council on 18 October.

On Monday 10 October 2016 the Minister of State (Housing and Planning) issued a direction under section 21A of the Planning and Compulsory Purchase Act 2004 (inserted by section 145(5) of the Housing and Planning Act 2016) to the City of Bradford Metropolitan District Council not to take any step in connection with the adoption of the Core Strategy. The Holding Direction was triggered at the request of Philip Davies MP and allows the Minister time to consider the issues raised by him before determining whether to formally intervene under Section 21 of the 2004 Act.

The direction will remain in force until it is withdrawn by the Secretary of State or the Secretary of State gives a direction under section 21 of the 2004 Act in relation to the Core Strategy. The Direction is available to view at: www.bradford.gov.uk/planning-and-building-control/

The Council is currently working with Department of Communities and Local Government (DCLG) officers to enable them to properly consider the matters as swiftly as possible so they can then report to the Minister. It is hoped that the DCLG will be in a position to make a recommendation to the Minister in November.

The Council will provide relevant updates on the Core Strategy webpages when they are available.

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Community Infrastructure Levy – Examination News

A public hearing into the proposed Community Infrastructure Levy took place on Tuesday 4th October 2016 at Victoria Hall in Saltaire as part of the Examination process.

Planning Inspector, Louise Nurser BA (Hons) Dip UP MRTPI, was appointed to conduct the Examination. Following the one day examination, the Inspector is now considering all the evidence presented and will prepare the Inspectors Report for the Council. It is currently anticipated that the Inspectors Report will be received in December. This would allow the Council to consider the report and, subject to any recommendations, move towards legally adopting the CIL in 2017.

Following its Examination, the CIL charging schedule must be formally approved by a resolution of the Council. Subject to the recommendations in the CIL Examiner's report, it is anticipated that the Bradford CIL will come into effect from April 2017.

Once CIL is in force it will be a means of collecting funds from development to help contribute towards the funding of infrastructure required to deliver the policies and proposals in Local Plan, including the Core Strategy and other Development Plan Documents.

In the meantime the Council is working on the detailed implementation of the CIL charge including how the CIL will be collected, spent and administered. This will include working closely with Parish and Town Councils and Ward Members across the District and providing further guidance on the CIL over the coming months.

Further details, updates and guidance can be found on the council's CIL webpage: www.bradford.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/

Further Examination News

Bradford City Centre Area Action Plan & Shipley and Canal Road Corridor Area Action Plan

The Bradford City Centre and Shipley Canal Road Area Action Plans (AAPs) are in the process of being Examined by independent Planning Inspector Ms Louise Nurser. The public hearing sessions for both plans took place between 18th - 20th October 2016 at Victoria Hall, Saltaire. Further hearings may be required following further work on Flood Risk with the Environment Agency.

For further information about the AAPs or the Examination process, please visit the website at: www.bradford.gov.uk/planning-and-building-control/planning-policy/shipley-and-canal-road-corridor-area-action-plan-dpd/?Folder=3+Examination

Allocations Development Plan Document (DPD)

For many years the Council have monitored the take up and development of land for new homes and employment uses and have also published studies such as the SHLAA and the Growth Study which looked at the potential of further areas of land for future development. The information generated by these studies helped inform the strategic direction of the Core Strategy.

The Allocations DPD will be the second part of Bradford's Local Plan and will be required to conform to and implement the policies within the Core Strategy. The plan has three key roles:

- 1. Identify the sites and land which will be allocated to meet the District's need for homes, jobs and community facilities such as schools;**
- 2. Undertake a review of the District's green belt;**
- 3. Review and designate key areas of greenspace which will be protected from development.**

In May the Council launched its "Issues and Options" consultation on the Allocations DPD. The main aim of this consultation was to seek views on how and where the settlements of the District should grow with

particular emphasis on which sites from a long list should be allocated for development and if so what use/s would be most suitable, whilst asking for any further site suggestions in a final "call for sites". Many of the sites are derived from the Councils land registers and others were submitted by landowners and their agents in previous call for sites. The second part of the consultation was to ask which greenspaces and employment areas should be retained and thus protected from other forms of development. At the same time, the Council also published its site assessment methodology and asked for comments on the content and scope of the Plan.

Consultation on this first part of the Allocations Development Plan Document ended in July and the Council have had a tremendous

response. The main body of comments have been received from members of the public who have provided many interesting comments about sites and settlements. A significant number of additional site suggestions have also been submitted through the latest call for sites and many useful comments have been received about the site assessment methodology and the scope of the Allocations DPD.

Officers are currently working to complete the analysis of all the comments received and will publish a Statement of Consultation report in the near future. This report will be available on the Allocations DPD webpage which can be accessed at: www.bradford.gov.uk/planning-and-building-control/planning-policy/land-allocations-dpd/

Waste Management Development Plan Document - Examination Update

The Council submitted the Waste Management DPD to the Planning Inspectorate on Monday 16th May. Mrs Jayne Knight has been appointed by the Council as the Programme Officer for the examination who will deal with all administrative, procedural and programming matters. The Secretary of State has appointed Mr Stephen Pratt BA (Hons) MRTPI to undertake the Examination into the Waste Management DPD.

The Inspector has now carried out his initial examination of the submitted Plan, including consideration of the representations made. A Schedule of Matters, Issues & Questions for Examination (MIQs) has been published in order to seek further information about the legal compliance and soundness of the Plan. The Council has submitted a response to these as well as submitting a further document detailing all proposed Additional and Major Modifications to the Plan.

Further details of the Examination and all relevant documents can be found on the Council's website: www.bradford.gov.uk/planning-and-building-control/planning-policy/waste-management-dpd/



Local Plan Timetable Update

The Council is in the process of preparing a number of Development Plan Documents (DPDs) which will form part of the Local Plan for the Bradford District. The key planning documents are listed below along with an indication of their current progress and anticipated public consultation timetables (assuming no formal intervention by the Secretary of State on the Core Strategy):

Document	Stage	Due Date
Core Strategy DPD	Adopted	Subject to Holding Direction
Site Allocations DPD	Issues & Options	Consultation ended 19 July 2016
	Preferred Options	Second half of 2017
Bradford City Centre Area Action Plan DPD	Submission	29 April 2016
	Examination	18 October 2016
Shipley & Canal Road Corridor Area Action Plan DPD	Submission	29 April 2016
	Examination	18 October 2016
Waste Management DPD	Submission	16 May 2016
	Examination	To be confirmed - see website for details
Community Infrastructure Levy (CIL)	Examination	4 October 2016

Evidence Base

It is essential that the Local Plan is based upon up-to-date and robust evidence to underpin the approach and policies in the Plan.

The Council has published a number of wide ranging studies and reports which provide local evidence in support for the Local Plan for the Bradford District. These studies are available to view at: www.bradford.gov.uk/planning-and-building-control/planning-policy/evidence-base/

Study: Housing Standards

The Council has recently commissioned a report by David Lock Associates looking into the need and viability of applying housing standards in the District. This is in response to the Government's Housing Standards Review, published in March 2015, which introduced new optional standards for:

- Accessible and Adaptable Dwellings
- Wheelchair User Dwellings
- Space Standards for the size of new homes and rooms.

The Council will consider how it will implement these standards including how they will be incorporated into the Local Plan. Any new standards would be subject to consultation and examination prior to formal adoption.

We have moved offices!

Please be aware that the Planning Department has moved and we are now located in Britannia House in Bradford City Centre.

The Jacobs Well building is now closed. Please ensure any post is directed to our new address at Britannia House (*details on back page*).

A Fresh New Look for the Council's Website

Bradford Council has launched its new look website. In recent months our IT colleagues have been making changes to make your Council and its services even more accessible. So, have you visited it yet...?

You can now access our 'Planning Policy' webpages directly from the Council's homepage under the main heading 'Planning and Building Control'. From there you will be able to see which area of planning policy you require which will then take you towards the specific document(s) you wish to view.

We do appreciate that members of the public may not necessarily know what they are looking for, or the title of the document, so if you need a bit of help please do get in touch with a member of the team who will be happy to assist you.

Need to speak to someone in Planning?

If you would like to speak to the Duty Planning Officer or a member of staff, please phone and book an appointment before to make your journey. Please call the Planning Contact Centre on (01274) 434605.

Public access to Britannia House is via the Customer Contact Centre at the corner of Bridge Street and Broadway. If you have an appointment, please make yourself known to a member of staff on the floor (rather than joining a queue) and they will direct you to the correct area to be greeted / collected.

Keeping Updated

The purpose of the *Plan-it Bradford* e-newsletter is to provide up-to-date information to interested parties in and around the Bradford District on issues relating to planning policy.

All those persons and organisations on the Development Plan database will receive an electronic copy of this quarterly newsletter via e-mail. You will also receive e-mail notifications of any Local Plan consultations.

To subscribe (*or unsubscribe*) please send your full name, organisation (if relevant) and e-mail address to:

planning.policy@bradford.gov.uk.

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Moving home? Changing jobs?

Please let us know if your contact details change, particularly your email address, so we can continue to keep you up to date with the latest planning policy news in Bradford.

Don't forget that we have recently changed our email address too! Be sure to add **planning.policy@bradford.gov.uk** to your contact list to avoid our emails going into your junk folder.

www.bradford.gov.uk/planningpolicy

Next issue: January 2017

The wording in this publication can be made available in other formats such as large print. Please call 01274 433679.