

Plan-it Bradford

Issue 27

JULY 2017

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 Adopted

The Core Strategy reached a momentous milestone on Tuesday 18 July where Full Council resolved to adopt it in line with the Inspector's Recommendations, following approval by the Executive Committee.

In the last edition of Plan-it, we brought you news that in October 2016 the Government had placed a Temporary Holding Direction on the Core Strategy preventing the Council from formally adopting the plan, despite the Plan being found 'sound' by an Independent Planning Inspector.

The concerns raised by Philip Davies MP regarding the need to change the Green Belt in order to meet some of the housing needs to 2030

were considered by Department of Communities and Local Government (DCLG) officers. The Secretary of State, after reviewing the plan and related materials including the report of the Inspector appointed to examine the Plan, decided to lift the holding direction and allowed the Council to proceed to adopt the Core Strategy as part of the Local Plan. This is set out in his letter dated 28 March 2017 which is available on the Council's website.

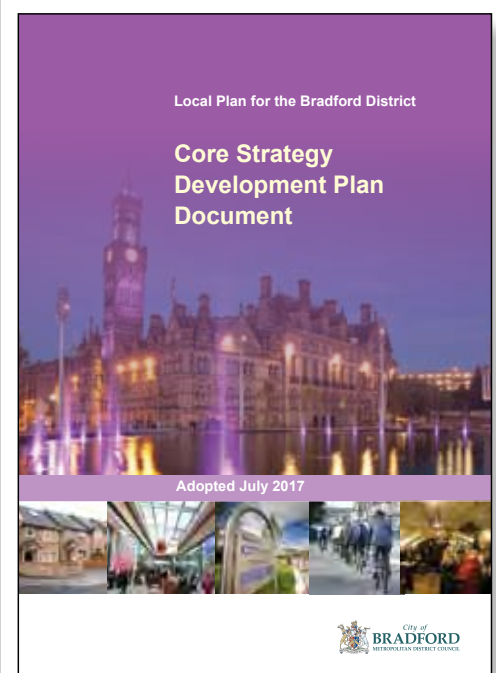
The Core Strategy timetable was subject to further slight delay due to the recent snap Election on the 8 June. The restrictions during the pre-election period prevented the Council from considering the Core Strategy.

Decisions on planning applications will now be made against the Core Strategy policies. A limited number of Replacement Unitary Development Plan (RUDP) policies are saved linked to current allocations and designations until updated in the Allocations Development Plan Document.

The adopted version of the Core Strategy will be available on the Core Strategy webpage shortly along with an updated RUDP saved policies schedule.

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- Shipley Canal Road Corridor and Bradford City Centre Consultations
- Allocations Development Plan Document (DPD) Update



www.bradford.gov.uk/planningpolicy

Approval of the Bradford District Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a levy which the Council may charge on new development in the District. The money raised will help the Council pay for infrastructure such as schools, transport, parks, open spaces and other community facilities required to support development in the District.

The Bradford CIL Charging Schedule was formally approved by Full Council on 21st March 2017.

The CIL charges within the Bradford District took effect on 1st July 2017 for new planning applications submitted from this date, together with any pending applications that have not been determined by 1st July 2017. The Bradford District CIL will apply to new homes, large supermarkets and retail warehousing with different rates applying depending on where in the District development occurs. All other uses will not be liable for CIL. Residential extensions and annexes and other development below 100 sq m in size will not be liable for CIL. Other development including

affordable housing, residential self-build (including larger extensions and residential annexes), specialist older person housing and development by charities may also be exempt from CIL.

An interactive CIL charging zone map, CIL calculator and further guidance for FAQs are available on the council's CIL requirements planning application webpage:

<https://www.bradford.gov.uk/planning-and-building-control/planning-applications/community-infrastructure-levy/>

CIL will benefit local communities as 15% of CIL monies will be passed directly to the Parish or Town Council

where a development has taken place. This will increase to 25% where an area has an adopted Neighbourhood Plan. Communities without a Parish or Town Council will also benefit from 15% to 25% of CIL. The remaining CIL monies will be pooled into a central strategic CIL fund to be spent on infrastructure across the District.

Should you have any further queries about the CIL please contact a member of the Development Plan Group by:

E-mail: CIL@bradford.gov.uk or

Telephone: (01274) 433679.

Bradford City Centre and Shipley and Canal Road Corridor Area Action Plans (AAP): Consultation on Main Modifications

The Bradford City Centre and Shipley and Canal Road Corridor Area Action Plans (AAP) are being prepared as part of Bradford Local Plan. Following submission of the two AAPs (and accompanying evidence base and supporting documents) in 2016 and the subsequent joint independent examination, there are now a number of Main Modifications to the AAPs recommend by the Planning Inspector to ensure the Plans are legally compliant and sound and capable of adoption.

As part of the examination process, the Inspector issued a number of Matters, Issues and Questions (MIQs) relating to the legal compliance and soundness of various parts of the Plan. The Council issued responses to all the MIQs, some of which have resulted in a number of Main Modifications being proposed. Alongside these modifications, the Inspector has also suggested a number of modifications to address any outstanding issues, which have been included in the overall Schedule of Main Modifications.

The Council is now consulting on modifications to the AAP Policies Maps and Additional Modifications at the same time. Any representations

received on the Main Modifications must only relate to tests of soundness

Public consultation on the Main Modifications runs from **Wednesday 5 July until Wednesday 16 August**.

Following the close of the public consultation, the Council will produce a Statement of Consultation detailing the representations received and responses to the issues raised. The appointed Inspector will then finalise their reports. Should the AAPs be found legally compliant and sound by the Inspector (subject to changes), the Council will then take them forward to the Council Executive and Full Council for formal adoption later in 2017.



Allocations Development Plan Document (DPD) Update

In previous issues of Plan-It we have reported on the forthcoming Allocations DPD which is one of three documents (the others being the two Area Action plans for the City Centre and Shipley Canal Road Corridor) which will among other things, allocate development sites and identify and protect green spaces. With the regrettable and unnecessary Government imposed delays caused by the temporary Core Strategy Holding Direction now past and with the two AAP's well advanced the Council's resources will be fully focused on progressing the Allocations DPD.

The Allocations DPD is a huge undertaking but one that will enable the Council to provide for the much needed homes and jobs in a sustainable way while identifying the key infrastructure which is needed and identifying a network of formal and informal green spaces that will provide a healthy environment for residents, provide opportunities for sport and recreation, encourage and improve biodiversity and assist in flood prevention and resilience.

Key aspects of the Allocations DPD will include:

- Identifying sites which will enable the delivery of over 35,000 new homes and 135ha for employment uses;
- Undertaking a review of the green belt;
- Reviewing and updating a range of areas and boundaries including town and local centre boundaries and employment zones;
- Reviewing and updating a network over several hundred areas of formal and informal open space;
- Identifying sites for gypsies and travellers;
- Identifying minerals area of search;
- Identifying sites for key new infrastructure required;

Last year the Council undertook an initial "Issues and Options" consultation, the main aim of which was to seek views on the initial list of potential development sites which the Council had compiled, the scope and issues that the plan should cover, suggestions on the evidence and information which should be taken into account, and on a proposed methodology for assessing comparing and selection development sites.

Over 1500 individuals submitted comments, 1300 of these were local residents with many respondents making comments on more than one site and settlement area. The part of the consultation which gained the biggest response was the preliminary list of potential or candidate sites which might be allocated for development. Comments were made against sites in all settlement areas with the biggest response being to sites in Bingley, Baildon, Haworth, Cottingley and Keighley. In some settlements every site received at least one comment. Comments were also received on existing greenspace areas and to employment areas, the highest number from residents in Baildon.

The Council will be publishing further details of the responses received in its Statement of Consultation which will be placed on the website in the early Autumn.

Although the Government's Core Strategy intervention has caused some delay a range of work has been carried out in the interim including:

- Assessing the responses received to Issues and Options consultation;
- Updating of the Council's housing land data in several forms including its housing land register and its Strategic Housing Land Availability Assessment (SHLAA);
- Working to compile robust data on the number of homes already delivered on sites post 2013 which will enable officers to identify how much land will be required on a settlement by settlement basis to meet Core Strategy targets;
- Beginning work on a new SHLAA4 which will incorporate changes to its scope and methodology introduced by the Government;

- Developing new IT systems to enable reflect new SHLAA and support the production of a brownfield register;
- Working to commission new evidence required including transport modelling;

The Council are also working to produce a revised timetable for the production of the Allocations DPD. There will be several further stages of consultation starting with some further specific targeted consultation on methodologies this Autumn relating to green belt and minerals. It is currently envisaged that the next major stage – the publication of a preliminary draft plan which sets out which sites the Council's suggests should be allocated and which are suggested that should be ruled out – will be Summer 2018.

Gov.uk changes – Access to the NPPF and Policy Guidance

The Governments online planning guidance suite has now moved to the Gov.uk website. This is in line with the Governments policy to provide a single point of access to HM Government services.

The National Planning Policy Framework and Planning Policy Guidance can now be accessed by the following link: <https://www.gov.uk/government/collections/planning-practice-guidance>

Please be aware that users who had signed up for email alerts on any changes on the former website will need to register again for this service.

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 timetable:

Document	Stage	Due Date
Core Strategy DPD	Adoption	Full Council 18 July 2017
Site Allocations DPD	Further Issues & Options	Autumn 2017
	Preferred Options	Mid 2018
Bradford City Centre Area Action Plan DPD	Submission	29 April 2016
	Examination	18 October 2016
	Main Modifications	Consultation: 5 July - 16 August
Shipley & Canal Road Corridor Area Action Plan DPD	Submission	29 April 2016
	Examination	18 October 2016
	Main Modifications	Consultation: 5 July - 16 August
Waste Management DPD	Submission	16 May 2016
	Examination	May 2017 (Ongoing)
Community Infrastructure Levy (CIL)	Examination	4 October 2016
	Approved	21 March 2017
	In force from	1 July 2017

Bradford's Brownfield Sites Register

The Government have set out their commitment to deliver 1 million new homes by 2020 and have published a number of new planning regulations to drive this forward. One of these regulations is the requirement on Local Planning Authorities to produce a brownfield land register.

The Brownfield Land Register will comprise of sites of at least 0.25ha that are considered to be suitable for residential redevelopment and are available and viable for residential use. Previously developed land left for long periods is unattractive and can cause blight in an area and as such the Government through the new regulations hope that these registers will provide greater clarity to developers, particularly small operators; a list of those sites which will be supported for new homes and thus help to speed up housing delivery.

In response to the new Regulations the Local Plan team are currently undertaking a full review of its current registers to determine the number of sites which are defined as brownfield and can accommodate at least 5 homes. Many of these sites may already have planning permission but

remain undeveloped and others may be available but the current owner has yet to seek planning permission. The purpose of the register is to publish information about the number and location of sites which the Council consider could be developed for new homes and thus encourage their take up.

The register will be published in 2 parts. Part one will comprise a list of sites which are considered to be suitable, available and deliverable for residential use. It will provide information on ownership, planning history and site location. The second register will be a sub set of part 1 and will comprise sites with the status of "permission in principle" for residential use. This means that formal planning permission will not be required and a developer will not have to provide evidence for the suitability of the site for new homes but will still be required



to submit additional development details for approval. Part 1 will be published on the Planning Policy part of the website before the end of the year. The Council will look at producing entries on Part 2 of the Register in subsequent years. This requires more work including consultation and is not a mandatory requirement.

Neighbourhood Planning Update

Within the Bradford District there are 10 designated Neighbourhood Areas producing Neighbourhood Development Plans or NDPs, with a further two areas currently being consulted on. Each Town/Parish Council are working at their own pace, however in recent months there have been a number of developments which are worth note.

Steeton-with-Eastburn & Silsden, have prepared their draft NDP and have completed a Regulation 14 public consultation. Following a review of any comments received, they may amend their plan accordingly and then submit a Draft Plan to the Council under Regulation 15. The Council will then consider the proposed NDP along with its associated evidence

and documents in line with the Basic Conditions to assess whether the plan can proceed towards Examination. If so, the Council will undertake its own public consultation on the Plan and invite comments from members of the public.

In other news, in October 2016, Cullingworth Village Council resolved to formally stop work on their Neighbourhood Development Plan. Then in December 2016, Baildon Town Council resolved not to produce a Neighbourhood Development Plan at this time, but to look into alternative methods for influencing the planning process at the local level. The Council will update the relevant Neighbourhood Areas webpages.

The table below provides a summary of the progress being made on Neighbourhood Plans in the Bradford District:

Addingham	Work in progress
Baildon	Work stopped
Bingley	Consultation on Area Application – July 2017
Burley-in-Wharfedale	Regulation 16 consultation – June 2017
Cullingworth	Work stopped
Harden	Consultation on Area Application – July 2017
Haworth, Cross Roads & Stanbury	Work in progress
Ilkley	Work in progress
Menston	Work in progress
Oxenhope	Work in progress
Steeton-with-Eastburn & Silsden	Completed Regulation 14 consultation, preparing to submit Plan to the Council
Wilsden	Regulation 14 consultation – June 2017

For further information, please visit our Neighbourhood Planning webpages at: <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/>.

For information regarding a particular Parish/Town Council's progress, please visit their website directly.



Are you interested in building your own self-build or custom build house?

The Council are inviting people who maybe interested in building their own self-build or custom home to register their interest to help the Council gauge demand in the Bradford District.

Under the [Self-Build and Custom Housebuilding Act 2015](#), local authorities are required to keep a register of individuals and associations who are seeking to acquire serviced plots of land in their area in order to build homes for those individuals to occupy.

The Government wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option. Bradford Council is responding to this requirement by producing a self-build and custom house building register.

The information contained within the register will enable the Council to gather evidence to see if there is a demand for this type of development within the District. If the Council then becomes aware of land that may be suitable for self build it can highlight this to the landowner/agent.

If you would like further information about this type of home building or wish to register your interest, please visit the dedicated webpage via the consultation link at: www.bradford.gov.uk/consultations.

The Council is currently seeking your views on two Neighbourhood Area Applications for the parishes of Harden and Bingley

These applications set out the Parish Councils' intentions to produce a Neighbourhood Development Plans for their areas.

- Consultation on the Harden application commenced on **Monday 10 July and ends on Monday 7 August 2017.**
- Consultation on the Bingley application commenced on **Thursday 13 July and ends on Thursday 10 August 2017.**

Further details of the consultation are available on the Councils website at: <https://www.bradford.gov.uk/consultations>.

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

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.

Contact Us

LOCAL PLAN TEAM
City of Bradford Metropolitan
District Council,
4th Floor Britannia House
Broadway
BRADFORD BD1 1HX

Telephone:
(01274) 433679

Email:
planning.policy@bradford.gov.uk

Website:
www.bradford.gov.uk/planningpolicy

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

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