

Report of the Director of Place to the meeting of the Executive to be held on 11 September 2018

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Subject:

CITY CENTRE LOCAL DEVELOPMENT ORDER IN RELATION TO THE CITY CENTRE GROWTH SCHEME

Summary statement:

Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act in 2004 and they grant planning permission for specified types and scales of development. LDOs are supported by the Government as a tool to promote growth by giving greater freedom from planning control at a local level. It is proposed that the LDO centred on the City Centre Growth Scheme Priority Streets is proposed allowing the introduction of A1, A2, A3 and A4 uses.

The proposed LDO will need to be the subject of a consultation exercise, and require to be publicised for a period of 6 weeks. It is proposed that any changes required to the LDO as a result of the consultation would be agreed with the Portfolio Holder and thereafter it is recommended that the LDO is formally adopted and brought into force with immediate effect.

Steve Hartley
Director of Place

Portfolio:
Regeneration, Planning & Transport
Cllr Alex Ross-Shaw

Report Contact: Chris Eaton
Phone: (01274) 434605
E-mail: chris.eaton@bradford.gov.uk

Overview & Scrutiny Area:
Regeneration and Environment

1.0 SUMMARY

- 1.1 Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act in 2004 and they grant planning permission for specified types and scales of development. LDOs are supported by the Government as a tool to promote growth by giving greater freedom from planning control at a local level. It is proposed that the LDO centred on the City Centre Growth Scheme is proposed allowing the introduction of A1, A2, A3 and A4 uses.
- 1.2 The proposed LDO will need to be the subject of a consultation exercise, and require to be publicised for a period of 6 weeks. It is proposed that any changes required to the LDO as a result of the consultation would be agreed with the Portfolio Holder and thereafter it is recommended that the LDO is formally adopted and brought into force with immediate effect.

2.0 BACKGROUND

- 2.1 Attached to this report is Appendix 1 which provides a full background of the proposed LDO. A brief background is provided here.
- 2.2 Local Development Orders (LDOs) were introduced by the Planning and Compulsory Purchase Act in 2004 and they grant planning permission for specified types and scales of development. LDOs are supported by the Government as a tool to promote growth by giving greater freedom from planning control at a local level and have been adopted by several other Authorities to facilitate development in their areas.
- 2.3 LDOs essentially identify certain types of development that a Local Planning Authority decides would no longer need to be subject to a planning application. LDOs can therefore be seen as an extension of permitted development, but decided upon locally in response to local circumstances.
- 2.4 The two existing LDOs in the City Centre were introduced in 2014 and subsequently renewed. There is also an LDO for Little Germany which supports the Listed Building Consent Order which was developed between the Council and Historic England, the first in the country, to assist in bringing listed buildings back into use.
- 2.5 It is anticipated that the proposed LDO will be as successful as the existing two for the City Centre. The existing retail LDO, which was adopted in 2014, promotes shopping uses to the five blocks around The Broadway; this has seen eleven developments take place since 2014. Similarly, 50 residential units have been implemented to the upper floors of shops in response to the 2014 LDO adopted for the shopping area centred on Kirkgate and Darley Street.

- 2.6 Bradford city centre is a key economic driver in the District. Vacancies were at a rate of 22% in 2014, and current vacancy level is at 19.6%, and this is one of the main reasons for promoting this Local Development Order.
- 2.7 Bradford Council is proposing to create an LDO to reduce the high vacancy rates and attract new business uses to the city centre by easing planning restrictions for new and existing businesses on those streets covered by the existing City Centre Growth Scheme. It will support the vitality and viability of the city centre by allowing flexible uses of existing and vacant premises in parts of the city centre. Encouraging alternative uses such as office and leisure and moving away from a reliance on retail will help to strengthen the high street.
- 2.8 In 2012 Bradford launched the City Centre Growth Zone. The latest scheme is focused on Priority Streets the aim of which is to create a specific, targeted area to stimulate investment and private sector growth through a range of incentives for new or existing businesses. The City Centre Growth Scheme provides a range of development and commercial opportunities, suitable for a range of city centre uses. The Council is committed to ensuring these opportunities are maximised through a flexible and responsive approach to planning in the city centre.
- 2.9 The LDOs will be part of a range of incentives in the City Centre Growth Scheme, which will help support growth and regeneration in the city centre. By allowing a wider range of uses in the city centre without the need to apply for planning permission, the LDOs can offer benefits for business including greater certainty, time and costs savings. This included undertaking a series of prior market engagement exercises that were intended to advise the commercial property development/investment sector of the attractive opportunity that the OCP scheme presents and to ensure that the Council was able promote the opportunity to as wide an audience as possible in an attempt to attract the optimum quality and calibre of submissions as possible.

3.0 FINANCIAL & RESOURCE APPRAISAL

- 3.1 There are potential financial benefits in the use of LDOs. Firstly, there is certainty for local business, secondly, the private sector saves costs, and thirdly, the speed of change for business allows for competitiveness and attracts inward investment in the area potentially giving rise to some growth in business rates of which the Council retains 50%. In addition, although a fee will not be made for change of use, a business remains responsible for making planning applications for other changes e.g. to shop frontages, and also in respect of Building Regulations application fees.

- 3.2 In contrast to the financial benefits to business there will be some loss of income from fewer planning applications. The LDOs will lead to reduced planning applications and thereby reduced application fees. However, the reduced fees within the scope of the total application fees submitted annually will be a small proportion being estimated to be £20,000 and there may be savings for press advertisements for applications no longer required. Implementation and monitoring of the LDOs can be accommodated within existing staffing resources.

4.0 RISK MANAGEMENT AND GOVERNANCE ISSUES

- 4.1 LDOs are controlled by the Town & Country Planning and Compulsory Purchase Act 2004.

5.0 LEGAL APPRAISAL

- 5.1 LDOs are controlled by the Town & Country Planning and Compulsory Purchase Act 2004.

6.0 OTHER IMPLICATIONS

- 6.1 None.

7.0 EQUALITY & DIVERSITY

- 7.1 At this stage there are no specific equality and diversity issues

8.0 SUSTAINABILITY IMPLICATIONS

- 8.1 The City Centre is a very sustainable location and the proposed LDOs seek to encourage development in this area. Increased economic activity and increased residential accommodation in this location are likely to have positive sustainability implications.

9.0 GREENHOUSE GAS EMISSIONS IMPACTS

- 9.1 None.

10.0 COMMUNITY SAFETY IMPLICATIONS

- 10.1 There are no community safety implications at this stage; however these will be monitored as work progresses.

11.0 HUMAN RIGHTS ACT

- 11.1 There are no Human Rights implications

12.0 TRADE UNION

- 12.1 There are no Trade Union issues.

13.0 WARD IMPLICATIONS

13.1 There are no identified negative implications for the City ward. Additional employment opportunities may arise.

14.0 IMPLICATIONS FOR CORPORATE PARENTING

14.1 None.

15.0 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

15.1 None.

16.0 NOT FOR PUBLICATION DOCUMENTS

16.1 None.

17.0 RECOMMENDATIONS

17.1 That a consultation exercise be carried out, to be publicised for a period of 6 weeks.

17.2 That any changes required to the LDO as a result of the consultation be agreed by the Strategic Director of Place in consultation with the Portfolio Holder and thereafter it is recommended that the LDO is formally adopted and brought into force with immediate effect.

18.0 APPENDICES

18.1 Appendix 1 – Background to Local Development Order, including a Location Plan showing proposed LDO

19.0 BACKGROUND DOCUMENTS

19.1 None.