Report of the Strategic Director, Regeneration to the meeting of the Executive to be held on 13 October 2015

Subject: Bradford District Local Plan - Bradford City Centre Area Action Plan DPD Publication Draft

Summary statement:

The Bradford City Centre Area Action Plan (AAP) is being prepared as part of Bradford Local Plan which will form the statutory development plan for the District in line with the approved Local Development Scheme. The AAP will provide the planning policy framework for determining future planning applications to 2030 in this priority regeneration growth area in conformity with the emerging policies in the Local Plan Core Strategy.

Following consultation in 2013 and development of supporting technical evidence a publication draft version of the AAP has been prepared for submission to government for independent examination. This report outlines the publication draft as well as the key considerations which have shaped the document including consultation, technical evidence and national policy. The report is seeking approval of the Bradford District Local Plan – Bradford City Centre Area Action Plan DPD for submission to Secretary of State following a period for formal public representations.

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Portfolio: Housing, Planning and Transport

Overview & Scrutiny Area:
Environment & Waste Management
Overview & Scrutiny
1. **SUMMARY**

1.1 The Bradford City Centre Area Action Plan (AAP) is being prepared as part of Bradford Local Plan which will form the statutory development plan for the District in line with the approved Local Development Scheme. The AAP will provide the planning policy framework for determining future planning applications to 2030 in this priority regeneration growth area in conformity with the emerging policies in the Local Plan Core Strategy. Following consultation in 2013 and development of supporting technical evidence, a publication draft version of the AAP has been prepared for submission to government for independent examination. This report outlines the publication draft as well as the key considerations which have shaped the document including consultation, technical evidence and national policy. The report is seeking approval of the Bradford District Local Plan – Bradford City Centre Area Action Plan DPD for submission to Secretary of State following a period for formal public representations.

2. **BACKGROUND**

2.1 In accordance with the Planning & Compulsory Purchase Act 2004, the Council has commenced the preparation of the Local Plan, formerly known as the Local Development Framework (LDF) for the Bradford District in line with the agreed Local Development Scheme adopted by the Council. The Local Plan will ultimately supersede the current Bradford District Replacement Unitary Development Plan (RUDP as saved by the Secretary of State October 2008). The Council is committed to producing the following suite of Development Plan Documents (DPD):

- Core Strategy (DPD)
- Allocations Development Plan Documents (DPD)
- Bradford City Centre Area Action Plan DPD (AAP)
- Shipley and Canal Road Corridor Area Action Plan DPD (AAP)
- Waste Management Development Plan Documents (DPD)

2.2 The Bradford City Centre AAP sets out the planning framework for delivering and managing economic and housing growth in the city centre. It includes policies and site allocations to deliver economic and housing growth as well as associated infrastructure provision.

2.3 The Planning & Compulsory Purchase Act 2004 as amended by the Localism Act provides the Legal basis for the preparation of the statutory development plan. This is supplemented by detailed regulations in particular Town and Country Planning (Local Planning) (England) Regulations 2012. The Development plan process is made up of 5 main stages.

Stage 1 Initial Evidence gathering
Stage 2 Initial Consultation and continued work on evidence gathering (reg18)
Stage 3 Publication and Submission (Reg 17, 19 and 22)
Stage 4 Examination (Reg 23-24)
Stage 5 Adoption (Reg 26)
2.4 The Bradford City Centre AAP has reached stage 3. Work under stage 1 and 2 is summarised below with reference to previous engagement and technical work.

2.5 The Bradford City Centre AAP is the statutory plan which sets out the proposed approach to enabling developments and managing change in the city centre in a sustainable manner to 2030. It includes policies and allocations for economic growth, housing and associated infrastructure provision.

2.6 The Bradford City Centre Area Action Plan DPD Publication Draft contained in Appendix 1, has been based upon the National Planning Policy Framework (NPPF) and practice guidance, Bradford City Plan and extensive community engagement and consultation, and technical evidence and research. Each of these elements is considered in turn below.

Consultation and Engagement

2.7 As part of the Local Plan for Bradford District, the Council is committed to producing an Area Action Plan which will identify sites for development and policies for their delivery and implementation in support of the approach set out in the emerging Local Plan: Core Strategy and Bradford City Plan.

2.8 The Bradford City Centre AAP (Further Issues and Options Report) was approved by Executive in January 2013 for consultation from 15 March 2013 for 12 weeks. The Further Issues and Options Report considered the previous public consultation responses but also changes to national policy (National Planning Policy Framework) as well as local circumstances.

2.9 The Council received 31 representations from stakeholders following the 12 week public consultation in 2013. There was general support for the vision and objectives set out in the AAP. There were comments raised about site boundaries, need for a car parking strategy, support for Local Development Orders (LDOs), need to reuse historic buildings and vacant upper floors, need to improve key arrival points into the city centre, need to address flood risk and drainage in the city centre, need to highlight the importance of green infrastructure in the city centre and its role in supporting a growing city centre residential population.

2.10 In addition to the above work programme, the Council has also focussed resources on producing the Bradford City Plan (Technical Report), Bradford City Plan Prospectus and the Bradford City Centre Design Guide Addendum. All of the above documents have informed policies and proposals in the Bradford City Centre AAP. The Bradford City Plan, which was endorsed at meeting of the Executive on 10 February 2015, is a non statutory plan prepared by the Council with its partners in the public and private sectors (i.e University, college etc) setting out a strategic vision and aspirations for the city centre over the next ten years. The Bradford City Centre AAP, as the statutory development plan, will provide the planning framework to deliver growth and regeneration over the next 15 years. The Council has since commissioned technical studies as outlined in the section below which has informed policies and proposals in the AAP.
Technical Evidence

2.11 In line with Government requirements set out in national guidance and good practice, a range of technical evidence has been produced which has informed the policies and proposals in the AAP Publication Draft. These included:

District wide evidence
- Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Housing Market Assessment (SHMA)
- Employment Land Assessment
- Bradford District Retail and Leisure Study Update
- Strategic Flood Risk Assessment Level 1
- Transport Study

AAP evidence
- Strategic Flood Risk Assessment Level 2
- AAP Ecological Assessment
- AAP Green Infrastructure Study
- AAP Transport Study
- AAP Infrastructure Delivery Plan
- AAP Viability Assessment
- Heritage Impact Assessment

Appraisals
- Sustainability Appraisal
- Habitat Regulation Assessment Screening
- Equalities Impact Assessment Screening
- Health Impact Assessment

Several of the studies were produced in support of the Core Strategy as well as studies produced specifically to deal with area specific considerations within the AAP area. Each of these technical documents are considered in turn below:

2.12 Bradford District Strategic Housing Land Availability Assessment (SHLAA) – Second Update (July 2015) The Strategic Housing Land Availability Assessment has been updated since the last consultation. The SHLAA provides a high level assessment of the possible land supply to meet the housing need in the District. The SHLAA has informed the housing site allocations and related policies in the AAP.

2.13 Employment Land Assessment Update 2011 has been updated with the economic projections and market information. It has been used to inform the employment policies and proposals in the AAP.

2.14 Retail and Leisure Study update (May 2013) The Retail & Leisure Study has been updated by retail planning consultants WYG on behalf of the Council.
2.15 **Strategic Housing Market Assessment (SHMA) update (2013)** The SHMA has been updated by ARC4 consultants. This draws upon the Housing Requirement Study and also provides an update in terms of affordable housing needs.

2.16 **Strategic Flood Risk Assessment Level 1 and 2** The Strategic Flood Risk Assessment, prepared by consultant JBA Consulting on behalf of the Council has been reviewed with the Environment Agency. This has informed the content and policies in the plan, particularly the section relating to flood risk and water management.

2.17 **Ecological Assessment** West Yorkshire Ecology on behalf of the Council has produced an Ecological Assessment of the city centre to inform the Green Infrastructure Study and policies and proposals in the AAP.

2.18 **Green Infrastructure Study** The Green Infrastructure Study, prepared by consultant Gillespies on behalf of the Council provides the framework for future public realm and open space provision in support of the economic and housing growth in the city centre and has informed policies and proposals in the AAP.

2.19 **Transport Study** The AAP Transport Study has been produced by consultant Steer Davis Gleave on behalf of the Council. The Transport Study provides an analysis of the impact of forecast demands on existing networks as a result of the proposed developments and identifies a package of potential interventions, both physical and non physical, that could be delivered to support growth and accommodate additional demand. As well as informing the policies and proposals of the AAP, the findings of the Transport Study have informed the AAP Local Infrastructure Plan.

2.20 **Infrastructure Delivery Plan** The Infrastructure Delivery Plan has been updated by consultants Arup. This has confirmed the scale and criticality of a range of infrastructure requirements through the Local Infrastructure Schedule. It has sought as far as possible to identify how this infrastructure can be delivered and funded. However, given the length of the plan period and associated inherent uncertainties regarding long term infrastructure it is important that the Local Infrastructure Plan is treated as a ‘live’ document which will be regularly updated. The Plan suggests that there are no show stopper infrastructure issues which cannot be mitigated or planned for. The Infrastructure Delivery Plan will inform, where necessary, the phasing of development within the plan period.

2.21 **Viability Assessment** A new requirement in NPPF is that all plans should demonstrate that they are deliverable particularly in terms of ensuring development is not made unviable by the requirements of the AAP. To this end consultants DTZ have been commissioned by the Council to review the viability of the plan. Viability assessment has informed the policies and proposals in the AAP.

2.22 **Sustainability Appraisal** A requirement of national guidance is to undertake a Sustainability Appraisal (SA) of a Local Plan. This also incorporates the requirements under European legislation for Strategic Environmental Appraisal.
(SEA). Consultants Amec Foster Wheeler have prepared the SA of the plan on behalf of the Council. The SA process is embedded throughout the process and the earlier version of the AAP was subject to separate SA work which has then informed this subsequent document. The SA sets out the range of positive and also negative impacts across the policies. It also assesses the chosen option against the alternatives. The Publication Draft has been amended with reference to the SA findings from the earlier work. The Sustainability Appraisal will be made available alongside the AAP during the public consultation period.

2.23 Habitats Regulation Assessment Screening Under ‘the Habitats Regulations’, the Council is required to undertake an Assessment of the policies and proposals in the plan, to ensure that these would not lead to adverse effects on the ecological integrity of internationally important habitats or species within or close to the district; particularly in relation to the South Pennine Moors Special Protection Area (SPA) /Special Area of Conservation (SAC). Consultants Amec Foster Wheeler have produced a HRA Screening report on behalf of the Council which will be published alongside the AAP Publication Draft.

2.24 Equalities Impact Assessment Screening In line with equality duties under the Equality Act 2010 the AAP has been the subject of an Equalities Impact Assessment (EIA) screening. The screening assessment has take into account the impact that the proposal being assessed might have on the protected characteristics groups. The EIA screening assessment is set out in Appendix 4.

2.25 Health Impact Assessment While not a legal requirement, the Council recognises the role the planning and development can have on the health and well being of communities. A Health Impact Assessment (HIA) has been produced by consultants Amec Wheeler Foster in consultation with public health professionals within the Council which sets out the potential impacts of the policies. The preparation of the HIA has informed the Publication Draft AAP.

Local Plan Tests of Soundness

2.26 The Publication Draft is the final stage prior to submission to Secretary of State for independent examination in public with the Planning Inspector. As such this is the stage when it becomes the plan that the Council wishes to see adopted. At the Publication Draft stage the Council needs to ensure that it will pass the key tests at independent examination in public.

2.27 The Local Plan will be examined by an independent Planning Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. To this end, the Council, as the local planning authority, should submit a plan for an examination in public which it considers is “sound” – namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
• **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

• **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

• **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

2.28 In approving the Publication Draft the Council must be content that the plan is ‘sound’ in terms of the above key tests. A failure to submit a sound plan could result in either delay in the plan being found sound due to the need for further work including evidence, changes and related consultation and a delayed examination. It may also result in the need to withdraw a plan altogether to allow for further work and resubmission to the Secretary of State.

2.29 **Publication Draft - Bradford District Bradford City Centre AAP**

2.30 The Replacement Unitary Development Plan (RUDP) 2005 is the statutory development for the Bradford Metropolitan District. The RUDP is still in force but will be gradually replaced by the Local Plan. The adopted Bradford City Centre AAP will replace and update policies and proposals in the RUDP.

2.31 The AAP is aligned with the long term spatial vision for the District until 2030 as outlined in the emerging Local Plan Core Strategy. The Local Plan Core Strategy Key Diagram designates Bradford City Centre as an economic and housing growth area within the City of Bradford. The Key Diagram also shows the proposed electrification of the Calder Valley railway line and how Green Infrastructure Corridors relate to the city centre and in particular the Leeds Bradford Corridor and the Linear Park between the city centre and Shipley town centre.

2.32 The AAP is in conformity with Local Plan Core Strategy Policy SC4 (Hierarchy of Settlements) as the City of Bradford will see the greatest level of housing and economic growth and the Bradford City Centre is recognised as a growth area which should create up to 3,500 new homes. The AAP is also in general conformity with Policy BD1 and BD2 (City of Bradford including Shipley & Lower Baildon) and EC1 (Creating a successful and competitive Bradford District economy within the Leeds City Region), EC2 (Supporting Businesses and Job Creation), Policy EC (Employment Land Requirement) Policy EC5 (City, Town, District and Local Centres), HO2 (Strategic Source of Housing Supply), HO3 (Distribution of Housing Development), HO4 (Phasing the Release of Housing Sites), HO5 (Density of Housing Schemes), HO6 (Maximising the Use of Previously Developed Land), HO7 (Housing Site Allocation Principles), HO8 (Housing Mix), HO9 (Housing Quality), EN6 (Energy), ID1 (Development Plan Documents and Monitoring), ID4 (Working with Partners).
2.33 The Area Action Plan – Publication Draft is divided into five main sections:-

1. Introduction
2. Background and Strategic Context
3. Vision, objectives and Development Proposals
4. Planning Policies
5. Delivery of the Plan

2.34 Section 1 sets out the background, including the role of the Area Action Plan, an overview of the Bradford City Centre, an outline of work already undertaken in the City Centre (Bradford City Plan), a overview of the other policy influences nationally and locally and sets out some of the evidence base which has informed the policies and proposals in the plan.

2.35 Section 2 sets out the proposed vision and objectives for the City Centre including broad proposal statements for the six city centre neighbourhoods which includes vision, key sites and delivery outputs and mechanisms. This draws upon the strategic city centre vision set out in the emerging Local Plan – Core Strategy. This is then supported by a set of detailed proposal maps and statement for potential development sites in each of the six city centre neighbourhoods.

2.36 The following outlines the vision for Bradford City Centre by 2030

*The Vision for Bradford City Centre – By 2030…*

“Bradford city centre is now a major destination in the wider region, offering a different experience to other cities. The City is the focal point for leisure, office, retail and apartment development, and has become the place residents and visitors want to live, work and socialise.”

“Redevelopment of the City Centre has seen the sensitive renovation and flexible reuse of historic buildings in Little Germany and Goitside for residential and employment.”

“New build development has incorporated the use of high quality design, which respect the heritage of the city’s architecture, and is of the highest viable environmental standards.”

“The City Centre Area Action Plan has helped safeguard and enhance the city’s important cultural assets of The Alhambra, St. Georges Hall, The National Media Museum and many more.”

“The City Centre now also benefits from enhanced integrated transport through the delivery of two newly redeveloped railway stations at the Bradford Interchange and Bradford Forster Square, with enhanced pedestrian and cycle routes between these two major public transport hubs. In combination with other enhanced public transport routes between Leeds City Centre, Manchester City Centre and the Airports, Bradford City Centre is now more connected and accessible than ever before”
“The plan has also aided in improving green and blue infrastructure in the city centre by encouraging the formulation of new open spaces, public realm improvements including extensive tree planting and ecological improvements. The plan has built upon the success of the new City Park and the New Market Place by supporting the delivery of green linear spaces.

“The AAP has assisted in the delivery of thousands of new jobs by supporting the expansion of new retail, leisure and office premises through land use allocations and a flexible policy approach. Job opportunities for future generations have also been aided by enhancing skills provision through strengthening education facilities within the City Centre.

“The plan has not created a new city centre, but has enhanced the existing great qualities and addressed the weaknesses to revitalise the core of the Bradford Metropolitan District.”

2.37 The Vision to 2030 as set out in the AAP will be achieved through the following Strategic Objectives which have informed policies and proposals:-

1. A unique, high quality shopping and leisure experience reflecting the city’s cultural mix - This will build on the success of the City Park by enhancing the night time leisure offer and providing the framework for the delivery of major new retail in the centre. The plan will support the cultural leisure offers of the National Media Museum, Alhambra, St. Georges Hall etc, through facilitating land supply for future expansion and supporting the heritage identity of the City.

2. An attractive, inclusive and safe environment - This will see the maintenance and expansion of the public realm improvements throughout the city centre. There will also be a focus on reducing the fear of crime during night time hours in the centre, by enhancing CCTV and policing provision, and encouraging greater evening activity in the city through more city living and the night time leisure offer.

3. Imaginative reuse of the architectural heritage alongside new development of high quality sustainable design - Architectural design of new buildings and the reuse of historic buildings will be a mix of contrast and respect. We will strive for high quality design, balanced with maximum functionality and the best viable environmental standards, including sustainable methods of remediation of historically contaminated sites.

4. A range of good quality housing and facilities to cater for a successful city centre community – Delivery of 3,500 homes in the city centre, providing a range of housing sizes and tenancies through the allocation of land and land use policies, to ensure city living is available to all residents of Bradford and beyond. New homes will be built to the highest viable and feasible design and construction standards and supported with convenience retail and services within and surrounding the city centre, ensuring they form part of a development or are easily accessible.
5. A thriving economy with new office developments, and a growth in innovative and creative industries through technological enhancements - The priority will be to maintain existing and attract new businesses into the city centre, through the delivery of new Grade A office space in the Business Forest and other office development throughout the centre. The super connected cities programme will deliver superfast broadband and cloud technology in the centre to attract business and industries looking for the best communications infrastructure in the country. Links with the University will also continue to be strengthened to promote Bradford City Centre as a hub for innovative and creative industries.

6. An enhanced higher education campus, with the University and College forming an integral part of the city centre - Links with the higher education campuses will continue to be strengthened through better transport routes, the delivery of key regeneration projects and the development of residential property within the centre. This will create a more welcoming centre for students visit and socialise. The growth of existing and new businesses / industries will also aid in graduate retention within the District.

7. Easy access to and around the centre for all sections of the community, and a reduction in issues caused by through traffic problems by supporting sustainable transport measures and integrated transport - Access to the city centre by private motor vehicles is still considered very important, for providing easy access to shops, offices and leisure facilities. There is a need to balance the need for short term / stay access, and the need to ease congestion and pollution within the centre. The plan will put forward the Council’s car parking strategy for the centre. The plan is committed to continued improvement of public transport into and around the city centre, led by major improvements to the railway stations. The expansion of the public realm improvement scheme and improvements to signing, will aid in pedestrian access and way finding around the centre. Improvements will also be made to cycling facilities tied into to the ongoing development of National Cycle Route 66.

8. An enhanced natural environment with improved green infrastructure, water management and biodiversity - All new open space will incorporate significant levels of planting (where appropriate) to encourage wildlife in the city centre and aid in the overall quality of life of the resident and visitors. Other environmental and green infrastructure solutions may also include the use of rooftop gardens, green roofs, on street tree planting and the reopening of watercourses”.

2.38 Section 3 looks at the detailed planning policies on several key themes (City Living and Community Provision, Shopping and Leisure, Business, Further and Higher Education, Movement, Built Form, Public Realm) and proposed draft Action Plan Policies to aid delivery of development and associated infrastructure provision.

2.39 Future development within the AAP will be focussed on six city centre neighbourhoods (The Central Business & Leisure District, Little Germany and Cathedral Quarter, The Markets & Shopping Area, Golstide, The Bradford Learning
Quarter, The Southern Gateway). The 2030 Vision for each of the six city centre neighbourhoods are as follows:-

“Vision for The Central Business and Leisure District: By 2030...
The Central Business and Leisure District has become a focus for Bradfoundian life with the City Park at its’ heart. Streets and spaces have worked hard to get people exploring the city centre with complementary land uses which have encouraged visitors to stay from dawn until dusk. The central business forest has provided the highest quality office space which well connected to the wider district and region through the delivery of two enhanced transport hubs in the form of the newly renovated Interchange and Forster Square Railway Station. Visitors to Bradford now know that they have arrived by the scale, quality and nature of public open space that has created a gateway for people arriving by car, public transport and on foot and bicycle”.

Vision for Little Germany and Cathedral Quarter: By 2030...
The arrival of The Broadway Shopping Centre has provided a catalyst for transformation in the Little German and Cathedral Quarter. The area has become the focus of new comparison retail in The Broadway Shopping Centre. The delivery of the large scale retail offer has been supplemented with a large scale residential offer in the neighbourhood. The residential offer has been delivered through a mix of new build and the conversion of historically important building in areas such as Little Germany. The offer has brought city living to the north-eastern sector of the centre, which has benefited the area by increasing footfall in the evening hours and thus supporting the new fledgling night time economy.

Vision for The Shopping and Markets Area: By 2030...
The Shopping and Markets area now provides a varied and distinctive retail experience that is well connected to public transport and neighbouring communities and pedestrian focused with the newly renovated public realm. The new independent quarter delivers a unique boutique shopping, specialist retail and local market produce with places to eat and drink late into the evening and a community hub for residents. New residential premises above existing retail units now provides continued footfall across day and night. The existing historic streets have been conserved and enhanced enabling legible connections to Goitside with evening uses bringing vibrancy to the area after hours.

Vision for Goitside: By 2030...
Goitside has once again become the powerhouse of Bradford City Centre through the rebirth city living, small business, academic facilities and student accommodation in innovative new architecture and clever adaptation of the historic properties. The principle streets of Thornton Road Sunbridge Road and Westgate have been reconfigured as City Streets and have given new life through substantial streetscape improvements, improved building frontages and active ground floor uses. By revealing the Bradford Beck, a new linear park has been created which runs through Goitside providing a blue green link and connection between Goitside and the University and College Campus and has presented a focus for new development.
**Vision for The Bradford Learning Quarter: By 2030…**
The expansion of the University and College Campus has radically altered the face of Thornton Road, bringing vitality and interest to the street and renewed connections between the city’s learning quarter and Goitside. Exemplary architecture and green technology has preserved and enhanced the unique green character of the campus with streets made for people, cyclists and water management. Bringing the campus and the city centre closer together has brought new uses to vacant buildings and facilitated the extension of the city’s leisure and cultural offer improving links to the University and venues such as the Alhambra, the former Odeon and St. Georges Hall, enriching the new and existing evening destinations”.

**Vision for The Southern Gateway: By 2030…**
The southern gateway has been transformed into a new urban neighbourhood. West of the rail line has become a place for city living and landmark buildings housing key community facilities. The neighbourhood’s location adjacent to the central business and leisure district, existing communities (City Pool, Rainbow Primary) and public transport (Interchange) has reduced demand for cars, freeing up the streets for community life. Street activity and community facilities have been focused along a reconfigured Newton Street providing improved connections to the city centre. The new frontage to Croft Street has created an improved pedestrian environment and gateway to the neighbourhood, delivering an attractive welcome to the city centre. To the east, the existing light industrial estates have been retained in the spirit of The Producer City initiative”.

2.40 Section 4 Delivering the Area Action Plan: provides the delivery framework of delivering development and key infrastructure associated with the site development proposals. This section includes a monitoring framework.

**Submissions to Government for Examination**

2.41 The Executive are recommended to approve the Bradford City Centre AAP Publications Draft for submission to the Secretary of State for independent examination by the Planning Inspector. Submission is a decision for Full Council and as such, subject to the decision of Executive, the Publication Draft will need to be considered and approved by Full Council on 20th October 2015.

2.42 Once approved the Bradford City Centre AAP Development Plan Document Publication Draft will be issued for formal public representations for a period of 6 weeks in line with the Government Regulations. At this stage representations are invited on the ‘soundness’ or otherwise of the plan to be considered by the examining Planning Inspector appointed by Central Government. This stage is not a consultation stage. To this end the engagement in support of the publication will be limited to assist those making representations and understanding the chosen approach and supporting evidence.

2.43 The Council will then collate any representations made at Publication stage. If the consideration of the representations highlight an issue which would make the plan
unsound the regulations allow for further changes prior to submission, though these should be the exception.

2.44 Following submission to government an independent Planning Inspector will be appointed to undertake the Examination in Public into the soundness of the plan. The examination will take the form of roundtable hearings into key matters determined by the Planning Inspector taking into account the representations and the evidence base. Those who made representations would have a right to appear at the examination. The Inspector would normally review the plan and representations to be satisfied that the plan can proceed to examination.

2.45 Following examination the Planning Inspector would provide a report setting out whether the plan is sound with reference to the key tests outlined above. The inspector can recommend non substantive changes to the plan as part of the report. If significant soundness issues are found they may result in the plan being found unsound and further work required and the plan being resubmitted for examination.

2.46 If the plan is found sound the inspectors report and recommendations would be brought back to the Council for consideration and a decision on formal adoption. Once adopted the Bradford City Centre AAP Development Plan Document would be part of the statutory plan for the district and replace certain of the currently saved policies of the RUDP.

3. OTHER CONSIDERATIONS

3.1 An up to date statutory Local Plan is important for communities, business and investors as this ensures certainty and investor confidence in the Bradford District. It also will assist in supporting the attraction of much needed investment into infrastructure projects based on clearly articulated plans for delivering growth investments in the District. Central Government through a House of Commons Ministerial Statement (20 July 2015) by Brandon Lewis (Minister of State for Housing & Planning) has set a deadline for early 2017 for Councils to produce Local Plans, with those Councils failing to do so facing intervention from the Communities Secretary in order to accelerate local plan production. Central Government has also stated that it will publish new league tables showing progress made by Councils on their Local Plans. It is therefore important that the Council has an adopted AAP, which forms part of the Bradford District Local Plan, in place before the 2017 deadline.

4. FINANCIAL & RESOURCE APPRAISAL

4.1 The preparation of the Local Plan is undertaken by the Development plan group, which is funded from within the Department’s resources, supported by a one off corporate growth payments to cover abnormal costs of consultation and engagement, Technical studies and examination cost. An adopted Bradford District Local Plan provides certainty to financial investors and will enable delivery of economic and housing developments and associated infrastructure and in turn lead to an increase in additional Council Tax and Business Rates revenue for the Council.
5. RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 There are risks to the Council as a result of not having an up to date Local Plan. These include uncertainty for decision making and potential costs from successful appeals. There is also the risk of direct intervention by Central Government with reference to the House of Commons Ministerial Statement (20 July 2015) by Brandon Lewis (Minister of State for Housing & Planning) with a deadline for early 2017 for Councils to produce Local Plans, with those Councils failing to do so facing intervention from the Communities Secretary in order to accelerate local plan production.

6. LEGAL APPRAISAL

6.1 The Bradford City Centre AAP Development Plan Document has been prepared in line with the appropriate, legislation (UK and EU), regulations and guidance. The report details how the legal obligations under the Planning and Compulsory Purchase Act 2004 and Regulations are being met.

6.2 Once the examination process is complete, adoption is the final stage of putting a Local Plan in place. This requires confirmation by full Council (Regulation 4(1) and (3) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000). On adopting a Local Plan, the local planning authority has to make publicly available a copy of the plan, an adoption statement and Sustainability Appraisal in line with regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

7.1.1 The consultation on Bradford City Centre AAP Development Plan Document is undertaken in line with the Statement of Community Involvement, which sets out how the Council will seek to engage the community in the preparation of development plan documents. In order to achieve this it seeks to set a framework to ensure representative and inclusive involvement and engagement at all stages of document preparation. Particular consideration is given in the document to hard to reach groups. In addition the Bradford City Centre AAP has been subject to an Equality Impact Assessment screening.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 All Local Plan Development Plan Documents are required to be subject to Sustainability Appraisal (SA) including Strategic Environmental Appraisal (SEA) at all key stages. The SA seeks to assess the likely impacts of the policies and proposals of the relevant plan. A full SA was undertaken by independent consultants Amec Wheeler Foster at key stages of the Bradford City Centre AAP preparation. In addition to this, a Habitats Regulations Assessment (HRA)
screening, also prepared by Amec Wheeler Foster, has been undertaken to assess the impact of the policies and proposals set out in the Bradford City Centre AAP on the environmental integrity of the South and North Pennine Moors Special Protection Areas (SPA’s) and Special Area’s of Conservation (SAC’s).

7.3 GREENHOUSE GAS EMISSIONS IMPACTS
7.3.1 The Local Plan is subject to sustainability appraisal throughout its development, which identifies the likely impacts of the plan and where appropriate any mitigation to manage any negative impacts.

The consultation and engagement plan will seek to use sustainable means and locations as far as practicable.

7.4 COMMUNITY SAFETY IMPLICATIONS
7.4.1 There are no direct community safety implications arising from Bradford City Centre AAP

7.5 HUMAN RIGHTS ACT
7.5.1 The SCI sets out how all individuals can have their say on the development plan documents. Anyone who is aggrieved by the Bradford City Centre AAP as drafted has a right to be heard at an independent examination in public following submission to the Secretary of State.

7.6 TRADE UNION
7.6.1 There are no Trades Union implications.

7.7 WARD IMPLICATIONS
7.7.1 Although the Area Action Plan boundary is primarily contained within City Ward, there are potential social, economic and environmental implications on other adjoining wards when the Area Action Plan is adopted.

7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS
7.8.1 None

8. NOT FOR PUBLICATION DOCUMENTS
8.1 None

9. OPTIONS
9.1 The Council has a duty under the Planning and Compulsory Purchase Act 2004 to prepare the Local Plan for the District in line with the approved Local Development Scheme. The Council can determine the nature, make up, of the Local Plan it wants to put in place in order to meet its statutory duty, as well as the timetable for their preparation. The currently agreed Local Plan programme, as set out in the approved Local Development Scheme (LDS) was adopted by the Council at the meeting of the Executive in July 2014.
9.2 The process for the preparation of each DPD is prescribed by statute and regulation. In order to ensure a sound plan it is important that the Council ensures it follows the regulations, ensures effective and robust consultation, ensures it is founded upon up to date and robust evidence. All DPDs are submitted to the Secretary of State for independent examination to test whether they are sound with reference to the tests set out in legislation and regulations. Failure to ensure a robust approach could result in a DPD being found unsound by the Inspectorate.

9.3 National planning reforms retain the need for local planning authorities to prepare a Local Plan for their District and in light of the National Planning Policy Framework (NPPF) the government is seeking Councils to progress Local Plan work as a matter of urgency.

9.4 Three Option are presented to Executive as follows:-

Option 1
9.5 The first option is to approve the Publication Draft as proposed for submission to government. The document is considered sound by officers and in position to submit to government for examination. This option would continue progress towards the adoption of an up to date Local Plan in line with the NPPF presumption.

Option 2
9.6 The second option is to not approve the Publication Draft for submission. This would risk progress to put in place an up to date Local Plan in line with NPPF and increase uncertainty and confidence in the city centre for both communities and investors.

Option 3
9.7 The third option is to approve the publication draft as proposed but with further changes as proposed by members. The document in Appendix 1 has been produced to ensure a sound plan and has been subject to separate key tests including Sustainability Appraisal. Any changes depending on the significance may require further work to support (NPPF compliance/ Technical evidence) which may delay possible submission.

9.8 The Executive and Full Council are recommended that the version in Appendix 1 is approved in line with Option 1. The other options would have significant implications for the timetable for putting in place an up to date Local Plan.
10. RECOMMENDATIONS

10.1 That the Executive at the meeting on 13 October 2015:-

10.2 That it be recommended to Council that the Bradford City Centre AAP Publication Draft and the associated Engagement Plan be approved for the purposes of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004.

10.3 That prior to submission, the Publication Draft is issued for formal representations for a period of 6 weeks.

10.4 That the Assistant Director (Planning Transportation and Highways) in consultation with the relevant portfolio holder be authorised to make minor amendments of redrafting or of a similar nature as may be necessary prior to formal publication for representations of the Bradford City Centre AAP Publication Draft.

10.5 That delegated authority be given to the Assistant Director Planning Transportation and Highways in consultation with the relevant portfolio holder to make minor amendments of redrafting or of a similar nature before submitting the Bradford City Centre AAP to the Secretary of State once the 6 week period for representations has been completed.

11. APPENDICES

Appendix 1 – Bradford City Centre AAP Publication Draft
Appendix 2 – Engagement Plan

12. BACKGROUND DOCUMENTS

Statement of Consultation
Sustainability Appraisal – Non Technical Summary
Sustainability Appraisal
Equalities Impact Assessment screening
Habitat Regulation Assessment Screening
AAP Transport Study
AAP Local Infrastructure Plan and Infrastructure Delivery Schedule
Strategic Flood Risk Assessment Level 2 and Sequential Test
AAP Ecological Assessment
AAP Green Infrastructure Study
AAP Economic Viability Assessment
Bradford District Strategic Housing Land Availability Assessment
Bradford District Strategic Housing Market Assessment
Bradford District Retail & Leisure Study
Heritage Impact Assessment