

**City of Bradford Metropolitan District Council**

**ANNUAL MONITORING REPORT**

**December 2005**



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## 1.0 INTRODUCTION

### 1.1 The New Development Planning System

- 1.1.1 The Planning and Compulsory Purchase Act came into force in September 2004 and has introduced major changes to the way in which local planning authorities produce development plans for their areas. The aims of the new Act are to speed up the plan making process and to make it more flexible/responsive to changes in circumstance. Emphasis is placed on keeping plans up to date via a continuous process of monitoring and review. A proactive approach to community involvement throughout the development plan making process is also encouraged.
- 1.1.2 The previous development plan system of Planning Policy Guidance, Regional Planning Guidance for Yorkshire and Humber, and the City of Bradford Unitary Development Plan has been replaced by a new system. For the Bradford District the new system consists of:
- Planning Policy Statements – these set out national planning policy and are produced by central Government. These are progressively replacing Planning Policy Guidance Notes (PPGs).
  - Regional Spatial Strategy for Yorkshire and the Humber – this sets out the planning policy for the region, produced by the Yorkshire and Humber Regional Assembly and issued by the First Secretary of State
  - Local Development Framework – this sets out the core strategy, planning proposals and policies for the District, and is produced at a local level by Bradford Council
- 1.1.3 The Local Development Framework (LDF) for Bradford District will consist of a portfolio of Local Development Documents (LDD's), these will provide the framework for delivering the spatial planning strategy for the area. Unlike the current system of a single development plan the new development plan will consist of a series of separate documents. The preparation of an LDF will be a continual process, with LDD's adopted and new ones added to the LDF at different stages. There are two main types of Local Development Documents:
- 1.1.4 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. Development Plan Documents together with the Regional Spatial Strategy for Yorkshire and the Humber will form the statutory development plan for the Bradford District and will be the start point for the consideration of planning applications.
- 1.1.5 Development Plan Documents will progressively replace the recently Adopted Replacement Unitary Development Plan.
- 1.1.6 Supplementary Planning Documents (SPD) - these LDD's are non-statutory documents that supplement policies and proposals contained in a Development Plan Document. 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.

- 1.1.7 The Local Development Framework portfolio will also include the following documents:
- 1.1.8 Statement of Community Involvement (SCI) – this Local Development Document will illustrate how the Council intends to engage the local community and stakeholders in preparing/reviewing Local Development Documents and in the consideration of planning applications. The SCI is not a Development Plan Document, however, it is the subject of a formal public consultation process and an independent Examination by an Inspector.
- 1.1.9 Local Development Scheme (LDS) - this is a three year rolling work programme which sets out the details, timescales and arrangements for producing, monitoring and reviewing Local Development Documents
- 1.1.10 Annual Monitoring Report (AMR) – this report will set out the progress being made in producing LDDs and the effectiveness of policies contained within LDDs. The information gathered will form part of the evidence base that is used to review whether any changes are required to the Local Development Scheme.
- 1.1.11 The policy and proposals content of all Development Plan Documents and Supplementary Planning Documents 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.
- 1.1.12 The preparation of an LDF will be a continual process with new Local Development Documents added to the LDF at different times to reflect changes in circumstance; such as the need for an Area Action Plan, changing Government guidance or the findings in the Annual Monitoring Report.

## 1.2 The Purpose and Content of the Annual Monitoring Report

- 1.2.1 Review and monitoring are key aspects of the Governments 'plan monitor and manage approach' to 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 Compensation Act 2004 ('the Act') places fundamental importance on monitoring. Section 35 of the Act and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires local planning authorities to produce and submit to the First Secretary of State an annual monitoring report to assess:

- i) The implementation of the Local Development Scheme; and
- ii) The extent to which policies of the Local Development Documents are being achieved.

The monitoring report must be based on the period 1<sup>st</sup> April to 31<sup>st</sup> March and submitted to the First Secretary of State no later than the end of the following December.

1.2.3 An important aspect of the new development plan system is the flexibility to update components of the Local Development Framework to reflect changing circumstances. Monitoring will play a crucial role in identifying changes required to the Local Development Framework to reflect new priorities or circumstances.

1.2.4 In addition, monitoring is key to the successful development of the evidence base underpinning local development document production. Two of the tests of soundness against which planning Inspectors will consider development plan documents at examination are whether:

- Policies are founded on a robust and credible evidence base
- There are clear mechanisms for implementation and monitoring

### 1.3 Development plan context/current monitoring systems

1.3.1 The Replacement Unitary Development Plan was adopted in October 2005. The policies of the rUDP are automatically saved for a period of three years from adoption and will be replaced as the Council bring forward new policies in new Local Development Documents as part of its LDF, in accordance with the approved LDS.

1.3.2 The rUDP contains a performance framework at section 3.100 which predated the requirements of the Act and the subsequent Regulations and guidance. In light of the more recent requirements the Council have adopted the approach set out in the guidance based on the set of core indicators supplemented by limited local indicators. This will replace the performance framework set out paragraph 3.100.

### 1.4 Bradford In context

#### 1.4.1 Contextual indicators

Contextual indicators are indicators, which describe the wider social, environmental and economic background against which local development framework operates. Although not required under the legislation for their annual monitoring reports, 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. 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 regards to context when developing spatial plan polices and assessing their implementation. An analysis of these contextual indicators will measure changes in the wider social, economic and environmental background against which LDF policies operate.

In advance of the scoping report a limited set of contextual indicators are set out below in relation to demographic, economy, and housing based on the 2001 census.

#### 1.4.2 Demographic

Population	
Total	467,665
Households	
Total Households	180,246
All pensioner households	41,122
Average Household size	2.55

#### 1.4.3 Economy

Economically active, of all people aged 16 - 74	207,122
Unemployed, of economically active	14,281
Retired of economically active	41,922
Housing Tenure	
Owner Occupiers	129,288
Rented from Council or Housing Association	29,350
Private & other renting	21,608

#### 1.4.4 Housing

Housing Type	
All dwellings	192,335
Detached House	25,933
Semi Detached house	69,943

Terraced housing	68,889
Flats, conversions and shared dwellings	27,570
<b>Housing Tenure</b>	
Owner Occupiers	129,288
Rented from Council or Housing Association	29,350
Private & other renting	21,608
<b>House price</b>	
Average	
Detached	

## 1.5 The Format of the First Monitoring Report

1.5.1 The guidance recognises that the monitoring systems will take some time to become established. The LDF good practice guide provides guidance on content of the first AMR. This advises that:

- The report should contain an analysis, in particular taking account of the core output indicators set out in the guidance, in terms of existing (saved) policies which constitute the framework
- Monitor the LDS and milestones contained within it, giving an indication of progress and note any adjustments to the LDS considered necessary

It is recognised that the first annual report will not be able to cover everything set out in the guidance.

1.5.2 Section 2 of the report considers progress on the LDDs milestones. It sets out for each local development document with milestones to November 2005 the progress in terms of work undertaken to date and whether the milestones were met or not. Where milestones were not met it considers the reasons for this. It also considers new work pressures, which may require production of LDDs which are not presently covered by the existing LDS. It sets out a timetable for the review of the LDS to address any slippage and new work.

1.5.3 Section 3 considers the performance of policies. This section focuses in this first report on the core output indicators prescribed by national guidance. The analysis is undertaken where data permits with regard to the saved policies of the rUDP. However it must be noted that these policies have only just come into formal use as of adoption in October 2005. The data is presented using the topic themes given in national guidance for the core output indicators. These are:

- Business Development
- Housing
- Transport
- Local Services

- Minerals
- Waste
- Flood protection and Water Quality
- Biodiversity
- Renewable energy

1.5.4 Where data is not available at present or is not in the required format these are highlighted and measures to rectify this identified.

## **2.0 Implementation of the Local Development Scheme**

### **2.1 Monitoring Local Development Framework Preparation**

2.1.1 As required under section 35 of the Act and regulation 48 of the 2004 Regulations the Annual Monitoring Report must contain information on whether the timetable and milestones in the Local Development Scheme are being achieved.

2.1.2 Paragraph 4.47 of PPS12 develops upon this explaining how the Annual Monitoring Report should review actual progress compared to the targets and milestones for LDD preparation set out in the Local Development Scheme. The guidance states that this should assess whether the authority;

- (ii) Has met the Local Development Scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
- (iii) Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
- (iv) The need to update the Local Development Scheme, particularly in light of (ii). Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision.

### **2.2 Bradford LDS context**

2.2.1 The Council's LDS was submitted to GOYH in March 2005 and came into effect on 21 June 2005. Bradford Council formally endorsed the LDS as brought into effect at the meeting of Executive on 20 September 2005. This AMR considers how preparation of the LDDs compares with the milestones and timetables set out in the LDS.

### **2.3 Progress on LDS milestones**

2.3.1 There are several development plan documents with key milestones within the monitoring period to November 2005. Each document and milestones are considered in turn below.



- 2.3.2 While the Council has achieved many significant milestones including the adoption of the Replacement UDP, slippage has occurred on several DPDs and SPDs. The work to secure the adoption of the Replacement UDP, which was seen as the priority, has required more than anticipated resources especially in the light of the large scale of representations to the Post Inquiry Modifications and the need to publish Further Modifications. The general availability of resources has also had an impact on the ambitious work programme. Slippage on several documents was due to delays in supporting work or studies; these are highlighted on the relevant document.

## 2.3.3

**Replacement Unitary Development Plan**

Milestone	Target	Whether Met
Adopt the replacement UDP	November 2005	Yes

Comments

- 2.3.4 Replacement UDP adopted at Full Council On 18 October 2005. The Council is currently within the 6 week period (ending on 16 December) in which a legal challenge can be launched to the adoption of the Plan. If there is a legal challenge the review of the LDS will need to consider the implications of the challenge for the adopted plan and the LDF programme.

**Local Development Scheme**

Milestone	Target	Whether Met
Submission of the LDS to the First Secretary of State	March 2005	Yes

Comments

- 2.3.5 The LDS was submitted to GOYH on 23 March 2005. It was formally brought into effect on 21 June 2005.

**Statement of Community Involvement**

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	June 2005	Yes
Public participation on Draft SCI	August September 2005	No

- 2.3.6** Comments  
Evidence gathering and establishing good practice in June/July 2005. Established a SCI steering group August 2005 to develop the SCI including Council representatives from Development Services, Policy Support and Corporate Consultation. Met with Planning Aid September 2005. Drafting preliminary draft document September/October 2005. The preliminary Draft SCI has been published for 5 weeks consultation on 21 November ending 23 December.

### Core Strategy

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	January-August 2005	Yes
Public participation on issues and options	September/October 2005	No

- 2.3.7** Comments  
Evidence gathering begun. Urban capacity study brief in draft. Linking with Community Strategy review and 2020 Vision refresh consultation September – December 2005.

### Bradford City Centre Area Action Plan

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	January-August 2005	Yes
Public participation on issues and options	September/October 2005	No

- 2.3.8** Comments  
Evidence gathering and drafting ongoing. Slippage due to extensive work developing baseline evidence and timescales of other key documents, which will inform the Issues and Options. These include the Neighbourhood Development Frameworks currently being produced that are linked to the 4 areas identified in the City Centre Masterplan, and the City Centre Balanced Housing Market study (final report due late November 2005).

### Waste DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	January-August 2005	Yes
Public participation on issues and options	September/October 2005	No

#### Comments

- 2.3.9 Evidence gathering on going. Liaison with work on Municipal Waste Strategy ongoing. Consultant appointed to produce scoping report for producing the DPD, due to report December 2005.

### Large family Housing SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	March-July 2005	No
Public participation on Draft SPD	August/September 2005	No
Consideration of representations and finalise SPD	October/November 2005	No

#### Comments

- 2.3.10 Evidence gathering and early consultation and drafting ongoing.

### Designing Out Crime SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	January – May 2005	Yes
Public participation on Draft SPD	June/July 2005	No
Consideration of representations and finalise SPD	August -October 2005	No
Adoption of SPD	November 2005	No

#### Comments

- 2.3.11 Evidence gathering complete. Drafting ongoing. Early draft produced as basis for discussion with Police Architectural Liaison Officer. Progress reported to Safer Communities Executive, which is in support of the principle.

### Landscape Character Assessment SPD

Milestone	Target	Whether Met
Public participation on Draft SPD	June/July 2005	No
Consideration of representations and finalise SPD	August/September 2005	No
Adoption of SPD	October 2005	No

#### Comments

- 2.3.12 Landscape Character Assessment complete 2000 and is currently publicly available document. Delayed issuing as formal SPD to link with work next year on the Core strategy.

### Affordable Housing SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	April-July 2005	Yes
Public participation on Draft SPD	August/September 2005	No
Consideration of representations and finalise SPD	October/November 2005	No

#### Comments

- 2.3.13 Evidence gathering, early consultation and drafting ongoing. Progress delayed to take account of findings of City Centre Balanced Housing Market study (final report due late November 2005).

### Sustainable Design SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	January 2005	Yes

Public participation on Draft SPD	June/July 2005	No
Consideration of representations and finalise SPD	August -October 2005	No
Adoption of SPD	November 2005	No

#### Comments

2.3.14 The draft SPD has been issued for public consultation on 10 November for six weeks ending on 21<sup>st</sup> December. Consideration of representations will take place in January 2006 and adoption in March 2006.

## 2.4 Issues for Review

2.4.1 In addition to monitoring progress towards meeting milestones within the LDS the preparation of the AMR provides an opportunity to review future work and timescales.

2.4.2 Since the LDS was brought into effect, additional work areas have been identified. These are:

- **City Centre Design Guide** – this is a consultants report commissioned between Bradford Centre Regeneration and the Council. Following consultation it will be recommended to Executive for adoption as SPD. It will be taken forward as part of the City Centre Area Action Plan DPD.
- Executive on 14 June required that the development plan implications of the **Airedale Masterplan** be assessed. This has identified the need for additional DPDs and SPDs as set out in the report to executive on 22 November 2005, entitled “Delivering the Airedale Masterplan”.
- A **Masterplan for Manningham** has been published. Initial scoping of the development pan implications of its contents is being undertaken.
- The replacement UDP allocates significant land at Menston for development. SPD for these developments is to be brought forward.
- Ilkley Design SPD to finish planning response to the Ilkley Design Statement

## 2.5 Review Timetable

2.4.1 The Local Development Scheme needs to be reviewed in light of slippage on several DPDs and to take account of the adopted Replacement UDP and other work priorities. The timetable for review of the LDS is set out below:

Stage	Activity	Timescale
Draft Review LDS	Amend timescales to take account of slippage. Review additional DPDs for inclusion in LDS	December/January
Meet with GOYH		February 2006
Redraft Review LDS		February 2006
Submit to First S O S		End of March 2006
Bring into effect review LDS		May 2006

### 3.0 Local Development Framework Analysis of Policy Performance and Effects

#### 3.1 Policy Context

- 3.1.1 The guidance requires local planning authorities to develop a objectives-targets- indicators approach to local development framework monitoring. It sets out how indicators should be used to assess the implementation and effects of policies. The guidance proposes a tiered approach to indicators. These are:
- Contextual indicators which describe the wider social, environmental and economic background against which LDF policy operates (see section 1.4 above)
  - Output indicators which assess the performance of policies
  - Significant effects indicators which are used to assess the significant social, environmental and economic effects of policies (used as part of sustainability appraisal of policies).
- 3.1.2 The guidance defines two types of output indicator, which are relevant to the AMR. These are:
- **Core Output Indicator-** These are set and defined at the national level and each local planning authority is required to report on them in their AMR
  - **Local Output Indicator** – These are locally determined indicators which can address areas not covered by the core indicators. The choice of these indicators will vary according to particular circumstances and issues. These local indicators should be developed incrementally over time, reflecting changing policy monitoring needs, the development of monitoring experience and availability of resources. Indicators should be kept to a minimum, especially avoiding large numbers during the initial stages of developing their monitoring frameworks.
- 3.1.3 Guidance advises that Indicators should be kept to a minimum, especially avoiding large numbers during the initial stages of developing their monitoring frameworks. Therefore the focus in this first AMR has been on the core indicators and only a limited number of local indicators have been included where the data was available and relevant to the policy considerations.
- 3.1.4 The section below sets out the available data for each core indicator by topic. Where data is not available this is noted and the data collection issues considered.

#### 3.2 Topic commentaries

## **Business Development**

### **Core Indicators:**

**1a** Amount of floorspace developed for employment by type.

Completed sites	B1	B2	B8	Total
(Gross site area)				
Completed sites $\geq 0.25\text{ha}$ & $< 0.4\text{ha}$	0.33			0.33
Completed sites $\geq 0.4\text{ha}$	8.79	2.32	0.75	11.86
Total completed sites $\geq 0.25\text{ha}$	9.12	2.32	0.75	12.19

Notes: Data collected and analysed by Plans & Performance Service.  
Only site area data, for sites of 0.25ha and over, collected. Floorspace data not currently collected. Some developed sites are also recorded under Core Indicator 4.

**1b** Amount of floorspace developed for employment by type, in employment or regeneration areas.

Completed sites in Employment Zones	B1	B2	B8	Total
(Gross site area)				
Completed sites $\geq 0.25\text{ha}$ & $< 0.4\text{ha}$				
Completed sites $\geq 0.4\text{ha}$		2.32		2.32

Notes: Data collected and analysed by Plans & Performance Service.  
Only site area data, for sites of 0.25ha and over, collected. Floorspace data not currently collected. Some developed sites are also recorded under Core Indicator 4.

**1c** Amount of floorspace by employment type, which is on previously developed land.

Completed sites on PDL	B1	B2	B8	Total
(Gross site area)				
Completed sites $\geq 0.25\text{ha}$ & $< 0.4\text{ha}$	0.33			0.33
Completed sites $\geq 0.4\text{ha}$		1.31	0.75	2.06
Total completed sites $\geq 0.25\text{ha}$	0.33	1.31	0.75	2.39

Notes: Data collected and analysed by Plans & Performance Service.  
Only site area data, for sites of 0.25ha and over, collected. Floorspace data not currently collected. Some developed sites are also recorded under Core Indicator 4.

**1d** Employment land available by type.



	Total
Allocated sites	177.92
Sites with planning permission <0.4ha	0
Sites with planning permission >=0.4ha	16.05

Notes: Data collected and analysed by Plans & Performance Service.  
 Only site area data, for sites of 0.25ha and over, collected. Floorspace data not currently collected.  
 Some recorded allocated sites also have planning permission.  
 Recorded sites with planning permission do not have an allocation.

**1e** Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.

**1f** Amount of employment land lost to residential development.

Core Indicators **1e** and **1f** are based on data recorded under Core Indicator 1d in the previous AMR. The current data under 1d will form the basis of analysis under 1e and 1f in the AMR for 2005-2006.

Commentary:

Of the employment sites that were completed in 2004-2005, the majority of take up was for a single office development located outside employment zones and on greenfield land.

Monitoring System:

The immediate need is to record floorspace as well as site area.

**Housing**

**Core Indicators:**

**2a** Housing trajectory showing:

(i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;

(ii) Net additional dwellings for the current year;

(iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;

(iv) The annual net additional dwelling requirement; and

(v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

Year	Year of plan period for RUDP	(i) (ii) Net completions	Cumulative net completions over plan period	Annual average completions over plan period	(iii) Projected dwellings	(iv) Net annual requirement	Total requirement over plan period	Remaining requirement over plan period	Remaining years of plan period	(v) Net annual average dwellings needed to meet the requirement
1999-2000		1200								
2000-2001	1	1038	1038	1038		1390	19460	18422	13	1417
2001-2002	2	1257	2295	1147		1390	19460	17165	12	1430
2002-2003	3	1234	3529	1176		1390	19460	15931	11	1448
2003-2004	4	1254	4783	1196		1390	19460	14677	10	1468
2004-2005	5	1361	6144	1229		1390	19460	13316	9	1480
2005-2006	6				1733	1390	19460		8	
2006-2007	7				1733	1390	19460		7	
2007-2008	8				1733	1390	19460		6	
2008-2009	9				1733	1390	19460		5	
2009-2010	10				1733	1390	19460		4	
2010-2011	11				1733	1390	19460		3	
2011-2012	12				1733	1390	19460		2	
2012-2013	13				1733	1390	19460		1	
2013-2014	14				1733	1390	19460		0	
2014-2015					1733					

Notes: Completions data derived from Building Control completions and data supplied to them.

Supply data collected and analysed by Plans & Performance Service.

Completions data for 1999-2000, which is outside the plan period, is included to comply with definition of indicator (i).

Projected dwellings under indicator (iii) calculated as an annual average using the current supply and the ten year period included in the definition of the indicator.

The current supply comprises:

- Outstanding planning permissions 6368 (3873 on pdl; 1247 through conversion/change of use; 1248 on greenfield land, agricultural land and agricultural buildings)
- Remaining allocations in the RUDP 6565 (1752 on pdl and 4813 on greenfield land)
- Windfall assumption from the RUDP 440/year for the ten year period (all pdl)
- A density assumption of 38dph has been used.

Commentary:

Completions have been falling short of the requirement, though the general trend is increasing, which is leading to an increase in the residual requirement, indicator (v) for the remainder of the plan period.

The current supply in excess of residual requirement.

**2b** Percentage of new and converted dwellings on previously developed land.

	Gross completions 2004-2005	Percentage
On pdl and through conversions/change of use	1106	79.57
On Greenfield land, agricultural land and buildings	284	20.43
Total	1390	

Notes: Completions data derived from Building Control completions and data supplied to them.

Commentary:

The percentage of completions on pdl is in excess of the 57% target set in the RSS and included in the RUDP.

**2c** Percentage of new dwellings completed at:

- (i) Less than 30 dwellings per hectare;
- (ii) Between 30 and 50 dwellings per hectare; and
- (iii) Above 50 dwellings per hectare.

	Number of completed schemes	%age of completed schemes	Number of dwellings on completed schemes	%age of dwellings on completed schemes
<30 dph	37	48	512	41
30-50 dph	25	32	446	35
>50 dph	15	20	307	24
Total	77		1265	

Notes: Relates to schemes that were completed during period 1.4.2004-31.3.2005. Data collected and analysed by Plans & Performance Service.

Commentary:

Only a half (52%) of housing schemes completed in 2004-2005 have been at a density above 30 units per hectare.

Further analysis of this data is required, particularly the date of the planning approval, before it can be related to the density expectations and assumption of the RUDP.

**2d** Affordable housing completions.

	Gross completions	Net completions
Affordable housing	181	181

Notes; Data supplied by the Housing development and Enabling Team.

**Local Indicators:**

## Development of Phase I Housing Sites

- Phase 1 housing sites by development stage
- Analysis of completed housing sites by expectations of the plan, including density and affordable housing.

Parliamentary Constituency	Number of allocations	Developed for Housing	Under construction for Housing	Developed/part developed for other uses	Undeveloped	Unimplemented planning permission for Housing on whole/part of site	Unimplemented planning permission for other uses on whole/part of site	Planning applications for Housing under consideration on whole/part of site	No unimplemented planning permission for Housing
BN	35	7	2	3	24	4	3	4	14
BS	40	10	10	2	18	7	1	2	8
BW	18	5	2	1	10	1	1	2	6
K	29	14	5	1	9	2	0	0	7
S	30	11	7	0	12	4	0	0	8

Note: Data collected and analysed by Plans & Performance Service.

BN – Bradford North, BS- Bradford South, BW- Bradford West, K- Keighley, and S – Shipley relate to Parliamentary Constituencies

Part of one site in Bradford North has been developed for another use. The remaining part of the site has permission for Housing. This site is included twice in the table. Position at 31 March 2005.

#### Windfall Development

(Number of dwellings completed on land not allocated for housing in Development Plans.)

	On pdl	Through conversions/change of use	On Greenfield land, agricultural land and buildings	Total
Number of dwellings	672	224	95	991
%age of total windfall	68%	22%	10%	
%age of total completions				71%

Notes: Data analysis by Plans & Performance Service from completions data derived from Building Control completions and data supplied to them.  
Gross data analysed.  
Windfall decision determined from development plan at time of submission of application.

Commentary:

Further analysis is required to relate this data to the assumption in RUDP housing supply. A fuller monitoring system will need to be developed to enable this analysis.

## **Transport**

### **Core Indicators:**

**3a** Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.

	% of compliant sites more than 1000 sqm/0.4ha in size	% of compliant sites less than 1000sqm/0.4ha in size
Total number of compliant schemes as a % of total number of schemes	71%	33%
Total number of schemes analysed	7	6

Notes: The schemes analysed are those completed schemes recorded for Core Indicators 1 and 4 (where those retail schemes had planning permission) and were the subject of consultation with Highways Development Control.  
Compliance with the standards determined by Highways Development Control.

### **Commentary:**

Further analysis is required on those schemes that did not comply with the standards.

**3b** Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

	Completed schemes located within good quality public transport corridors	Completed schemes located outside good quality public transport corridors
Number of completed schemes	41	36

Notes: Completed schemes analysed are those recorded under Core Indicator 2c. Good quality public transport corridors encompass both the 400m radii around stops on high frequency bus routes and corridors and the 800m radii around railway stations, criteria used in the Location Strategy and density policies of the RUDP.

Commentary:

The Core Indicator requires individual dwellings to be tested against detailed destination criteria to analyse the accessibility of new residential development. Accessibility is most relevant when evaluating possible development sites and when assessing District wide changes over time. It is less relevant against completed development, particularly at plot level.

Accessibility criteria have been developed for the LTP and these need to be assessed against the Core Indicator for future AMR's, to ensure accessibility is evaluated comprehensively and consistently.

The data provided above is included as an interim evaluation of the accessibility of completed development residential development prior to the LTP/Core Indicator assessment.

Monitoring System:

The development will stem from the results of the LTP/Core Indicator assessment.

**Local Services**

**Core Indicators:**

**4a** Amount of completed retail, office and leisure development.

Use Classes Order	Net site size	
		Net floorspace (sq m)
A1 Retail	sites <1000 sq m	4679
	sites >=1000 sq m	6090
		Net site area (ha)
B1a & A2 Offices	sites <1ha	0.33
	sites >=1ha	8.79
D2 Leisure		No data

**4b** Amount of completed retail, office and leisure development in town centres.

Use Classes Order	Centres	Locations	Net site size	Net site size
			sites <1000 sq m	sites >=1000 sq m
A1 Retail	In Town Centres	City & Town Centres		
		Bradford City Centre gain	2501	1440
		Bradford City Centre losses	-1620	
		Keighley gain		
		Keighley losses	-705	
		Bingley		
		Shipley		
		Ilkley		
		District Centres		
		Mayo Avenue gain		3450
		Great Horton loss	-563	
	Out of Town Centres	Local Centres		
		Laisterdyke loss	-150	
		Leeds Road gain	100	
		Marshfields gain	112	
		Out of all above Centres		
		Total gain	5244	1200
		Total losses	-240	
			sites <1ha	sites >=1ha
B1a & A2 Offices	In Town Centres			
	Out of Town Centres	Out of all named Centres	0.33	8.79
D2 Leisure			No data	No data



Notes: Data collected and analysed by Plans & Performance Service.

Retail data:

Figures for period 1 January 2004 to 31 March 2005

Figures include creation of new floorspace and losses of floorspace.

Figures include development undertaken with planning permission; undertaken without planning permission; and development that does not need planning permission.

Gross floorspace data not available, net floorspace is most relevant for monitoring and analysis.

Figures include changes between convenience and comparison goods.

Office data:

Some developed sites also recorded in Core Indicator 1

Net site area data only, for sites of 0.25ha.

### Commentary:

For retail development:

Demolition of small units in Broadway starting to have an effect accounting for some of the losses in the City Centre

The new extra floor in the Kirkgate Centre contributed to the gains in the City Centre.

The addition of mezzanine floors at Forster Square and in Keighley contribute to the out of centres gains.

### Monitoring System:

The immediate need is to record floorspace as well as site area for Office development as noted for Core Indicator 1.

The issue of collection of both gross and net floorspace for Retail development needs to be addressed.

The monitoring of Leisure development will need to be developed.

### **4c** Amount of eligible open spaces managed to Green Flag Award standard.

Open space is defined here as “all publicly accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities’ audits of open spaces and recreation facilities as required by PPG17.”

The audit for the District is currently underway, and reporting on this Core Indicator will be in subsequent AMR’s.

## Minerals

### **Core Indicators:**

#### **5a** Production of primary land won aggregates.

	Total Crushed Rock for Aggregate Purposes (in Tonnes)
2000-2001	14899
2002-2002	247673
2002-2003	114245
2003-2004	210231
Total 2000-2004	587048

Notes: Data provided by Minerals & Waste Planning Team.  
Included for the plan period of the RUDP, though there is always a one year slippage in the supply of data.

#### **5b** Production of secondary/recycled aggregates.

This data not collected by any known source.

#### Monitoring System:

A reliable data source for 5b needs to be identified before monitoring system can be developed.

## Waste

### **Core Indicators:**

#### **6a** Capacity of new waste management facilities by type.

'New' facilities are defined as those which (i) have planning permission and (ii) are operable.

Site	Type	Annual Capacity
Unit B Handel Street Bradford	Waste transfer	29328 cubic metres
Units 5 & 6 Rear of 30 Railway Rd Idle	Scrap yard (ELV)	416 tonnes
Newgate Works 223 Bowling Back Lane	Scrap yard (ELV)	10400 tonnes
Victoria Works Barnard Road	Waste transfer	74999 tonnes
Victoria House Garnett Street	Scrap yard (ELV)	312 tonnes

Notes: Data provided by Minerals & Waste Planning Team.

**6b** Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

Amount of Municipal Waste arising	Amount (Tonnes)	
	292500	
Amount of Waste managed by management type	Amount (Tonnes)	Percentage
Landfill	255000	87.2
Material Reclamation Facility (MRF)	2500	0.8
Composting of Green Waste	14000	4.8
Dry recycling	17500	6
Bring Sites direct to recycling merchants	3500	1.12
Total	292500	

Notes: Data derived from the Municipal Waste Management Strategy.

### **Flood protection and Water Quality**

#### **Core Indicators:**

**7** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

	Flood Risk grounds	Water Quality grounds
Number of recommendations made to refuse permission	13	1
Number of permissions granted contrary to advice	8	0

Notes: Data supplied by Environment Agency on all applications to which they objected on the two named grounds during 2004-2005.

Initial analysis by Plans & Performance Service on the determination of the identified applications

#### **Commentary:**

The further analysis required the determination of these applications has not been possible since the data was supplied by EA.

## **Biodiversity**

### **Core Indicators:**

#### **8 Change in areas and populations of biodiversity importance, including:**

- i. change in priority habitats and species (by type); and EN work
- ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Environmental designations	SPA	SPA	SSSI	SSSI	SEGI	SEGI	RIGS	RIGS	BWA	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 Plans & Performance Service.

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.

### **Commentary:**

There is no base line data available on priority habitats and species to establish change in future years.

Base line data is available, and has been included, for environmental designations.

Monitoring system:

There is a need to establish monitoring arrangements with other environmental agencies to establish base data on priority habitats and species and monitor change to these and environmental designations.

### **Renewable Energy**

**9** Renewable energy capacity installed by type.

Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy.

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.

## **4.0 Summary of Key findings and recommended actions**

### **4.1 LDS**

4.1.2 There have been progress on several key LDDs but slippage have occurred due to the replacement UDP and resources constraints in the face of an ambitious LDS programme. The LDS should be reviewed to take account of slippage and new work areas for example Airedale Masterplan.

### **4.2 Policy monitoring systems**

4.2.1 The key messages from the analysis of policy in Section 3 relate to the core indicators on housing. Key findings include:

- The completions are below the annual housing requirement, although there has been a slight increase in recent years.
- Due to the underperformance on completions the annual housing requirement has increased to make up the shortfall
- The total available supply (allocated sites and permissions) is in excess of the residual requirement
- 79% of development has taken place on Previously Developed Land (PDL), in excess of the 57% Regional Spatial Strategy target
- Only a half (52%) of housing schemes completed in 2004-2005 have been at a density above 30 units per hectare.

4.2.2 There are several gaps in data which need action to ensure that they can be reported in the next AMR

## Appendix 1

### GLOSSARY

**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 Development Framework. They form the statutory development plan for the district (together with the Regional Spatial Strategy) 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 Development Framework. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Framework (LDF)** – 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. The Scheme is revised annually in light of outcomes from the Annual Monitoring Report and is submitted to the Yorkshire and Humber Government Office for approval.

**Supplementary Planning Document (SPD)** – These are Local Development Documents that are part of the Local Development Framework. 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

## **Appendix 2**

### Relevant National Guidance

Planning Policy Statement 12: Local Development Frameworks (ODPM 2004)

Creating Local Development Frameworks: A Companion Guide to PPS12 (ODPM 2004)

Local Development Framework monitoring: A Good Practice Guide (ODPM 2005)