

Local Development Framework

City of Bradford Metropolitan District Council



Annual Monitoring Report



December 2006



Bradford District Council
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ANNUAL MONITORING REPORT

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FOREWORD

The Councils Planning Service is facing challenging times as it adapts to meet the major changes to planning which have been introduced over recent years and are expected as a result of the local government white paper and the Barker Review.

As one of the largest metropolitan planning authorities the Council faces many major challenges in order to ensure the planning service supports the regeneration and fulfils the Districts' potential as a key player in both the United Kingdom and the Leeds City Region.

This is the second annual monitoring report for the Bradford District. It sets out the progress made in reviewing the current planning policies for the District in particular as we look to develop the new development plan documents as part of the Local development framework. It also sets out our current performance as measured by key indicators set by government, which shows how well we are doing in achieving change on the ground. The final section of the AMR 2006 looks at the number and types of applications received by the Planning authority and its effectiveness in determining them.

Bradford with the adoption of the replacement Unitary Development plan (RUDP) in October 2005 was one of the few local authorities in the country to complete a review of a UDP. The RUDP provides an up to date policy framework, which will guide development over the coming years.

The Planning Authority is now focusing its effort in developing the key documents in the Local Development Framework, which will over time replace the RUDP. Progress has been slow on these documents as a result of emerging good practice and government guidance as well as the need to engage with and integrate the work with other key emerging strategies and programmes including the Regional Spatial Strategy and the Leeds City Region Development Plan.

Progress has been made on the Statement of Community Involvement, which for the first time sets out how the community can expect to be involved in producing the new documents in the LDF. The Council has also made progress in providing additional guidance on key issues in support of the policies in the RUDP including sustainable design, and city centre design.

The Council will be reviewing the Local Development Scheme over the coming months to revise its key timetable for producing the LDF documents and will set out an ambitious timetable and programme, informed by the most up to date good practice and government guidance. Moving forward the planning framework for the District to deliver the new challenges including supporting the key regeneration initiatives including Bradford City Centre, Airedale, Manningham and the Canal Road corridor, delivering economic potential in support of the Leeds City Region and deliver the Vision for the District into the 21st Century.



Councillor Anne Hawkesworth

Environment & Culture Portfolio Holder

INTRODUCTION

1.1 The New Development Planning System

- 1.1.1 The Planning and Compulsory Purchase Act which came into force in September 2004 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 Bradfords Local Development Framework (LDF) will consist of a portfolio of Local Development Documents (LDD's), which 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:
- **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. Development Plan Documents will progressively replace the recently Adopted Replacement Unitary Development Plan.

- **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.

1.1.4 The Local Development Framework portfolio will also include the following documents:

- **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.
- **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
- **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.

1.1.5 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.

1.1.6 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 1st April to 31st 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

- 1.2.5 While not prescribed in guidance the council has extended the scope of the AMR for 2006 with a third section looking at the performance of the Local planning authority in determining planning applications and any associated appeals. This seeks to provided a wider context to the performance of the planning authority as whole.

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. It is likely that the Council will need to save some policies for longer than the 3 year period allowed under the Act. In such circumstances the Council will need to seek the agreement of the Secretary of State to save any policies beyond the 3 year period¹.
- 1.3.2 The rUDP contains a performance framework at paragraph 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.

1.4 Bradford In Context

Contextual indicators

- 1.4.1 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 regard 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.
- 1.4.2 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. The scoping report is due to be published for consultation in December 2006.

¹ Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 years saved period (DCLG August 2006)

1.4.3 Demographic

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

1.4.4 Economy

Economically active, of all people aged 16 - 74	207,122
Unemployed, of economically active	14,281
Retired of economically active	41,922

1.4.5 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
Housing Tenure	
Owner Occupiers	129,288
Rented from Council or Housing Association	29,350
Private & other renting	21,608
House price	
Average	£125,000

1.5 The Format of the Annual 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 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.
- 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 2006, 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 recently 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.
- 1.5.5 Section 4 provides an outline of the performance of the LPA in determining planning applications and at appeal. This section sets out the numbers major, minor and other minor applications received and determined by type of development.
- 1.5.6 The final section seeks to draw together key findings and any recommendations for action.

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 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;
- (i) Has met the Local Development Scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
 - (ii) Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - (iii) 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 2006. 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.

Replacement Unitary Development Plan

Milestone	Target	Whether Met
Adopt the replacement UDP	November 2005	Yes

Comments

- 2.3.3 Replacement UDP adopted at Full Council On 18 October 2005. The Council received one legal challenge during the prescribed 6 week notification period. The challenge from Asda relates to a site specific consideration at land at the Peter Black site in Keighley. The Council provided a formal rebuttal to the challenge and is currently awaiting a date for the challenge to be heard in the High Court. 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.
- 2.3.4 The Council published the adopted plan in January 2006. It also commissioned an electronic interactive version of the adopted RUDP to allow customers to access the plan on the Councils web site, and meet the government requirements under the Pendleton Criteria. The interactive RUDP went live in December 2005. It allows customers to search maps manually or by search tools (address/Postcode) with links to relevant written policy documents.
- 2.3.5 While the RUDP is saved for 3 years from adoption under the new legal provisions the Council needs to set out clearly which if any policies it is anticipating saving beyond the three year period. Where it is seeking to save policies beyond the 3 years the Council needs to seek the Secretary of States approval by April 2008.

Local Development Scheme

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

Comments

- 2.3.6 The LDS was submitted to GOYH on 23 March 2005. It was formally brought into effect on 21 June 2005. This AMR considers the need for a review of the LDS and sets out a timetable in section 2.5 below.

Statement of Community Involvement

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	June 2005	Yes
Public participation on Draft SCI (Reg 26)	August September 2005	No
Submission	December 2005 January 2006	No
Examination	June 2006	No
Adoption	October 2006	No

Comments

- 2.3.7 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. Drafted preliminary draft document September/October 2005.
- 2.3.8 The preliminary Draft SCI was published for 5 weeks consultation from 21 November 2005 ending 23 December 2005. A total of 27 organisations or individuals made comments which were considered and shaped the pre-submission draft SCI.
- 2.3.9 The pre-submission draft SCI was published for 6 weeks from 4 April to 15 May 2006. A total of 20 organisations or individuals made comments which were considered and shaped the submission draft SCI. The submission SCI together with the Statement of Consultation were considered by the Council's Executive in July 2006 and referred to the Full Council which approved the submission SCI subject to minor modification at its meeting on 12 September 2006.
- 2.3.10 The SCI was submitted to the Secretary of State for independent examination and published for public comment on 10 November for six weeks ending on 22 December 2006. It is anticipated that the Examination will take place in early summer.

2.3.11 Initially the SCI was delayed by the additional work on the RUDP to move it to adoption to October 2005. The process was further put back with the decision to build in an additional stage of formal consultation which had not been timetabled in the LDS. The additional consultation stage was deemed important in order to have robust and effective engagement up front in the process as recommended by government and emerging good practice elsewhere. Additional delay in moving to submission related to the need to refer the document to Full Council for decision which didn't meet until September, after the summer break.

Core Strategy

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	January05-March 2006	Yes
Public participation on Issues and Options (Reg 25)	April/May2006	No
Public participation on Preferred Options (Reg 26)	September/October 2006	No

Comments

2.3.12 National guidance and emerging good practice emphasises the need for effective frontloading, supported by a robust evidence base. The guidance also places importance in linking the Core Strategy to Community Strategy. in order to ensure a 'sound' process and ultimately 'sound' document. Therefore work on the Core Strategy has been re-timetabled to take account of the following:

- Updated Bradford Vision 2020 Bradford District Community Strategy 2006-09 (March 2006)
- Draft Regional Spatial Strategy for Yorkshire and the Humber (consultation January –April 2006, Examination September-October 2006)
- Local Area Conferences (June/July 2006)
- Leeds City Region Development Plan (November 2006)
- Developing a robust evidence base (Urban Potential Study/Open Space Assessment/Local Housing Assessment)
- Emerging good practice on Core Strategies (Planning Advisory Service, Planning Officers Society and recent Inspectors reports).

- 2.3.13 This has allowed the emerging Issues and Options papers for the Core Strategy to benefit from a more robust information on both local issues from the Community Strategy, but also the community consultation at the area conferences as well as the sub regional and regional picture.
- 2.3.14 Several crucial reports are also due and will inform the Issues an Options stage. The Urban Potential Study methodology was consulted upon in September 2006 and the study commenced in November 2006. It is anticipated that the findings will be available in summer to inform the Preferred Options stage.
- 2.3.15 A Project plan prepared in August 2006, sets out the work tasks at each key stage in preparing the Core Strategy to ensure that it meets the test of Soundness. Informal consultation with key partnerhips e.g. Housing, on LDF and Core Strategy, as well as area conferences have been undertaken to raise awareness of the LDF and the Core Strategy in particular prior to the formal stages of consultation.
- 2.3.16 Issues and Options papers are in preparation to go to the Council's Executive in January 2007 for consultation through February and March 2007.

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 (Reg 25)	September/October 2005	No
Public participation on preferred options (Reg 26)	February/March 2006	No
Submission	July/August 2006	No

Comments

- 2.3.17 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). Progress on the 4 Neighbourhood Development Frameworks is as follows:
- The Channel (published for consultation March 2006)
 - The Market (published for consultation March 2006)
 - The Valley (published for consultation September 2006)
 - The Bowl (published for consultation November 2006)

- 2.3.18 The Issues and Options for the AAP need to follow the Core Strategy in order to ensure conformity and alignment and ultimately the 'Soundness' of the document. It is therefore anticipated that the while work on the issues and options stage will be ongoing following the NDF work that the formal consultation will take place in Autumn 2007 linked to the Core Strategy Preferred Options.

Waste DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	May2005-March 2006	Yes
Public participation on issues and options	May/June 2006	No
Public participation on preferred options (Reg 26)	October/November2006	No

Comments

- 2.3.19 Evidence gathering on going. Liaison with work on Municipal Waste Strategy ongoing. Consultant appointed to produce scoping report for producing the DPD. Scoping report provided to Council December 2005.
- 2.3.20 Decision made due to resource constraints to procure consultants to undertake the waste DPD. Commenced procurement process April 2006. Due to likely cost of project it was subject to a full EU wider tender. The first stage was commenced in July 2006 seeking formal expressions of interest. Stage two the invitation of formal tender for the project was sent out in October 2006 to the successful organisations from stage 1 with a closing date for tenders of 6 December 2006. It is hoped the Council will be in a position then to appoint a consultant to commence in January 2007.
- 2.3.21 The Issues and Options for the waste DPD need to follow the Core Strategy in order to ensure conformity and alignment and ultimately the 'Soundness' of the document.

Housing, Employment sites and Safeguarded Land Allocations DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	January 2006	Yes
Public participation on issues and options	September/October 2006	No

- 2.3.22 Evidence gathering on-going linked to emerging Local Housing Assessment. Liaison with Housing Strategy and Housing Partnership on LDF and issues. Consulted on draft Urban Potential Study September 2006 and commenced UPS in October 2006. The progress on the DPD has slipped as a result of the revised timetable for the Core Strategy. In line with guidance and emerging good practice, the allocations DPD must follow on behind the Core Strategy, which sets the top level strategy to which the DPD must conform. The DPD also need to align with the Area Action Plans.
- 2.3.23 The Issues and Options on the allocations DPD will therefore look to be published in late summer/autumn 2007 on the back of the preferred options for the Core Strategy and also the findings of the Urban Potential study.

Large Family Housing SPD

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

Comments

- 2.3.24 Evidence gathering and early consultation and drafting ongoing. Consideration is to be given to new guidance in recently published PPS3 on density and the issue of BME housing.

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

- 2.3.25 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. Further drafting being undertaken and final text of draft SPD to be moderated by independent practitioner before publication for consultation in the New Year.

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

- 2.3.26 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. Due to go out with draft SPD with Core Strategy in February/March 2007.

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

- 2.3.27 Evidence gathering, early consultation and drafting ongoing. The City Centre Balanced Housing Market study report (December 2005) provides detailed assessment of the Bradford City Centre needs. Ongoing work with Housing Service on back of emerging Local Housing Assessment to consider review of approach and evidence base of local needs.

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

- 2.3.28 The draft SPD was published for public consultation on 10 November for six weeks ending on 21st December 2005. The Councils Executive considered an amended SPD and the statement of consultation at its meeting of Executive on March 2006 and minded to formally adopt SPD to be published with final amendments by end of December 2006. In light of emerging national guidance and good practice on climate change and sustainable development will undertake an early review of SPD

Tree Protection SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	April 2006	Yes
Public participation on Draft SPD	August/September 2006	No
Consideration of representations and finalise SPD	October/November 2006	No
Adoption of SPD	December 2006	No

Comments

- 2.3.29 Work commenced and draft SPD being finalised for consultation early in the new year.

Additional Work on Supplementary Planning Documents

- 2.3.30 In addition to the above the Council undertook work on several SPDs, which were not identified in the approved LDS. These were undertaken to meet new priorities for work. Each is considered in turn below.

- Bradford City Centre Design Guide**
- 2.3.31 This is a consultants report commissioned between Bradford Centre Regeneration and the Council. It was published for consultation for 6 weeks starting on January 2006. An amended SPD together with a statement of consultation was approved at Executive on March 2006 for adoption as SPD.
- Menston SPD**
- 2.3.32 The Council commissioned consultants GVA Grimley to produce a draft SPD and associated sustainability appraisal for two phase two housing sites at Derry Hill and Bingley Road, Menston. This was published for consultation in October/November 2006 following earlier consultation in April 2006, which shaped the draft document. Representations and proposed changes to the SPD are to be reported to Executive in the New Year.
- Planning Obligations SPD**
- 2.3.33 Following on from the service improvement work into planning obligations a draft SPD is in the process of being drafted which will set out the Council's broad approach to planning obligation in support of the saved policies in the RUDP. In particular it will cover broad issues relating to affordable housing, education, open space, highways etc. The draft SPD is due to go to Executive in the new year and will then be published for public consultation.
- Shop Front SPD**
- 2.3.34 In support of the wider objective of improving the quality of the built environment a draft shop fronts SPD has been prepared. This supports key conservation and design policies of the RUDP. It will be published for consultation in the New Year.

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:
- Executive on 14 June 2005 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". The area for priority area for an AAP is the Shipley and Canal Road Corridor.

- **The Bradford Canal and the Canal Road Masterplan** was considered at the Councils Executive in September which resolved that the masterplan be utilized as the basis for the relevant LDDs for the area. The Council is considering how the masterplan can be best addressed through the emerging AAPs for the City Centre and the Shipley.
- The **Open Space Assessment for the District** is due for completion in the new Year. This work needs to inform work on a new SPD to assist the effective implementation of the current open space policies in the RUDP. It also needs to be taken forward into a new DPD dealing with open space in accordance with PPG17.
- A **Masterplan for Manningham** has been published. Initial scoping of the development pan implications of its contents has been undertaken and no new requirements for DPD was considered necessary.
- **Ilkley Design SPD** to finish planning response to the Ilkley Design Statement.

2.5 Review Timetable

2.5.1 In common with most other LPAs within the region, the analysis above highlights slippage on all the major DPDs against the original LDS. There are several reasons for this delay;

1. Overly ambitious timetables set at a time of evolving national guidance and good practice on LDFs
2. Developing guidance on 'soundness' and the practical implications of frontloading in order to address this.
3. Linked to 1 and 2 above the need to ensure soundness and the align Core strategy work with other emerging strategies and a robust evidence base.
4. Additional work pressures (RUDP, RSS and SPD work)

2.5.2 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 2007
Redraft Review LDS		February 2007
Executive		March 2007
Submit to First S O S		End of March 2007
Bring into effect review LDS		May 2007

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 an *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	B1a	B1b	B1c	B2	B8	Total
(Gross internal floorspace)						
Completed sites below 1000 sqm				1001		1001
Completed sites above 1000 sqm	1356			4941	3946	10243
Total Completed Sites	1356			5942	3946	11244

Notes: Data collected and analysed by Plans & Performance Service.
 Only data, for sites of 0.25ha and over, collected.
 Internal floorspace figures have been converted from external floorspace measurements.
 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	B1a	B1b	B1c	B2	B8	Total
(Gross internal floorspace)						
Completed sites below 1000 sqm						
Completed sites above 1000 sqm						
Total Completed Sites						0

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

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

Completed sites on PDL (Gross internal floorspace)	B1a	B1b	B1c	B2	B8	Total
Completed sites below 1000 sqm				1001		1001
Completed sites above 1000 sqm	1356			3389	3946	8691
Total Completed Sites	1356			4390	3946	9692

Notes: Data collected and analysed by Plans & Performance Service.
 Only data, for sites of 0.25ha and over, collected.
 Internal floorspace figures have been converted from external floorspace measurements.
 Some developed sites are also recorded under Core Indicator 4.

1d Employment land available by type.

	Total
Allocated sites <0.4ha	0.35
Allocated sites >=0.4ha	169.64
Sites with planning permission <0.4ha	1.7
Sites with planning permission >=0.4ha	9.07

Notes: Data collected and analysed by Plans & Performance Service.
 Only site area data, for sites of 0.25ha and over, 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.

Losses of Employment land	Total
(i) Employment Zones	
(ii) District	0.37

Notes: Data collected and analysed by Plans & Performance Service.
 Only site area data, for sites of 0.25ha and over, collected.

1f Amount of employment land lost to residential development.

Losses of Employment land	Total
(i) Residential development	0.37
(ii) District	0.37

Notes: Data collected and analysed by Plans & Performance Service.
 Only site area data, for sites of 0.25ha and over, collected.

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.**

(See over)

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
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	1369	7513	1252		1390	19460	11947	8	1493
2006-2007	7				1863	1390	19460		7	
2007-2008	8				1863	1390	19460		6	
2008-2009	9				1863	1390	19460		5	
2009-2010	10				1863	1390	19460		4	
2010-2011	11				1863	1390	19460		3	
2011-2012	12				1863	1390	19460		2	
2012-2013	13				1863	1390	19460		1	
2013-2014	14				1863	1390	19460		0	
2014-2015					1863					
2015-2016					1863					

Notes: Completions data derived from Building Control completions and data supplied to them. Supply data collected and analysed by Plans & Performance Service. 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 7348 (4631 on pdl; 1649 through conversion/change of use; 1068 on greenfield land, agricultural land and agricultural buildings).
- Remaining allocations in the RUDP 6878 (1713 on pdl and 5165 on greenfield land).
- Windfall assumption from the RUDP 440/year for the ten year period (all pdl).
- The supply total is 18626, giving an annual average of 1863 over the ten year period.
- The density assumptions of the RUDP housing supply have been used on sites without an extant planning permission.

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 (iii) is in excess of residual requirement.

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

	Gross completions	Percentage
On pdl and through conversions/change of use	1178	85.24
On Greenfield land, agricultural land and buildings	204	14.76
Total	1382	

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	27	37	352	18
30-50 dph	28	39	1018	54
>50 dph	17	24	527	28
Total	72		1897	

Notes: Relates to schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during period 1.4.2005 - 31.3.2006.

These developments also analysed under Core Indicator 3b.
Data collected and analysed by Plans & Performance Service.

Commentary:

63% of housing schemes completed in 2005-2006, and 82% of dwellings on those completed schemes, 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	162	116

Notes: Data supplied by the Housing Development and Enabling Team.

Local Indicators:

- **Development of Phase I Housing Sites by development stage**

Parliamentary Constituency	Number of allocations	Developed for Housing	Part developed for Housing	Under construction for Housing	Developed for other uses	Part developed for other uses	Undeveloped	Unimplemented extant planning permission for Housing on whole or part of site	Planning applications for Housing under consideration on whole or part of site	Unimplemented extant planning permission for other uses on whole or part of site	Planning applications for other uses under consideration on whole or part of site	No unimplemented planning permission and no application under consideration for any use
BN	35	7	3	5	2	0	21	4	1	3	1	13
BS	40	13	2	9	2	1	15	5	3	0	0	7
BW	18	8	0	0	1	0	9	0	2	1	0	6
K	29	17	1	2	1	0	10	3	2	0	0	5
S	30	16	0	5	0	0	9	1	1	0	0	7

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.

Position at 31 March 2006.

- **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	746	174	49	969
%age of total windfall	76.98	17.96	5.06	
%age of total completions				70.11

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	% of compliant sites less than 1000sqm
Total number of compliant schemes as a % of total number of schemes	80%	40%
Total number of schemes analysed	5	5

Notes: The schemes analysed are those completed schemes recorded for Core Indicators 1 and 4 (where those retail schemes had planning permission) that 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).

Number of facilities within 30 minutes public transport journey time of completed scheme	Number of completed schemes	%age of completed schemes	Number of dwellings on completed schemes	%age of dwellings on completed schemes
All 6	58	80.56	1471	77.54
5	11	15.28	369	19.45
4	3	4.16	57	3.01
Total	72		1897	

Notes: Relates to schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during period 1.4.2005 - 31.3.2006.

Data collected and analysed by Plans & Performance Service.

These developments also analysed under Core Indicator 2c.

The six destination criteria are defined in 'Local Development Framework Core Output Indicators, Update 1/2005' ODPM October 2005.

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, though an analysis of those sites that were completed between 1.4.2005 and 31.3.2006 is included.

Different accessibility criteria have been developed for the LTP and the RSS and these need to be assessed against this 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 residential development prior to any resolution of the three indicators.

Monitoring System:

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

Local Services

Core Indicators:

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

		Net floorspace (sq m)	Gross floorspace (sq m)
Use Classes Order			
A1 Retail	sites less than 2500m2 in size	2626	
	sites 2500m2 or more in size	-4795	
B1a & A2 Offices	sites less than 1000m2 in size		
	sites 1000m2 or more in size		1356
D2 Leisure		No data	No data

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

Use Classes Order	Centres	Locations	Site size	Site size
			sites <2500 sq m net	sites >=2500 sq m net
A1 Retail	In Town Centres	City & Town Centres		
		Bradford City Centre gain		3074
		Bradford City Centre losses		-7869
		Keighley		
		Bingley gain		
		Bingley loss	-130	
		Shipley		
		Ilkley gain		
		Ilkley loss	-120	
		District Centres		
		Great Horton loss	-152	
	Out of Town Centres	Local Centres		
		Bolton Junction loss	-150	
		Lidget Green gain	240	
		Out of all above Centres		
		Total gain	3335	
		Total losses	-397	
	Total gain		3575	3074
	Total losses		-949	-7869
	Figures in Core Indicator 4a		2626	-4795
			Sites <1000 sq m gross	Sites >=1000 sq m gross
B1a & A2 Offices	In Town Centres			
	Out of Town Centres	Out of all named Centres		1356

	Figures in Core Indicator 4a			1356
D2 Leisure			No data	No data

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

Retail data:

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:

Developed site also recorded in Core Indicator 1

Internal floorspace figures have been converted from external floorspace measurements.

Commentary:

For retail development:

The completion of demolition of units in Broadway accounts for the majority of the losses in the City Centre.

Monitoring System:

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 nearing completion, 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
2004-2005	11950
Total 2000-2005	598998

Notes: Data provided by Minerals & Waste Planning Team from an annual request of active quarry operators. Only data voluntarily supplied by operators has been collated. It is possible that additional aggregates may have been won during these periods by operators who did not respond to the data request.

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
Neville Road/Bowling Back Lane, Bradford	112500 tonnes	Waste transfer
Hammerton Street, Barkerend, Bradford	74999 tonnes	Aggregate recycling
Grosvenor Road, Manningham, Bradford	160 tonnes	Scrap yard (EVL)
Unit A, Handel Street, Bradford	1040 tonnes	Scrap yard (EVL)
Unit 17, Knowles Mill, Knowles street, Bradford	624 tonnes	Scrap yard (EVL)
Unit 4, Hammerton Street Industrial Estate, Bradford	5000 cubic meters	Waste transfer
MCP Env Services, Spartan Road, Low Moor, Bradford	500 tonnes	Waste transfer
Bradford MDC Depot, Golden Butts Road, Ilkley	7499 tonnes	Waste transfer

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 Waste managed by management type	Amount (Tonnes)	Percentage
Landfill	226000	84
Material Reclamation Facility (MRF)	0	0
Composting of Green Waste	17000	6.5
Dry recycling	22500	8.5
Bring Sites direct to recycling merchants	3000	1
Total	268000	100

Notes: Data derived from the Waste Management and Street Scene Division.

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	18	1
Number of permissions granted contrary to advice	1	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2005-2006, taken from EA web site.

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

Commentary:

Of the 18 applications where objections on flood risk grounds are recorded on EA web site: in 6 cases EA subsequently withdrew the objection but did not update the website; in 1 case the objection was not made within the period allowed to determine the application; 3 applications remain undetermined; 4 applications have been withdrawn; and 3 applications were refused.

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.**

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.

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

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 DEVELOPMENT CONTROL PERFORMANCE

4.1 Introduction

4.1.1 The following section sets out the performance of the local planning authority in determining planning applications (1 April 2005 to 31 March 2006). It considers:

- Major Applications
- Minor applications
- Other applications (Listed Buildings etc)
- Appeals
- Quality of service checklist

Major Applications

4.1.2 In 2005/2006 the Authority determined 220 Major Applications. This figure does not include those applications which were withdrawn.

4.1.3 Of these, 129 applications were determined within 13 weeks, this equals 58.6% which is above the target of 57% for standards authorities, but below the national target of 60%.

All Major Applications by Development Type (BV109a)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
1 Dwellings 10 or more dwellings or a site over 0.5 hectares	134	73	61	101	33
2 Offices/research and development/light industrial Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	9	5	4	8	1
3 Heavy industrial/storage/warehousing Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	13	9	4	13	0
4 Retail distribution and servicing Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	8	6	2	6	2
5 All other major development types Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	56	36	20	52	4
Total	220	129	91	180	40

4.2 All Minor Applications

4.2.1 In 2005/2006 the Authority determined 1263 Minor Applications. *This figure does not include those applications which were withdrawn.*

4.2.2 Of these, 860 applications were determined within 8 weeks, this equals 68.1% which is above the national target of 65%.

Minor Applications by Development Type (BV109b)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
6 Dwellings <i>Less than 10 dwellings or a site less than 0.5 hectares</i>	612	387	225	380	232
7 Offices/research and development/light industrial <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	32	25	7	5	27
8 Heavy industrial/storage/warehousing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	36	25	11	31	5
9 Retail distribution and servicing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	118	83	35	92	26
10 All other minor developments <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	465	340	125	366	99
Total	1263	860	403	874	389

4.3 Other Applications

- 4.3.1 In 2005/2006 the Authority determined 3564 Other Applications. *This figure does not include those applications which were withdrawn.*
- 4.3.2 Of these, 3008 applications were determined within 8 weeks, this equals 84.4% which is above the national target of 80%.

Minor Other Applications by Development Type (BV109c)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
12 <i>Changes of use</i>	221	149	72	157	64
13 <i>Householder applications</i>	2818	2454	364	2355	463
14 <i>Advertisements</i>	209	185	24	157	52
15 <i>Listed building consent to amend or alter</i>	252	188	64	211	41
16 <i>Listed building consent to demolish</i>	9	6	3	9	0
17 <i>Conservation area consent</i>	16	4	12	14	2
18 <i>Other</i>	39	21	18	N/A	N/A
Total	3564	3007	557		

4.4 Appeal Information (BV204)

- 4.4.1 In 2005/2006 the Authority received a total of 90 appeal decisions of which 23 appeals were allowed and the remainder were dismissed. This equals 25.55% which is above the national target of 28% for 2005/2006.

Quarterly breakdown

Quarter	Total number of appeal decisions	Total number dismissed	Percentage (dismissals)
April to June 2005	29	8	27.59
July to Sept 2005	24	3	12.50
October to December 2005	18	6	33.33
January to March 2006	19	6	31.58
Total	90	23	25.55

- 4.4.2 Although the Authorities performance at Appeal is good, some detailed analysis of those determined during 2005/2006 is being carried out. This work will break down the results by initial application type (for example, full permission), development type (for example, major dwellings) and highlights specific policies and policy areas, which may benefit from further development and improvement. This information will be used to aid the development of policy under the new Local Development Framework, with a view to further improving the Authorities performance.

4.5 Quality of Service Checklist (BV205)

- 4.5.1 The government sets a framework for assessing each local planning authorities quality of service. In 2005/2006 the overall score for the Quality of Service Checklist for Bradford was 94.44%. This was below the target of 100%.

(See over)

Quality of Service Checklist 2005/2006

A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development?			
1	Is the guidance accessible in writing?	✓	1
2	Is the guidance pre-prepared?	✓	1
3	Does the guidance reflect the size and types of development envisaged in the development plan?	✓	1
B. Whether the authority provides pre-application advice?			
4	Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?	✓	1
5	Does the advice have regard to the history of the site* of the proposed development where relevant?	✓	1
6	Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?	✓	1
*	<i>'Site History' includes details of previous applications for the site, details of any development plan proposals for the site and details of previously stated views from all significant and relevant parties and statutory bodies where necessary</i>		
C. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice on design* in the preparation of the local development plan, planning guidance and in determining all types of applications under the Planning Acts.			
7	Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?	✓	1
8	Is the advice used for the preparation of the local development plan, planning guidance and the determination of all types of planning applications under the Planning Acts?	✓	1
9	Are the arrangements for securing the advice permanent and continual?	✓	1
*	<i>'Specialist advice on design' should include advice from a qualified architect, urban designer or landscape architect. 'Design' should include all aspects of design with reference to paragraph 14 of Planning Policy Guidance Note 1. Arrangements are permanent and continual if they are available in house or under some standing arrangement such as a call-off contract with an outsourced provider.</i>		

D. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice* on the historic environment in the preparation of the local development plan, planning guidance and in determining all types of applications under the Planning Acts.													
10	Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?	✓	1										
11	Is the advice used for the preparation of the local development plan, planning guidance and the determination of all types of planning applications under the Planning Acts?	✓	1										
12	Are the arrangements for securing the advice permanent and continual?	✓	1										
*	<i>'Specialist advice' should include advice from appropriately qualified specialists in conservation and archaeological techniques. Arrangements are permanent and continual if they are available in house or under some standing arrangement such as a call-off contract with an outsourced provider.</i>												
E. Whether there is a multidisciplinary team approach to determining major planning applications.*													
*	<i>For the purposes of this question 'major applications' is defined as all applications for more than 50 houses or 10,000 square metres of industrial, commercial or retail floor space and smaller major applications in which more than one council department has an interest.</i>												
13	Is this an approach which integrates the contribution of different appropriate disciplines in a way which reflects the size, scale and complexity of the development?	✓	1										
14	Are lead officer/s available (including at pre-application stage) to manage and co-ordinate development advice and information and subsequent application processing?	✓	1										
15	Is there a project management approach to managing activities in relation to the applications?	✓	1										
F. Whether the authority provides the capability for an electronic planning service.													
16	<p><i>For this section, authorities score points according to the level achieved on self-assessment against the 21 Pendleton Report Survey criteria. For example, an authority that meets 11 out of 21 criteria will attract a score point of 1 point. An authority that meets 10 out of the 21 criteria will score 0 points. The levels are as follows:</i></p> <table border="0"> <thead> <tr> <th><i>Criteria Achieved</i></th> <th><i>Points Awarded</i></th> </tr> </thead> <tbody> <tr> <td>21</td> <td>3</td> </tr> <tr> <td>15-20</td> <td>2</td> </tr> <tr> <td>11-14</td> <td>1</td> </tr> <tr> <td>0-10</td> <td>0</td> </tr> </tbody> </table> <p>See Appendix One for details of criteria assessment</p>		<i>Criteria Achieved</i>	<i>Points Awarded</i>	21	3	15-20	2	11-14	1	0-10	0	2
<i>Criteria Achieved</i>	<i>Points Awarded</i>												
21	3												
15-20	2												
11-14	1												
0-10	0												
Total Points			17										
Available			18										
Points			94.4%										
Percentage			94.4%										

5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS

5.1 Local Development Scheme

5.1.1 While work has commenced on several key LDDs, progress has been slow and many of the milestones in the LDS have been missed. The slower than anticipated progress has occurred due to a range of reasons. They include:

- Overly ambitious timetables set at a time of evolving national guidance and good practice on LDFs
- Developing guidance on 'soundness' and the practical implications of frontloading in order to address this.
- Linked to 1 and 2 above the need to ensure soundness and the align Core Strategy work with other emerging strategies and a robust evidence base.
- The need for other DPDS to follow on after the Core Strategy in order to ensure conformity and alignment and ultimately soundness.
- Additional work pressures and resource constraints (RUDP, RSS and SPD work)

5.1.2 The LDS should be reviewed to take account of slippage and new work areas for example the Airedale Masterplan. The review should take account of the recent guidance as well as emerging good practice and practical experience of the other LPAs in the on the delivery of LDFs.

5.2 Policy Monitoring Systems

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

- Housing 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 housing requirement.
- 85% of development has taken place on Previously Developed Land (PDL), in excess of the 57% Regional Spatial Strategy target.
- 63% of housing schemes, and 82% of dwellings, completed in 2005-2006 have been at a density above 30 units per hectare.

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

5.3 Development Control Performance

- 5.3.1 The council receives a significant number of planning applications including a large number of complex applications in the form of major applications.
- 5.3.2 The Council is below the national target for determining major applications, but above the national target for minor applications.
- 5.3.3 The Council has recently introduced major improvements to the service to allow customers to submit and also access planning application information online. This aims to provide a better service to customers in line with national e-government aims as well as making more effective use of officer time in processing applications.

Appendix 1

GLOSSARY

Local Development Framework Terminology

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

Development Control Terminology

Best Value Indicators

BV109a – Percentage of Major planning applications determined in line with the Government's development control targets. The target set by Government is 60% of all Major applications should be determined within 13 weeks.

BV109b – Percentage of Minor planning applications determined in line with the Government's development control targets. The target set by Government is 65% of all Minor applications should be determined within 8 weeks.

BV109c – Percentage of Minor Other planning applications determined in line with the Government's development control targets. The target set by Government is 80% of all Minor Other applications should be determined within 8 weeks.

BV204 – The percentage of appeals allowed against the authority's decision to refuse on planning applications.

BV205 – The Authority's score against a 'quality of planning services' checklist.

Application Descriptions

Major Application – A development of 10 or more dwellings or involving a site of 0.5 hectares or more. A development whereby the floor space to be built is 1000 square metres or more, or the site area is one hectare or more.

Minor Application – A development of less than 10 dwellings or where the floorspace is less than 1000 square metres for residential developments and 1 hectare for any other developments.

Other Application – All remaining applications including those concerning changes of use, advertisements and many householder applications including house extensions and garages. Applications concerning Listed Buildings also fall under this category.

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)