

Local Development Framework for Bradford

# Annual Monitoring Report 2009 - 2010

December 2010



City of Bradford MDC

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**CONTENTS**

	<b>Page No.</b>
<b>Foreword</b>	
<b>1.0 INTRODUCTION</b>	<b>1</b>
1.1 The New Development Planning System	1
1.2 The Purpose and Content of the Annual Monitoring Report	3
1.3 Development plan context current monitoring systems	4
1.4 Bradford in context	4
1.5 The Format of the Annual Monitoring Report	6
<b>2.0 Implementation of the Local Development Scheme (LDS)</b>	<b>7</b>
2.1 Monitoring Local Development Framework Preparation	7
2.2 Bradford LDS Context	7
2.3 Progress on LDS Milestones	7
2.4 Current LDF Adopted Documents	25
<b>3.0 LOCAL DEVELOPMENT FRAMEWORK ANALYSIS OF POLICY PERFORMANCE AND EFFECTS</b>	<b>26</b>
3.1 Policy Context	26
3.2 Topic Commentaries	27
<input type="checkbox"/> Business Development & Town Centres	27
<input type="checkbox"/> Housing	32
<input type="checkbox"/> Environmental Quality	37
<input type="checkbox"/> Minerals	40
<input type="checkbox"/> Waste	41
<b>4.0 DEVELOPMENT MANAGEMENT PERFORMANCE</b>	<b>42</b>
4.1 Introduction	42
4.2 Major applications	42
4.3 All Minor applications	44
4.4 Other applications	45
4.5 Appeals information	46
<b>5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS</b>	<b>47</b>
5.1 Local Development Scheme	47
5.2 Policy Monitoring Systems	47
5.3 Development Management Performance	49

## **APPENDICES**

1. Glossary
2. Relevant National Guidance

## **FOREWORD**

The District, as well as the rest of the country, is facing difficult challenges ahead which will have an impact on the quality of peoples' lives across the district. It is particularly important that the Council with communities, partners and business, ensures that all communities can access decent and affordable housing, and jobs. In a time of limited resources it is important that Planning provides a clear framework for delivery, so investment works to bring maximum contribution to and benefit for Bradford for both residents and business.

The current economic conditions have continued to slow development across the Country and also locally in Bradford. As can be seen in this report, this has particularly hit housing delivery and is likely to do so for the foreseeable future. The Council is continuing to work with partners and the development industry to do what it can to support development and investment to progress the delivery of homes, jobs and regeneration in these tough times.

The Council's Planning Service is also facing challenging times as it adapts to meet the major changes to planning which have been implemented or are being considered by national government.

This is the sixth Annual Monitoring Report for the Bradford District. It sets out the progress made in reviewing the current planning policies for the District 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 we are doing in achieving change on the ground. The final section of the AMR 2010 looks at the number and types of applications received by the Planning authority and its' effectiveness in determining them.

While the policies of the Replacement Unitary Development Plan continue to provide the framework which will guide development, the Planning Authority is currently focusing its effort in developing the key documents in the Local Development Framework, in particular the Core Strategy. Progress has been made in engaging the District's communities on the Core Strategy, as well as developing the evidence which will inform the emerging preferred approach which will be tested with the public and partners later next year. Work has also progressed on Waste Management Development Plan Document with the publication for comment the Preferred Option later this year.

It is important that we continue to move the planning framework for the District forward to deliver on the challenges including supporting the key regeneration initiatives in Bradford City Centre, Airedale, and the Canal Road corridor and delivering economic potential and much needed decent homes. Progress in putting in place clear plans now will put Bradford in a good position when the economy starts to pick up and ensure delivery on the challenges.

**Councillor Flowers**

**Culture, Planning and Housing Portfolio Holder**

## 1.0 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 Act were 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** – produced by the Yorkshire and Humber Regional Assembly and issued by the Secretary of State, but revoked 6 July 2010 ( see paragraph 2.3.8 to 2.3.10).
- **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 Bradford's 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 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 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 the changes required to the Local Development Framework in order 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 with a third section looking at the performance of the Local Planning Authority in determining planning applications and any associated appeals. This seeks to provide a wider context to the performance of the planning authority as a 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. The Secretary of State issued a Direction dated 30<sup>th</sup> September 2008 setting out the policies to be saved beyond 31<sup>st</sup> October 2008.
- 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 has replaced 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 the 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 policies 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 The Core Strategy Sustainability Appraisal Scoping Report was published in February 2007.

1.4.3 Demographic

<b>Population</b>	
<b>Total</b>	501,400 ♦
<b>Households</b>	
<b>Total Households</b>	189,717 *
<b>Average Household size</b>	2.6*

1.4.4 Economy

<b>Economically active, of all people aged 16 - 74</b>	246,400 ♦
<b>Unemployed, of economically active</b>	18,800♦
<b>Retired of economically active</b>	

1.4.5 Housing

<b>Housing Type</b>	
<b>All dwellings</b>	
<b>Detached House</b>	23730*
<b>Semi Detached house</b>	61935*
<b>Terraced housing</b>	63929*
<b>Bunglows</b>	12392*
<b>Flat or Maisonette</b>	27464*
<b>Caravan</b>	267*
<b>Housing Tenure</b>	
<b>Owned Outright</b>	59,381*
<b>Owned with mortgage</b>	73,800*
<b>Rented from Council or Housing Association</b>	29,216*
<b>Private renting</b>	26,371*
<b>Tied accommodation</b>	379*
<b>Shared ownership</b>	569*
<b>House price</b>	
<b>Average</b>	£129,950 (2008)* £103,293 (2009)*

Sources:

\* 2007/08 household survey- SHMA.

♦ONS annual population survey and mid-year population estimates, 2008

## **1.5 The Format of the Annual Monitoring Report**

- 1.5.1 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 LDD's milestones. It sets our milestones for each Local Development Document to November 2009, 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. Given the slippage against the current LDS and recent changes to development plan process it proposes that the LDS is review within the next year, as core DPD work programme permits.
- 1.5.3 Section 3 considers the performance of policies. This section focuses in this report on the core output indicators prescribed by national guidance, as revised in 2008. The analysis is undertaken where data permits with regard to the saved policies of the RUDP. The data is presented using the topic themes given in national guidance for the core output indicators. Those original LDF core indicators that have not been included in the 2008 revised guidance continue to be reported as local indicators for the time being in the, new, relevant topic themes. These are:
- Business Development and Town Centres
  - Housing
  - Environmental Quality
  - Minerals
  - Waste
- 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 are 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 of 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;
  - (iii) Report progress on policies and related targets in Local Development Documents, including relevant national and regional targets;
  - (iv) Include progress against national core output indicators including information on net additional dwellings and an update of the housing trajectory; and
  - (v) Indicate how infrastructure providers have performed against programmes for infrastructure set out of the Core Strategy.

### **2.2 Bradford LDS Context**

- 2.2.1 The first LDS for Bradford was adopted in September 2005. Guidance requires the LDS to be reviewed on a regular basis to take account of progress and slippage on any documents and new policy issues. The AMR for 2006 highlighted significant slippage on all the major DPDs against the first LDS. It identified the need to review the LDS and set out a timetable. In addition, the Secretary of State requested that all LPAs review their LDS and submit them by end of March 2007.
- 2.2.2 The Executive approved a revised LDS at its meeting on 18<sup>th</sup> December 2007 following discussions with GOYH.
- 2.2.3 This AMR considers how preparation of the LDDs compares with the milestones and timetables set out in the revised LDS being the most recent and relevant version.

### **2.3 Progress on LDS Milestones**

- 2.3.1 There are several Development Plan Documents with key milestones within the monitoring period to October 2010. Each document and milestones are considered in turn below.

## Replacement Unitary Development Plan (Update)

### Comments

2.3.2 While the RUDP is saved for 3 years from its adoption (until October 2008) under the new legal provisions the Council needs to set out clearly which, if any policies it is anticipating saving beyond this three year period. Where it is seeking to save policies beyond the 3 years the Council needs to seek the Secretary of States approval. The Council undertook an assessment of the RUDP policies early in 2008. The assessment was made against the considerations in PPS12 paragraph 5.15. The Council Executive meeting of 22<sup>nd</sup> April 2008 considered a report detailing the assessment and the submission to the Secretary of State. The Council formally made a submission on 21<sup>st</sup> May 2008. The Secretary of State issued a Direction on 30<sup>th</sup> September 2008 saving the policies beyond 31 October 2008 as proposed by the Council with one minor change. The Direction sets out the policies saved. The following policies, from within the Policy Framework volume of the RUDP, are as a result not saved:

Policy UDP5	Needs of Communities in appropriate locations
Policy UR4	Sequential approach to accommodating development
Policy H1	Phase 1 Housing
Policy H2	Phase 2 Housing
Policy H3	Monitoring of housing supply
Policy H5	Residential development of land and buildings
Policy E3A	Office development
Policy TM9	Protection of pedestrian and Cycle routes
Policy TM 3	On street parking controls
Policy TM21	Provision and protection of rail and freight facilities
Policy TM22	Lorry parking
Policy NE12	Landscape and wildlife enhancement
Policy NR6	Aggregate land banks
Policy NR14	Agricultural land
Policy P4	Contaminated land
Policy P14	Biodegradable waste – landfill

2.3.3 Development allocations and designations (as shown on the proposals map) linked to the saved policies remain saved as part of the statutory development.

2.3.4 A copy of the direction and accompanying letter has been placed on the Councils web site for information.

## Local Development Scheme

Milestone	Target	Whether Met
Submission of the LDS to the First Secretary of State	March 2007	Yes

### Comments

- 2.3.5 The AMR 2006 identified the need to review the LDS and set out a timetable for that review. At the same time the Secretary of State also requested that all LPAs review and submit revised LDS by end of March 2007. The LDS was reviewed in early 2007.
- 2.3.6 The Revised LDS was formally adopted by the Council on 18<sup>th</sup> December 2007, following submission to Secretary of State and subsequent amendment.
- 2.3.7 The government issued an amended PPS12 and associated procedural changes in an online Development Plan Manual, which have an implication for the existing LDS. There has been further slippage on the current LDS, (as set out below). The Council has not carried out a review as stated in AMR 2009. Given recent changes to national policy any review is on hold pending further clarification from national government. In advance of any review the Council will provide real time updates, online and in its regular communications with stakeholders such as '*Plan-it Bradford*' Newsletter, on progress on the LDS milestones and its approach in light of the above changes.

## Statement of Community Involvement

Milestone	Target	Actual	Whether Met
Examination	October 2007	October 2007	Yes
Inspectors Binding Report	December 2007	January 2008	No
Adoption and publication	March 2008	July 2008	No

### Comments

- 2.3.7 The SCI was submitted to the Secretary of State for independent examination and published for public comment on 10 November 2006 for six weeks ending on 22 December 2006. A total of 24 representations were received to the soundness of the document, 13 objecting and 11 supporting. The Council have been working with PINS towards an Examination. Following

Local Development Framework for Bradford discussions with several objectors the Examination will be by written representations only. The Council received the Inspector's Report on the 14<sup>th</sup> January 2008. The Inspector deemed the SCI "sound" subject to the implementation of a number of recommendations. The Council adopted the SCI at its meeting of full Council on 8<sup>th</sup> July 2008, following consideration at Executive on 22 April 2008. A legal notice of adoption was subsequently issued on 29 July 2008.

### Regional Spatial Strategy

- 2.3.8 While not the responsibility of the Council, the Regional Spatial Strategy (RSS) for Yorkshire and the Humber was part of the development plan and provided the strategic context for the preparation of Local Development Frameworks by local planning authorities. All of the work thus far undertaken on the LDF has been predicated on the need to both implement and align with the policies and strategies outlined in the RSS.
- 2.3.9 The Secretary of State revoked the RSS on 6 July 2010<sup>1</sup>. Limited transitional Guidance was issued by CLG at the same time, in particular confirming that local planning authorities such as Bradford are now responsible for setting their own housing requirement targets. Guidance on the range of information to be used in assessing the scale of housing need within a local authority area, as set out in PPS3, remains unchanged, however it will be for the Council to research, propose and then defend at public examination its approach to housing targets.
- 2.3.10 The need to re-address what was before the revocation an established area of strategic policy has resource and timing implications which will affect the ongoing timetable for production of the LDF Core Strategy. These are considered where appropriate below.

### Core Strategy

Milestone	Target	Actual	Whether Met
<b>Public participation on Issues and Options (Reg 25)</b>	February – June 2007	February – June 2007	Yes
	November – December 2007		
<b>Public participation on Preferred Options and SA Report</b>	July 2008 - August 2008 -		No
<b>Submission of DPD to S of S</b>	May 2009		No
<b>Consult on</b>	May – June 2009		No

<sup>1</sup> Revocation subsequently quashed by High Court ruling published 10<sup>th</sup> November 2010. RSS to remain part of statutory development plan until Localism Bill gains Royal Assent, anticipated late 2011.

<b>Submitted Document</b>			
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### Comments

- 2.3.11 The Council commenced formal consultation on the Core Strategy with the publication of 8 topic papers setting out the Issues and Options for discussion from February to June 2007. The comments received as well as the consultation logs are available to view and download on-line.
- 2.3.12 The Council considered the comments received to the Issues and Options consultation. A number of respondents including from the Government Office for Yorkshire and the Humber requested that further work was required in order to develop more fully key elements of the issues and options in advance of preferred options. In particular the need to explore a more spatial vision and realistic and spatially specific options for the location of development in line with the then emerging Regional Spatial Strategy (RSS).
- 2.3.13 The Secretary of State issued proposed modifications to the Yorkshire and Humber Regional Spatial Strategy in September 2007. These raised a number of significant issues, which had implications for the Core Strategy including a significantly higher housing requirement for the district. The Final RSS was adopted in May 2008.
- 2.3.14 The Further Issues and Options papers were produced in order to take account of some of the critical comments raised in the earlier consultation and also take into account more recent evidence and changes in national, regional and local strategies including RSS and the SCS. The Further Issues and Option papers set out a revised spatial vision and objectives as well as refined and amended spatial options for the location of development. They were approved for public consultation at the Council's Executive on 18<sup>th</sup> December 2007.
- 2.3.15 The Further Issues and Options were published for consultation from February 2008 to May 2008. Supporting documents were published including an Initial Sustainability Appraisal as well as a Settlement Study.
- 2.3.16 The consultation had two broad objectives:
- Raise awareness of the Core Strategy Further Issues and Options for Bradford.
  - Engage with key stakeholders in exploring the four spatial options for the location of housing and employment development within the District.
- 2.3.17 The consultation sought views from the public, landowners, community groups, infrastructure providers and other interested parties. In addition to targeted consultations several workshops were held.
- 2.3.18 Further events were run by Planning Aid which targeted communities of interest including BME, older people and young people.



- 2.3.19 Further engagement with communities in areas proposed in the Further Issues and Options as areas for significant growth, such as Holmewood, was undertaken up to the end of 2008.
- 2.3.20 All comments received as well as logs for each of the events can be viewed on the LDF web pages.
- 2.3.21 In light of the imperative need to ensure a robust approach to waste management in LDF's, the government issued new guidance in June 2007 on the waste content of Core Strategies. To ensure sufficient opportunities for the provision of waste management facilities in appropriate locations, the core strategy should set out how sites and areas suitable for new or enhanced waste management facilities will be identified, including the criteria that will guide actual allocations and the broad locations where these will be sought. The guidance suggests that the clarity of the framework can be improved by identifying broad strategic areas in the Core Strategy. Taking account of the guidance the Council produced a Core Strategy Further Issues and Options Waste Management paper. This sets out the issues and options in following such an approach in the Core Strategy for Bradford. It seeks to invite comments on the considerations in identifying broad areas of search for waste facilities. The areas of search set out in the report take account of accessibility and environmental constraints only at this stage. This approach would then inform the detailed identification of sites in the more detailed Waste management Development Plan Document which follows.
- 2.3.22 The Further Issues and Options report on waste was approved by the Executive on 14<sup>th</sup> October 2008. Consultation period commenced on 6<sup>th</sup> November 2008, closing on 12<sup>th</sup> December 2008. Waste interests groups were targeted specifically for their views as part of the consultation.
- 2.3.23 Following a review of the consultation on the earlier Minerals Issues and Options issued in 2007, it was felt that further targeted consultation was required to ensure a robust engagement from the minerals operators and interests. An updated version of the Issues and Options topic paper was issued for comment in November 2008 and a workshop held with minerals interests.
- 2.3.24 Work to take forward the Core Strategy in 2009/10 focused on analysing the representations from consultation and developing a robust evidence base on which to inform and develop the Core Strategy.
- 2.3.25 Further informal testing of a revised vision and spatial objectives was undertaken with key partners at a Bradford District Regeneration Summit held in April 2009.
- 2.3.26 In taking forward the Core Strategy the Council has had ongoing regard to developing national guidance and good practice (e.g. Planning Advisory Service, Planning Officers Society and recent Inspectors reports). In particular it has sought to ensure a robust and proportionate approach to the

Local Development Framework for Bradford  
underpinning evidence base, on which to develop and test the Core Strategy  
approach .

2.3.27 The Council has several key studies in place:

- Open space assessment
- Landscape Character Assessment
- Employment Land Study
- Retail Study

2.3.28 Several further key studies have been commissioned and have progressed in 2010. Each of these are considered in turn below.

Strategic Housing Market Assessment (SHMA) and Affordable Housing  
Economic Viability Assessment (AHEVA)

2.3.29 National Government Guidance contained within PPS3 requires that housing policies within the LDF are underpinned by the production of a number of key research documents. The first of these, the Strategic Housing Market Assessment (SHMA), is critical piece of evidence which will inform the Core Strategy approach to housing delivery, by analysing the district's current and future housing market, and providing a detailed analysis of housing needs in the District including issues of type, mix and affordability.

2.3.30 The consultants arc4 were appointed in Spring 2009 to produce the Bradford SHMA. The consultation, evidence gathering and modelling has been completed and a final report was received by the council in October 2010.

2.3.31 Stakeholder engagement in the study has been wide ranging and involved a key stakeholder consultation event at the start of the study, an on-line survey of key stakeholders, face to face discussions and professional interviews and focus group discussions. The work has been overseen by a steering group comprising Council housing and planning officers, RSL's and a representative from the Bradford Housing Partnership.

2.3.32 The main outputs from the study are; an analysis of the current and future housing market in Bradford, estimates of future household numbers, housing need and future households requiring affordable housing, an estimate of future households requiring market housing (including a profile of size and type of housing required), an estimate of the size affordable housing required and an estimate of household groups who have particular housing requirements.

2.3.33 In conjunction with the production of the SHMA, the Council has also commissioned a Affordable Housing Economic Viability Assessment (AHEVA). This stems from the requirement set out in PPS3, that LDF affordable housing targets must reflect an assessment of the likely economic viability of land for housing within the area, taking account of risks to delivery and drawing on informed assessments of the likely levels of finance available

Local Development Framework for Bradford  
for affordable housing, including public subsidy and the level of developer contribution that can reasonably be secured.

- 2.3.34 The purpose of the AHEVA is therefore to test the viability of delivering affordable housing need as set out in the SHMA and provide evidence to develop and support future planning policies in the LDF.
- 2.3.35 Consultants Levvel Ltd were appointed in June 2010 to complete the AHEVA on behalf of the council. Stakeholder engagement, evidence gathering and modelling has been completed and a first draft report was received in September 2010. The final report is expected to be completed in October 2010.
- 2.3.36 Stakeholder engagement in the study has been wide ranging. A stakeholder questionnaire was forwarded to a circulation list of over 120 key stakeholders. This also included an invitation to a stakeholder workshop held on 20th July 2010. Stakeholders included house builders, land owners, RSLs, agents, developers, and representatives from relevant local and regional bodies. There were 18 attendees at the stakeholder event which set out the purpose of the study, outlined the key parameters and sought feedback on a number of assumptions.
- 2.3.37 In order to inform the land values which were used in the study Levvel had regard to Valuation Office Agency Data regarding land values, sought feedback from stakeholders through the stakeholder engagement process and engaged Thornes Chartered Surveyors and Estate Agents to provide information on sales values and recent land and property transactions undertaken in the District.
- 2.3.38 The AHEVA will produce recommendations on the viability of the proportion of affordable housing, site thresholds and tenure splits in different locations and on a range of different site types across the District.

#### District Transport Study

- 2.3.39 Steer Davies Gleave are undertaking a Transport Assessment of the emerging Core Strategy. The study is another critical piece of evidence which will model the potential impacts on both the road network and public transport of the options for growth and development and consider mitigation measures.

#### Strategic Flood Risk Assessment

- 2.3.40 Jeremy Ben Associates (JBA) are undertaking the Strategic Flood Risk Assessment (SFRA). The stage 1 SFRA which identifies the key areas/zones at risk from flooding is nearing completion. This will inform more detailed work on areas of development/growth which are the subject of potential significant risk of flooding.

#### Strategic Housing Land Availability Assessment

- 2.3.41 In line with Government advice contained within PPS3, the Council are currently preparing a Strategic Housing Land Availability Assessment

Local Development Framework for Bradford (SHLAA). The SHLAA when complete will form a key part of the evidence base to inform both strategic decisions on the scale and distribution of housing development across the district within the Core Strategy and site specific decisions on which sites are allocated for development within the rest of the LDF.

- 2.3.42 The broad process and methodology for producing a SHLAA is set in a practice guidance document issued by the Government. The SHLAA essentially involves the collation of a database of potential housing development sites and then the carrying out of research and survey work to establish whether they would be deliverable in the short term or in the medium and longer term.
- 2.3.43 The SHLAA does not involve carrying out full planning appraisals of the impact on development on local communities nor does it specifically advocate the allocation of sites for development. Instead it focuses on whether sites would be viable and deliverable by the development industry should the Council subsequently decide to include them as site allocations within the LDF. It therefore narrows the focus for decision making avoiding the more detailed and wasteful analysis of sites which have little chance of being implemented.
- 2.3.44 The work on the SHLAA has taken place in a number of stages. Initial work involved the creation from scratch of new databases and GIS systems, undertaking field surveys to identify sites and postal and land registry surveys to ascertain the intentions of owners of known sites already with planning approval. Sites have then been rigorously tested against a series of criteria relating to site availability and site achievability. Sites have also been subject to a suitability test which removes them from the process if they fall within areas identified under national designations which rule out development. Examples here include flood zone 3b and internationally important wildlife areas.
- 2.3.45 The government requires that the SHLAA work is overseen and carried out jointly with a working group with representation from the housing development sector. A working group comprising Council representatives, and developers from the RSL and volume house building sectors has therefore been formulated.
- 2.3.46 Most of the Council officers survey, research and site appraisal work was completed by early 2010. Since December 2009 the data and site appraisals have been passed to the SHLAA working group for their consideration on a phased basis. Over 700 sites have to be appraised in total, thus the working group have been receiving the sites in batches of around 150 to make the process manageable. The role of the group is to assess the sites and compare their views with the appraisals carried out by Council officers. For each batch of sites a period of negotiation then occurs to try and resolve differences. The speed of the process has been constrained by 3 factors. Firstly the capacity of the working group to carry out the appraisals while undertaking their normal 'day jobs', secondly the number of differences between Council and volume house builder assessments, and thirdly the

Local Development Framework for Bradford  
requirement in Government guidance for SHLAA's to reflect developer views if they are to be considered sound.

- 2.3.47 There have already been several types of engagement as part of the SHLAA work. Consultation with stakeholders has taken place on the draft methodology for the SHLAA, and a 'call for sites' exercise has been undertaken. The involvement of the SHLAA working group in the production of the SHLAA also ensures stakeholder input throughout.
- 2.3.48 The outputs of the SHLAA will include, for each site, an indication of whether the site is deliverable in the short term (within the next 5 years) or developable in the medium to longer term (within 5-15 years). The SHLAA also estimates the potential yield of each site and includes a delivery trajectory for the 15 years covered by the study. Results can be amalgamated in numerous ways to indicate how much developable and deliverable land has been identified on a settlement by settlement basis. It also allows officers and members to see how much of that potential land in each settlement lies in designated areas, for example green belt, which would currently rule out development. It therefore enables officers and members to assess the implications of advocating specific quantum's of development in any settlement. The outputs will also help inform the production of targets for the proportion of housing to be delivered on previously developed or 'brown field' land.

#### Bridging Documents

- 2.3.49 Several bridging documents have been developed to inform the emerging Core Strategy Preferred Approach. These will provide a link between the extensive information and the chosen approach.
- 2.3.50 The Settlement Profiles Study has been completed and has further developed from the version issued for consultation in 2008. The Settlement Profiles Study characterises and assesses the principal physical, social, economic and environmental characteristics and needs of 27 place specific settlements/areas identified within the Bradford District. The Settlement Profiles Study assesses all place specific elements of technical studies as well as locality/community/neighbourhood plans and presents key issues and opportunities for each of the 27 settlements/areas. The Settlement Profiles Study will be published in support of the next stages of public consultation on the Core Strategy.
- 2.3.51 The Council has completed the Draft Core Strategy Baseline Analysis Report which provides a comprehensive analysis of the core baseline condition and context for the district. The report has been deliberately left in 'Draft' form and will be supplemented with additional information during the course of the preparation of the Core Strategy DPD. The Draft Baseline Analysis Report will be published in support of the next stages of public consultation on the Core Strategy.
- 2.3.52 The Council has completed the Draft Strategic Growth Assessment which identifies and characterises issues, opportunities and constraints for

Local Development Framework for Bradford development across the Bradford District. The Draft Strategic Growth Assessment has enabled the Council to differentiate between areas in terms of a) areas that can effectively accommodate growth; b) those areas with infrastructure shortfalls and c) those areas where development should be kept to a minimum. The Draft Strategic Growth Assessment has been prepared using GIS information and has been used to assist the Council's decisions on where, if necessary, growth in the form of urban extensions to the city, towns and villages of the District should be broadly located. The determination of suitable broad locations for housing and economic growth is a function of the Core Strategy. The purpose of the Strategic Growth Assessment is to inform the Core Strategy Preferred Approach about the sustainability of broad locations for future growth. The Strategic Growth Assessment will be published alongside the Core Strategy Preferred Approach Report.

- 2.3.53 A important new piece of evidence required by PPS12 is an Infrastructure Plan. The Council has completed the Draft Local Infrastructure Plan for the Bradford District. The Draft Local Infrastructure Plan is part of the LDF evidence base and will play a key role in delivering the vision set out in the Big Plan and the Core Strategy. The purpose of the Draft Local Infrastructure Plan is to provide an infrastructure capacity assessment for the District. This has included working in partnership with physical, social and green infrastructure providers to establish what infrastructure provision there is in the district, and identifying any gaps or capacity issues within the existing provision. The Draft Local Infrastructure Plan also provides an initial assessment of what infrastructure will be required to support development within the District over the plan period and how it could be implemented. The Draft Local Infrastructure Plan provides a clear steer on who is responsible for implementing policies and proposals, by when and the resources that will be required. The report has been deliberately left in 'Draft' form and will be supplemented with additional information during the course of the preparation of the Core Strategy DPD. The Draft Local Infrastructure Plan will be published alongside the Core Strategy Preferred Approach Report.
- 2.3.54 The Council will commission further studies over the coming year to underpin progress on the Core Strategy in particular a viability study and a Renewable Energy study. Given the revocation of the RSS and the changes in economic circumstances, updates to both the Employment Land Study and the Retail Study will be required before a robust policies can be formulated.
- 2.3.55 The revocation of the RSS has also meant that the Council will need to carry out a review of the RSS annual house building target of 2700 net additions to the dwelling stock. In line with PPS3 this will involve a review of the most up to date data on population trends, household formation, migration, and housing market and economic performance and will require stakeholder consultation. The work will utilise, as relevant, the not inconsiderable evidence base already collected by Local Government Yorkshire & Humber for the production of an Integrated Regional Strategy. The work on reviewing housing targets, which is an additional and new resource requirement since the last AMR, will be of fundamental importance to all aspects of the Core Strategy, most notably the spatial approach to the delivery of the required

Local Development Framework for Bradford housing. The work will be undertaken by the end of this year and will feed directly into the policies contained with the Preferred Options Report.

- 2.3.56 The Council has commissioned Entec consultants to undertake the Sustainability Appraisal (SA) of the Core Strategy. Initial work in early 2009 reviewed the further issues and options and a review of the initial SA scoping report. Further SA will be undertaken as the CS progresses.
- 2.3.57 Extensive engagement with adjoining local planning authorities in particular Leeds, Calderdale and Craven has been undertaken through 2010 to ensure effective strategic planning informing respective Core Strategies and related evidence.
- 2.3.58 The Council is currently developing a Preferred Options style document which will set out the draft strategy and policies together with the consideration of the options considered and the comments received from the public and partners earlier in the process. The document will be informally tested with partners and further refined using the emerging evidence, prior to formal consultation. Subject to the availability of resources to complete the additional evidence based work outlined above, it is anticipated that the Preferred Options will be ready for formal consultation in early 2011. This would then allow for the issuing of a Publication Draft in the Autumn.

#### **Allocations DPD**

<b>Milestone</b>	<b>Target</b>	<b>Whether Met</b>
<b>Commencement of Process -evidence gathering and early consultation</b>	September 2007	Yes
<b>Consultation on Issues and Options</b>	November 2008 – January 2009	No
<b>Public participation on Preferred Options and SA Report</b>	October - November 2009	No

- 2.3.59 Substantial work has been carried out in identifying sites through analysis of urban capacity and this has now been carried forward into the early stages of work on the SHLAA.
- 2.3.60 Liaison with the Housing Strategy section of the council and the Housing Partnership on LDF issues is ongoing and this will include work towards the production of Housing Delivery Frameworks which will contribute to the Allocations DPD and Area Action Plans.
- 2.3.61 The progress on the DPD has slipped as a result of the slower than anticipated progress on the Core Strategy. In line with guidance and emerging good practice, the Allocations DPD must follow on behind the Core

Local Development Framework for Bradford Strategy, which sets the top level strategy to which the DPD must conform. The DPD also needs to align with the Area Action Plans. It is envisaged that Issues and Options stage will not now be reached before the Autumn of 2011.

### Bradford City Centre Area Action Plan

Milestone	Target	Whether Met
Public participation on issues and options (Reg 25)	August – November 2007	Yes
Public participation on Preferred Options and Sa Report	September 2008 - October 2008 -	No – due to slippage on Core Strategy
Submission to S of S and consultation	August - September 2009	No - due to slippage on Core Strategy

### Comments

- 2.3.62 The Council published the BCCAAP Sustainability Appraisal Scoping Report for the BCCAAP on July 6<sup>th</sup> 2007 for five weeks ending on 13<sup>th</sup> August 2007. The Council considered the representations and reported them in the Sustainability Appraisal report published with the subsequent Issues and Options reports.
- 2.3.63 The Issues and Options for the Area Action Plan were published for consultation in August 2007 until mid November 2007. These drew upon the extensive work undertaken previously on the masterplan and four Neighbourhood Development Frameworks and associated public consultation. The Council published the following documents for consultation:
- Issues and Options report
  - Summary Issues and Options report
  - Initial Sustainability Appraisal of Issues and Options
  - Statement of Consultation
  - Engagement Plan.
- 2.3.64 During late 2007 and 2008 extensive public consultation was undertaken on the Issues and Options Report including Drop in Events and Exhibitions in the City Centre, District wide Drop In Event and Exhibitions, Workshop Event at the Thornbury Centre, Bradford focussed on Strategic Partnerships and the general public.
- 2.3.65 The Council has also been working with Yorkshire Planning Aid on workshop events with Bradford Older Peoples Alliance, Consortium of Ethnic Minority



Local Development Framework for Bradford  
Organisations, young people and other hard to reach communities since the publication of the Issues and Options Report in August 2007.

- 2.3.66 Full written representations received to date on the Issues and Options Report and the consultation event logs, including those as part of the Planning Aid BME Project are available to view on the Councils website.
- 2.3.67 The Council has prepared a Draft City Centre Baseline Analysis Report and Infrastructure Delivery Plan following the completion of the Employment Land Review, Retail & Leisure Study and the Strategic Housing Market Assessment. The Draft City Centre Baseline Analysis Report and Infrastructure Delivery Plan will be published for comment in late 2010. The comments received on the Draft City Centre Baseline Analysis Report will then be considered as part of the BCCAAP Preferred Approach Report.
- 2.3.68 The slippage on the Core Strategy has had implications for the timing of the publication of the Bradford City Centre AAP Preferred Approach Report. This was anticipated for September/October 2008, but due to ongoing work on the evidence base and Core Strategy it is anticipated that the City Centre AAP Preferred Approach Report is anticipated spring/summer 2011.

#### **Shipley and Canal Road Corridor Area Action Plan**

<b>Milestone</b>	<b>Target</b>	<b>Whether Met</b>
<b>Commencement of Process -evidence gathering and early consultation</b>	October 2007	Yes
<b>Consultation on Issues and Options</b>	November 2008 – January 2009	No
<b>Public participation on Preferred Options and SA Report</b>	October - November 2009	No

- 2.3.69 In August 2010, the Council commissioned consultants, BDP, to prepare the Shipley and Canal Road Corridor Masterplan to provide the sound basis for the AAP. The approach taken to date is in conformity with the approved recommendations of the Report to Executive - 26th February 2008 and Report to Executive 17th November 2009.
- 2.3.70 In accordance with the Recommendations in the two Executive Reports and in line with guidance from The Planning Inspectorate and the IDeA Planning Advisory Service, officers within the LDF Group took a lead role, working with colleagues in the Economic Development Service, in producing the Tender Brief for the Shipley and Canal Road Corridor Masterplan to support the LDF/AAP process.

Local Development Framework for Bradford

- 2.3.71 The purpose of this commission is not to prepare an AAP, but to produce a strategic masterplan in support of the AAP process. The LDF Group will be producing the AAP and will incorporate the baseline evidence and masterplan options into the statutory AAP process.
- 2.3.72 The masterplan tender brief has been prepared by Officers in the LDF Group in accordance with best practice. Involvement of Officers in the governance arrangements for this commission (at all levels) will ensure that the Shipley and Canal Road Corridor masterplan is grounded in robust evidence, has been tested in terms viability, deliverability and sustainability and will provide a sound basis on which to develop a statutory development (AAP) which can be used assemble land through CPO and enable development through infrastructure planning and delivery.
- 2.3.73 The Draft Masterplan Options and technical evidence base studies along with the Shipley and Canal Road Corridor Issue and Options Report will be published for consultation later Summer/Autumn 2011.

**Waste DPD**

<b>Milestone</b>	<b>Target</b>	<b>Whether Met</b>
<b>Commencement of Process -evidence gathering and early consultation</b>	February 2007	Yes
<b>Consultation on Issues and Options</b>	September 2008 – October 2008	No
<b>Public participation on Preferred Options.</b>	June – July 2009	No

**Comments**

- 2.3.74 The Council appointed GVA Grimley in association with Environ to prepare the Waste DPD and contribute to the Core Strategy waste matters. They commenced the work in February 2007. A launch event on waste was held linked to the Core Strategy in March 2007.
- 2.3.75 The Council published the Waste DPD SA Scoping Report for public comment in July and August 2007. The Council has considered the representations and made amendments. A revised scoping report was issued in January 2009.
- 2.3.76 The consideration of 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.
- 2.3.77 In light of further guidance on waste management issued in Appendix to the PINS Lessons Learned (June 2007) document, the Council issued more detail on waste management in the Core Strategy to provide a clearer spatial strategy in advance of the waste DPD, in order to better support the short to

Local Development Framework for Bradford  
medium term tasks of ensuring sites are delivered in a timely manner in particular to support the Councils Municipal Waste Strategy (See paragraph 2.3.19 above).

- 2.3.78 Formal work has commenced on the Waste Management DPD with the preparation of the Issues and Options report. This takes as its start point national and Regional Policy together with the emerging approach in the Core Strategy. The Council approved the Issues and Options report for formal consultation at Executive on 20 October 2009. The report was the subject of public consultation for 12 weeks commencing on 9 November 2009 closing on 25 January 2010.
- 2.3.79 Key headlines from the consultation included:
- Over 1000 organisations and individuals were notified by letter and email of the Issues & Options consultation and the information made available in hard copy as well as web based
  - A workshop was held on 8 December 2009 at the Norcroft centre, Bradford, which was attended by 28 people from organizations with an interest in Waste management (see event log for programme and discussions).
  - Formal representations were received from the 20 organisations and individuals
- 2.3.80 The Issues and Option report was referred by Executive to the Environment and Waste Management Improvement Committee. It considered the report at its meetings on 9<sup>th</sup> December 2009 and 2<sup>nd</sup> February 2010. The Committee made formal written comments on 24<sup>th</sup> February 2010.
- 2.3.81 The Council has considered both the formal representations as well as the issues raised at the workshop in developing the Preferred Approach. The preferred Approach report is due to be considered by Executive on 3 December with a recommendation to approve for public consultation. This will include consultation on the waste management elements of the Core Strategy. The report sets out the proposed detailed approach in support of delivering the sustainable management vision for the District. For the strategic types of waste e.g. municipal waste it identifies a short list of suitable sites. For the other types of waste it provides criteria based policies. The report is supported by several documents, including:
- Site Assessment report
  - Evidence report
  - Sustainability Appraisal

**Open Space and Built Recreation Facilities SPD**

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	March 2007	Yes
Consultation of Draft SPD	May – June 2008	No
Adoption	September 2008	No

**Comments**

- 2.3.82 The Council consulted in 2007 on the scoping report for the SPD, which sets out its purpose, key issues and suggestions on the mechanisms for securing new provision through the SPD. A review of work priorities has meant that this SPD has been put on hold indefinitely in order to focus on priority DPD work including the Core Strategy.

**Affordable Housing SPD**

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	September 2007	Yes
Consultation on Draft SPD	April – May 2008	No
Adoption	September 2008	No

**Comments**

- 2.3.83 Work on this document has been put on hold as the Council seeks to ensure a robust and up to date evidence base on which to underpin its detailed implementation approach. It is also important that the SPD is linked to ‘parent’ policies within the emerging LDF rather than policies within the RUDP which will soon be superseded.
- 2.3.84 The Scoping Reports for the District Wide Affordable Housing Supplementary Planning Document (SPD) and the Sustainability Appraisal Report were

Local Development Framework for Bradford consulted on in October 2008. The reports are part of the evidence gathering and preparation stage for producing the Draft District Wide Affordable Housing SPD. The role of these documents is to engage key stakeholders and the public in considering the key issues that the SPD could and should be addressing and the possible approaches, which the document can adopt to address these issues. The Sustainability Appraisal Scoping Report meets the requirements of the European Union Directive on Strategic Environmental Assessment (SEA) and the Government's requirements for a Sustainability Appraisal (SA). Roughly 100 comments were received from 13 organisations.

### Tree Protection SPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	September 2007	Yes
Publication of Draft SPD	January – February 2008	No
Adoption	June 2008	No

### Comments

- 2.3.85 A review of the work priorities of the Planning Service has meant that progress on this SPD had been put on hold in order to focus resources on the DPDs, in particular the Core Strategy.

### Housing Supply SPD

Milestone	Target	Whether Met
Commencement of Process -evidence gathering and preparation of Draft SPD	April 2008	No
Publication of Draft SPD	August – September 2008	No

### Comments

- 2.3.86 This document was originally intended to clarify the Council's policy with regards to the release of phase 2 housing sites and to set forward proposals for ensuring an adequate ongoing supply of both sustainable and deliverable sites. Work on this document was delayed initially due to the need for resources to be focused on developing the Core Strategy and its evidence base. Latterly monitoring work has revealed that an increased rate of housing development in the 2007-8 monitoring year has resulted in the trigger point for the release of phase 2 sites, as set out in RUDP Policy H2 being met. As a result, since the 13<sup>th</sup> August 2008, all phase 2 sites have been available for

Local Development Framework for Bradford development and capable of contributing to housing supply subject to the submission and approval of appropriate schemes. As a result of this and the work on the production of the SHLAA, the Council no longer proposes to produce this SPD.

## **2.4 Current LDF adopted documents**

2.4.1 The following is the list of all the LDF documents which have reached formal adoption:

- Sustainable Design Guide SPD (Adopted 28 February 2006)
- City Centre Design Guide SPD (Adopted 21 March 2006)
- Planning For Crime Prevention SPD (Adopted 26 June 2007)
- Planning Obligations SPD (Adopted 25 October 2007)
- Menston Housing Sites SPD (Adopted 25 October 2007)
- Shopfront Design Guide SPD (Adopted 19 December 2007)
- City Centre Affordable Housing SPD (Adopted 1 October 2008)
- Landscape Character SPD (Adopted 1 October 2008)
- Statement of Community Involvement (Adopted 8 July 2008)

### 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 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.

3.1.5 The core output indicators reported upon are now those updated in revised guidance for both the Regional Spatial Strategy and the Local Development Framework in July 2008. Those original LDF core indicators that have not been included in the 2008 revised guidance continue to be reported as local indicators for the time being.

3.1.6 The suite of local indicators will be developed further as part of the preparation of DPD's.

### 3.2 Topic Commentaries

#### Business Development and Town Centres:

##### Core Indicators:

##### BD1: Total amount of additional employment floorspace - by type.

Completed sites	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	3567	363352	366919
Net internal floorspace, (sqm)	0	3433	349708	353141

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites may also be recorded under BD4.

##### BD2: Total amount of employment floorspace on previously developed land - by type.

Completed sites on PDL	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	3567	363352	366919
Gross internal floorspace on PDL (sqm)	0	3567	0	3567
Percentage of gross internal floorspace on PDL (sqm)	0	100	0	0.97

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored.

External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

Some developed sites are may also be recorded under BD4.



**BD3: Employment land available - by type.**

	<b>Total</b>
<b>Area of employment land available (&lt;0.4ha)</b>	1.77
<b>Area of employment land available (&gt;=0.4ha)</b>	149.74
<b>Total employment land available (ha)</b>	151.51

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored.

Employment land available includes land with an employment land allocation in the RUDP and/or planning permission for employment uses.

Employment land supply data given as totals as employment land allocations in the RUDP, and some planning approvals, are not specified by Use Classes.

**BD4: Total amount of floorspace for 'town centre uses'.**

<b>Completed sites</b>	<b>A1</b>	<b>A2</b>	<b>B1</b>	<b>D2</b>
<b>Gross internal floorspace in town centres, (sqm)</b>		0	0	
<b>Gross internal floorspace in the District (sqm)</b>		0	0	

<b>Completed sites</b>	<b>A1</b>	<b>A2</b>	<b>B1</b>	<b>D2</b>
<b>Net internal floorspace in town centres, (sqm)</b>	2400	0	0	
<b>Net internal floorspace in the District (sqm)</b>	8299	0	0	

Notes: Data collected and analysed by LDF Group.

Only data for new build sites of 0.25ha and over monitored for employment.

Saved policies of Adopted RUDP class City, Town and District Centres as 'Centres' and changes are included for these three types in 'In-Town Centres' above. Local Centres and out of centres are only included in the district total.

Site threshold of 100sqm for retail

## Local Development Framework for Bradford

Only net floorspace monitored for retail  
B1 not subdivided into B1a, B1b, B1c  
D2 uses not monitored.

### Local Indicators:

#### Employment Zones

Amount of floorspace developed for employment by type, in Employment Zones.

Completed sites in Employment Zones	B1	B2	B8	Total
Gross internal floorspace, (sqm)	0	3567	363352	366919
Net internal floorspace, (sqm)	0	3433	349708	353141

Notes: Data collected and analysed by LDF Group.  
Only data for new build sites of 0.25ha and over monitored.  
External floorspace has been converted to internal floorspace by a 3.755% reduction in the external figures.

#### Losses of employment land

Losses of employment land in (i) Employment Zones and (ii) District.

Losses of Employment land	Total
(i) Employment Zones (ha)	1.05
(ii) District (ha)	2.15

Notes: Data collected and analysed by LDF Group.  
Only data for new build sites of 0.25ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

Amount of employment land lost to residential development.

Losses of Employment land	Total
(i) Residential development (ha)	0.62
(ii) District (ha)	2.15

Notes: Data collected and analysed by LDF Group.  
Only data for new build sites of 0.25ha and over with an employment land allocation in the RUDP and/or planning permission for employment uses monitored.

**Local Services**

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

<b>Use Classes Order</b>	<b>Centres</b>	<b>Locations</b>	<b>Site size: sites &lt;2500 sq m net</b>	<b>Site size sites &gt;=2500 sq m net</b>	
<b>A1 Retail</b>	In Town Centres	City & Town Centres			
		Bingley Town Centre gain	2400	0	
		District Centres			
		Total gain	0	0	
		Total loss	0	0	
	In Town Centres	Total gain	2400	0	
	In Town Centres	Total loss	0	0	
	Out of Town Centres	Local Centres	Local Centres		
			Total gain	0	0
			Total loss	0	0
Out of all above Centres		Out of all above Centres			
		Total gain	5899	0	
		Total loss	-1450	0	
Out of Town Centres		Total gain	5899	0	
Out of Town Centres		Total loss	-1450	0	
District Total		Gain	8299	0	
		Loss	-1450	0	
				<b>Total completed sites (sqm net)</b>	
<b>B1 &amp; A2 Offices</b>	In Town Centres			0	
	Out of Town Centres			0	
<b>D2 Leisure</b>			No data	No data	

Notes: Data collected and analysed by LDF Group.

Saved policies of Adopted RUDP class City, Town and District Centres as 'Centres' and changes are included for these three types in 'In-Town Centres' above. Local Centres and out of centres are only included in the district total.

Site threshold of 100sqm for retail

Only net floorspace monitored for retail

Only data for new build sites of 0.25ha and over monitored for employment.

B1 not subdivided into B1a, B1b, B1c

D2 uses not monitored.

**Commentary:**

**Monitoring System:**

The monitoring of Leisure development will need to be developed.

**Car parking standards**

Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the Local Development Framework.

	<b>% of compliant sites</b>
Total number of compliant schemes as a % of total number of schemes	75%
Total number of schemes analysed	4

Employment schemes analysed are all those completed and recorded in BD1 (not including B8 schemes) that were subject to consultation with Highways Development Control. Retail schemes recorded are those completed and recorded in BD4/Local Services local indicator, above 1000sqm threshold, that were subject to consultation with Highways Development Control. Compliance with the standards determined by Highways Development Control.

## **Housing**

### **Core Indicators:**

**H1: Plan period and housing targets.**

**H2(a): Net additional dwellings – in previous years.**

**H2(b): Net additional dwellings – for the reporting year.**

**H2(c): Net additional dwellings – in future years.**

**H2(d): Managed delivery target.**

In the light of delayed progress on the Core Strategy (as noted from paragraph 2.3.11), the SHLAA, and consequent identification of a PPS3 compliant five year housing supply (as noted from paragraph 5.2.6), data in the following table is restricted to H1, H2a and H2b.

In the absence of full reporting on H2c and H2d, the housing supply at 1 April 2010 is quantified and related to the, former, RSS housing requirement ( as noted from paragraph 2.3.8) and Local Area Agreement (LAA) National Indicator (NI154) housing targets in the paragraphs following the table.

Local Development Framework for Bradford

Year	H1 Net annual requirement (RSS)	H1 LAA target (as amended 2010)	H2 (a) (b) Net additional dwellings
2004-2005	1560		1361
2005-2006	1560		1369
2006-2007	1560		1578
2007-2008	1560		2156
2008-2009	2700	1600	1440
2009-2010	2700	600	999
2010-2011	2700	850	
2011-2012	2700		
2012-2013	2700		
2013-2014	2700		
2014-2015	2700		
2015-2016	2700		
2016-2017	2700		
2017-2018	2700		
2018-2019	2700		
2019-2020	2700		
2020-2021	2700		
2021-2022	2700		
2022-2023	2700		
2023-2024	2700		
2024-2025	2700		
2025-2026	2700		

Notes: Completions data, 2004-2005 to 2008-2009, derived from Building Control completions and data supplied to them and analysed by LDF Group.  
 Completions data, 2009-2010, derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by LDF Group.

The current net housing supply comprises:

- Remaining yield on land with outstanding planning permissions 11631 (8150 on pdl; 1820 through conversion/change of use; 1661 on greenfield land, agricultural land and agricultural buildings).
- Estimated yield on the remaining allocations in the RUDP, that does not have planning permission, (on both Phase 1 and Phase 2 allocations) 5300 (1040 on pdl and 4260 on greenfield land).

Local Development Framework for Bradford

- The net housing supply total is 16931.
- The density assumptions of the RUDP housing supply have been used on sites without an extant planning permission.

**Commentary:**

Based solely on planning status, the total of the current net supply of outstanding planning permissions and the remaining allocations in the RUDP 16931, will last for 6.27 years against the net annual requirement of 2700 dwellings, for 2009/10 and subsequent years from the, now revoked, Yorkshire and Humber Plan, Regional Spatial Strategy to 2026.

Although Government changed local authority performance arrangements in October 2010, the NI154 targets for 08/09, 09/10 and 10/11, in the Local Area Agreement for Bradford, as amended in 2010, are included for reference against net housing completions.

**H3: New and converted dwellings - on previously developed land.**

	<b>Gross new build completions</b>	<b>Gross change of use to residential</b>	<b>Gross conversion to residential</b>	<b>Total</b>
<b>Number on PDL</b>	830	288	137	1255
<b>Number on Greenfield</b>	83	22	0	105
<b>Total</b>	913	310	137	1360
<b>Percentage gross on PDL</b>	90.91	92.90	100	92.28

Notes: Completions data derived from Council Tax data, in association with Building Control completions and data supplied to them, and analysed by LDF Group.

**Commentary:**

The percentage of completions on pdl continues to be well in excess of the 65% target set in the, now revoked, RSS.

**H4: Net additional pitches (Gypsy and Traveller)**

<b>Gypsy and Traveller pitches</b>	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
<b>Number completed</b>	0	0	0
<b>Number lost</b>	0	0	0

Notes: Data supplied by the Specialist Services Team, Department of Environmental Health.

**H5: Gross affordable housing completions.**

	<b>Social rented homes provided</b>	<b>Intermediate homes provided</b>	<b>Total Affordable homes provided</b>
<b>Gross completions</b>	226	96	322

Notes: Data supplied by the Affordable Housing Team, Department of Housing.

**H6: Housing Quality: Building for Life Assessments.**

There is no data available for this Core Indicator.

**Monitoring System:**

A monitoring system is being developed for this data.

**Local Indicators:**

**Windfall Development**

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

	<b>On pdl</b>	<b>Through conversions</b>	<b>Through change of use</b>	<b>On Greenfield land, agricultural land and buildings</b>	<b>Total</b>
<b>Number of dwellings</b>	709	137	288	40	1174
<b>%age of total windfall</b>	60.39	11.67	24.53	3.41	
<b>%age of total completions</b>					86.32



## Local Development Framework for Bradford

Notes: Data analysis by LDF Group from completions derived from Council Tax data, in association with Building Control completions and data supplied to them.

Gross data analysed.

Windfall decision determined from development plan at time of submission of application.

### Density of completed housing schemes

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	12	41.38	384	45.71
30-50 dph	9	31.03	273	32.50
>50 dph	8	27.59	183	21.79
<b>Total</b>	<b>29</b>	<b>100</b>	<b>840</b>	<b>100</b>

Notes: Relates to new build schemes, over 0.1ha and/or yield of >=4units, that were completed during the period 1.4.2009 - 31.3.2010.

These developments also analysed under the Accessibility Local Indicator.

Data collected and analysed by LDF Group.

### Commentary:

Over 58% of housing schemes completed in 2009-2010, and over 54% of dwellings on those completed schemes, have been at a density above 30 units per hectare.

### Accessibility

**Amount of completed housing schemes 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
<b>All 6</b>	26	89.66	820	97.62
<b>5</b>	3	10.34	20	2.38
<b>4</b>	0	0	0	0
<b>3</b>	0	0	0	0
<b>2</b>	0	0	0	0
<b>1</b>	0	0	0	0
<b>0</b>	2	4.44	0	0.19
<b>Total</b>	<b>29</b>	<b>100</b>	<b>840</b>	<b>100</b>

## Local Development Framework for Bradford

Notes: Relates to schemes, over 0.1ha and/or yield of >=4units, that were completed during period 1.4.2009 - 31.3.2010.

Data collected by LDF Group and analysed by Transport Planning and LDF Group.

These developments also analysed under the Density Local Indicator.

The six destination criteria are defined in 'Local Development Framework Core Output Indicators, Update 1/2005' ODPM October 2005. Hospitals are taken to include Community Hospitals as well as Airedale, BRI and St. Lukes.

### **Environmental Quality**

#### **Core Indicators:**

#### **E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.**

	<b>Flood Risk grounds</b>	<b>Water Quality grounds</b>
<b>Number of permissions granted contrary to sustained advice</b>	0	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2009-2010, taken from EA web site.

The determination of the identified applications analysed by the LDF Group.

#### **E2: Change in areas of biodiversity importance.**

	<b>Loss</b>	<b>Addition</b>	<b>Total change</b>	<b>Total area</b>
<b>Area of Biodiversity Importance</b>	No data available	No additions	No change recorded	7660.01ha

Local Development Framework for Bradford

Base line data of Environmental designations	SPA/SAC		SSSI		SEGI		RIGS		BWA	
	No	Area	No	Area	No	Area	No	Area	No	Area
<b>Bradford North</b>			1	0.72	1	9.61			17	232.08
<b>Bradford South</b>					1	24.51	2	4.96	13	195.83
<b>Bradford West</b>					2	4.11			11	106.07
<b>Keighley</b>	1	4485.75	1	4485.75	10	165.04	7	17.33	66	811.29
<b>Shipley</b>			2	9.03	11	188.22	8	274.16	41	1131.30

Notes: Data collected and analysed by LDF Group.

SAC: Special Area of Conservation

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. South Pennine Moors is has three designations, SAC, SPA and SSSI, but its area has only been included once in the total figure.

**Monitoring system:**

A system to monitor losses in areas of biodiversity importance needs to be established. Base line data has been included for environmental designations.

**E3: Renewable Energy**

**The amount of renewable energy generation by installed capacity and type.**

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.

**Local Indicator:****Amount of eligible open spaces managed to Green Flag Award standard.**

Public Parks	Eligible Parks achieving Green Flag site assessment standard.	Eligible Parks awarded Green Flag 2009/10.
	Area (ha)	Area(ha).
Bowling Park, Bradford.	37.38	
Brackenhill Park, Great Horton, Bradford	6.63	
Central Park, Haworth	2.84	2.84
Cliffe Castle Gardens, Keighley.	12.7	
Darwin Gardens, Ilkley.	1.99	
Harold Park, Bradford.	7.87	7.87
Horton Park, Bradford.	13.49	
Ladyhill Park, Allerton, Bradford.	3.56	
Lister Park, Bradford.	21.9	21.9
Myrtle Park, Bingley.	8.37	
Peel Park, Bradford.	29.72	29.72
Riverside Gardens, Ilkley.	4.3	
Roberts Park, Saltaire, Shipley.	5.19	
Silsden Park, Silsden.	5.44	
St Ives Estate, Harden, Bingley.	220.49	220.49
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
<b>Total Area</b>	<b>399.6</b>	<b>282.82</b>

Notes: Data extracted from Bradford Open Space, Sport & Recreation Study: Open Space Assessment Report. KKP 2006. Parks awarded Green Flag updated by Civic Trust.

**Commentary:**

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 Green Flag Award Scheme, managed by the Civic Trust, is the national standard for parks and green spaces across England and Wales.

The audit for the District was undertaken during 2006 but not all public parks were assessed. Of those that were assessed, the eighteen that achieved the Green Flag site assessment standard are listed in the table. Five public parks also met the 'management' standard and were awarded the Green Flag in 2009/10.

**Monitoring System:**

The Parks and Landscape Service is to initiate a monitoring system to continue and expand the Green Flag assessments.

**Minerals**

**Core Indicators:**

**M1: Production of primary land won aggregates.**

	<b>Number of operators contacted</b>	<b>Number of operators responded</b>	<b>Total Crushed Rock for Aggregate Purposes (in Tonnes)</b>	<b>Total Sand and Gravel for Aggregate Purposes (in Tonnes)</b>
<b>2009</b>	10	9	46,279	0

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.

Only operators producing significant tonnage have been contacted since 2006-2007.

There is slippage in the supply of data. Data for calendar year 2009.

**M2: Production of secondary/recycled aggregates.**

This data not collected by any known source.

**Monitoring System:**

A reliable data source for M2 needs to be identified before monitoring system can be developed.

**Waste****Core Indicators:****W1: Capacity of new waste management facilities by waste planning authority.**

Site	Type	Annual Capacity
The Old Waste Transfer Station Spartan Road Bradford	Waste Transfer	45,000 tonnes
North Brook Works Beck Street Keighley	ELV	312 tonnes
Knowle Spring Brewery Queen's Road Keighley	Waste Treatment	36,500 litres

Notes: Data provided by Minerals & Waste Planning Team.  
 'New' facilities are defined as those which (i) have planning permission and (ii) are operable within the reporting year.

**W2: Amount of municipal waste arising, and managed by management type, by waste planning authority.**

Amount of Waste managed by management type	Amount (Tonnes)	Percentage
Landfill	161000	65.19
Material Reclamation Facility (MRF). Residual, to Landfill.	15000	6.07
Material Reclamation Facility (MRF). Diverted, to Recycling.	11000	4.45
Composting of Green Waste	33000	13.36
Dry recycling	27000	10.93
<b>Total</b>	<b>247000</b>	<b>100</b>

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

## 4.0 DEVELOPMENT MANAGEMENT PERFORMANCE

### 4.1 Introduction

The following section sets out the performance of the Local Planning Authority in determining planning applications for the period 1 April 2009 to 31 March 2010. It considers:

Major Applications  
 Minor Applications  
 Other Applications (Householders & Listed Buildings etc)

It also sets out the Local Planning Authority's performance in relation to planning appeals for the same period.

### 4.2 Major Applications

In 2009/10 the Authority determined 117 major applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 85 applications were determined within 13 weeks, this equals 75% which is above the national target of 60%.

#### Major Applications by Development Type (NI157a)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
<b>Largescale Major Developments</b>					
<b>1 Dwellings 200 or more dwellings or site area is 4 hectares or more</b>	8	4	4	6	2
<b>2 Offices/research and development/light industry Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</b>	0	0	0	0	0
<b>3 General industry/ storage/warehousing Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</b>	2	1	1	2	0
<b>4 Retail distribution and serving Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</b>	3	2	1	3	0

Local Development Framework for Bradford

<b>5 Gypsy and traveller pitches</b> <i>Dwellings 200 or more pitches or site area is 4 hectares or more</i>	0	0	0	0	0
<b>6 All other large scale major development types</b> <i>Floorspace to be built is 10,000 square metres or more, or site area is 2 hectares or more</i>	6	4	2	6	0
<b>Smallscale Major developments</b>					
<b>7 Dwellings</b> <i>10 – 199 dwellings or site area is 0.5 and less than 4 hectares</i>	56	36	20	43	13
<b>8 Offices/research and development/light industry</b> <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	2	0	2	1	1
<b>9 General industry/storage/warehousing</b> <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	8	8	0	6	2
<b>10 Retail distribution and serving</b> <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	11	9	2	8	3
<b>11 Gypsy and traveller pitches</b> <i>10 – 199 pitches or site area is 0.5 and less than 4 hectares</i>	0	0	0	0	0
<b>12 All other small scale major development types</b> <i>Floorspace to be built is 1,000 – 9,999 square metres or site area is 1 hectare and less than 2 hectares.</i>	21	21	0	21	0
<b>Total</b>	<b>117</b>	<b>85</b>	<b>32</b>	<b>96</b>	<b>21</b>



### 4.3 All Minor Applications

In 2009/10 the Authority determined 1319 minor applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 1136 applications were determined within 8 weeks, this equals 86.1% which is above the national target of 65%.

#### Minor Applications by Development Type (NI157b)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
13 <b>Dwellings</b> Less than 10 dwellings or a site less than 0.5 hectares	461	388	73	292	169
14 <b>Offices/research and development/light industry</b> Floorspace to be built is less than 1000 square metres, or site area is less than 1 hectare	45	43	2	36	9
15 <b>General industry/storage/warehousing</b> Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare	37	33	4	28	9
16 <b>Retail distribution and servicing</b> Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare	362	317	45	228	134
17 <b>Gypsy and Traveller pitches</b>	0	0	0	0	0
18 <b>All other major development types</b> Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare	414	355	59	324	90
<b>Total</b>	<b>1319</b>	<b>1136</b>	<b>183</b>	<b>908</b>	<b>411</b>

#### 4.4 Other Applications

In 2009/10 the Authority determined 2367 other applications. This figure does not include those applications that were withdrawn, finally disposed of, declined to determine by the Local Planning Authority, called in for determination by the Secretary of State or non determined applications subject to appeal.

Of these, 2198 applications were determined within 8 weeks, this equals 92.9% which is above the national target of 80%.

#### Other Applications by Development Type (NI157c)

Development Type	Total no of Apps	Det in time	Det out of time	Granted	Refused
20 <i>Changes of Use</i>	92	77	15	65	27
21 <i>Householder Applications</i>	1718	1603	115	1311	407
22 <i>Advertisements</i>	227	221	6	183	44
23 <i>Listed building consent to amend or alter</i>	144	121	23	124	20
24 <i>Listed building consent to demolish</i>	5	4	1	3	2
25 <i>Conservation area consent</i>	7	5	2	5	2
26 <i>Certificates of lawful development</i>	174	167	7	126	48
27 <i>Notifications</i>	0	0	0	0	0
<b>Total</b>	<b>2367</b>	<b>2198</b>	<b>169</b>	<b>1817</b>	<b>550</b>

#### 4.5 Appeal Information (BV204)

In 2009/10 the Authority received a total of 127 appeal decisions of which 29 appeals were allowed and the remainder were dismissed. This equals 22.8% which is above the local target of 26.5% for 2009/10.

##### Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2009	29	3	10.3%
July to September 2009	26	5	19.2%
October to December 2009	32	13	40.6%
January to March 2010	40	8	20.0%
<b>Total</b>	<b>127</b>	<b>29</b>	<b>22.8%</b>

## **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. Further revised national guidance and good practice has made additional requirements as part of the frontloading of LDF preparation, in particular the quality and robustness of the evidence. In addition the revocation of the RSS for Yorkshire and the Humber has had implications both in terms of new areas of research and evidence required and the need to review and test areas of strategic policy which would otherwise have been taken as read. Most notable among this is the need to research and review housing requirements.
- 5.1.2 On the back of the previous extensive consultation, progress in 2010 on the Core Strategy has focused upon further informal consultation and testing, as well as, developing the up to date robust evidence on which to base the Core Strategy.
- 5.1.4 Progress on several key pieces of evidence has been made including the Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and the Transport Assessment. Work on the Strategic Housing Market Assessment (SHMA) and Affordable Housing Viability Assessment (AHEVA) has now been completed.
- 5.1.5 A preferred options style Core Strategy is in preparation which will set out the draft approach and policies together with the reasons for the chosen approach and options/alternatives not followed. It is anticipated that this will be formally consulted upon in summer 2011.
- 5.1.6 Progress on the Waste Management DPD has been made with the publication of the Preferred Approach anticipated early in 2011.

### **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:
- The significant reduction in housing completions as result of the impact of the economic downturn has continued with 2009/10 completions down on those figured reported in the last AMR.
  - Based on planning status (i.e. outstanding permissions and remaining allocations of the RUDP) the current net supply of housing land will provide for 16931 dwellings, and will last for 6.27 years against the net annual requirement of 2700 dwellings, in the now revoked Regional Spatial Strategy. This is a slight increase on last year's reported outturn.

Local Development Framework for Bradford

- Over 90% of development has taken place on Previously Developed Land (PDL), well in excess of the 65% target in the, now revoked, Regional Spatial Strategy target.

- 5.2.2 The above figures highlight the current challenges in delivering the scale of new housing which is needed in the district. The Council is faced, post RSS revocation, with the new task of reviewing, consulting on and finalising its Core Strategy house building target. And while financial and housing market conditions are currently suppressing both supply and demand for new housing, the longer term pressures to meet the needs of a rapidly expanding population remain. It should be stressed that the current and future rate of population and household increase in the district are well above the levels which were planned for in the production of the current RUDP.
- 5.2.3 Unlike in some areas of the country, housing completions in Bradford have yet to begin a renewed upward trend. However more encouraging is the increase compared to last year in the number of affordable homes delivered, which is indicative of the successful application by the Planning and Housing Service of RUDP policy H9 and the work the Council is doing with partners such as the Homes and Communities Agency in supporting delivery on specific sites.
- 5.2.4 Based on data collection for the current monitoring year it seems likely that the pattern of suppressed completion rates may continue into 2010/11. However a recent upturn in both applications and pre-application queries on both RUDP allocated and windfall sites, together with the modest increase in the total capacity of sites with planning permission reported in section 3 of this report, suggests that prospects for future delivery are beginning to improve.
- 5.2.5 Going forward, realising development on already allocated RUDP housing sites will be vital if the delivery of new housing is to be maintained pending the renewal and increase of the housing land supply which itself will take time and can only come about through the production of the Allocations and Shipley / Canal Road LDF Documents.
- 5.2.6 With regard to land supply, the requirement within PPS3 for Council's to be able to demonstrate that they have identified a 5 year supply of deliverable sites remains. Deliverable sites are those which are suitable, available and capable of delivering housing completions now or over the next 5 years. The five year land supply can be assessed as a stand alone exercise but is normally examined as part of the production of a Strategic Housing Land Availability Assessment (SHLAA). Once the SHLAA is completed the Local Planning Authority can assess whether it has a 5 year land supply by comparing deliverable sites with its targets for house building.
- 5.2.7 The data in the AMR 2009 provides a start point in identifying the 5 year housing land supply based purely on planning status. However further work is required to meet the full requirements of PPS3. Although now nearing completion, the progress in completing Bradford's SHLAA, and therefore its 5

Local Development Framework for Bradford  
year land supply assessment, has been constrained by the capacity and speed of the SHLAA working group in assessing sites.

- 5.2.8 The SHLAA is likely to be completed by the end of this year. This will enable the Council to update and finalise its housing trajectory which will form part of the Core Strategy. Subject to changes in national planning policy, both the SHLAA, and the 5 year land supply assessment will be rolled forward on an annual basis and this will enable the Local Planning Authority to assess whether expected performance in delivering the expected number of homes, as set out in the trajectory, and the desired level on development on previously developed land, is being met.
- 5.2.9 A further new issue which the Planning Service is already addressing and which will influence the type of new housing development achieved is that of density. Nationally the Government has amended PPS3 so that there is no longer a requirement to have a minimum density set at 30 dwellings per hectare. The Government have stated that such targets should be set locally in response to local issues and circumstances. Following this change the Planning service has clarified its position on density in its regular LDF Newsletter 'Plan-It'. It has confirmed that the Council already has, via the adopted statutory development plan, a set of locally derived density targets which will continue to be applied in considering and negotiating new development schemes. This is helping to deliver sustainable patterns of development, prevent urban sprawl and reduce the future need for green field and green belt development.
- 5.2.10 Notwithstanding the above, this AMR has reported that the number of dwellings and schemes which have been achieving densities above the 30dph minimum set out in RUDP has declined. This is likely to be a reflection of a reduction in delivery of higher density town and city centre sites and the nature of current suppressed levels of demand which is more narrowly focused on larger family houses. These trends suggest that the Council will need to be mindful in its negotiation on new schemes of the need for family housing whilst also continuing to encourage developers to make the most efficient use of their sites through good design and layout.
- 5.2.11 Aside from housing, there are still a couple of gaps in data, which need action to ensure that they can be reported in the next AMR, in particular the indicator on renewable energy will need to be examined.

### **5.3 Development Management Performance**

- 5.3.1 In 2009/10 the Council received 4072 planning applications.
- 5.3.2 The Council exceeded the national targets for determining major, minor and other applications and continues to improve its performance year on year.

## 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 Management Terminology

##### National Indicators

**NI157a** – Percentage of largescale and smallscale 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.

**NI157b** - Percentage of major 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.

**NI157c** - Percentage of major planning applications determined in line with the Government's development control targets. The target set by government is 80% of all other applications should be determined within 8 weeks.

### **Local Indicators**

**BV204** – Percentage of appeals allowed against the Authority's decision to refuse on planning applications. The local target set by the Local Planning Authority is not more than 26.5% of planning appeals should be allowed.

### **Application Descriptions**

**Largescale Major Applications** – For dwellings, the number of residential units to be constructed is 200 or more or where the number of residential units is not given in the application, a site area of 0.5 hectares or more. For all other developments the floorspace to be built is 1000 square metres or more, or the site area is 2 hectares or more.

**Smallscale Major Applications** - For dwellings, the number of residential units to be constructed is between 10 and 199 or where the number of residential units is not given in the application, a site area of 0.5 hectares and less than 4 hectares. For all other developments the floorspace to be built is 1000 square metres and up to 9,999 square metres or the site area is 1 hectare and less than 2 hectares.

**Minor Application** – For dwellings, the number of residential units to be constructed is between 1 and 9 or where the number of residential units is not given in the application, a site area of less than 0.5 hectare. For all other developments the floorspace to be built is less than 1000 square metres or the site area is less than 1 hectare.

**Other Application** – All remaining applications including those householder applications, changes of use, advertisements, certificates of lawful development and listed building consent.



## **Appendix 2**

### Relevant National Guidance

Planning Policy Statement 3: Housing (CLG 2010)

Planning Policy Statement 12: Local Development Frameworks (CLG 2008)

Online Development Plan Manual (CLG PAS)

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

Regional Spatial Strategy and Local Development Framework Core Output Indicators  
– Update 2/2008 (CLG 2008)

**Produced by the  
City of Bradford Metropolitan  
District Council**

**Local Development  
Framework Group**

**December 2010**

**City of Bradford MDC**

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