

**City of Bradford Metropolitan District Council**

**ANNUAL MONITORING REPORT**

**December 2007**



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## **FOREWORD**

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

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

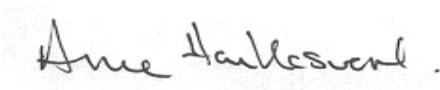
This is the third Annual Monitoring Report for the Bradford District. It sets out the progress made in reviewing the current planning policies for the District in particular as we look to develop the new development plan documents as part of the Local development framework. It also sets out our current performance as measured by key indicators set by government, which shows how well we are doing in achieving change on the ground. The final section of the AMR 2007 looks at the number and types of applications received by the Planning authority and its effectiveness in determining them.

The Replacement Unitary Development Plan continues to provide the policy framework, which will guide development until at least October 2008. The Council will be requesting to save the policies beyond October 2008 until the LDF comes fully into place.

The Planning Authority is currently focusing its effort in developing the key documents in the Local Development Framework. Progress has been made in engaging the Districts communities on the Core Strategy, discussing the key issues facing the District over the next 20 years and how planning can be used to tackle them and ensure the well being of its citizens. Further work is required before the Council will issue its preferred Option later next year. Work has also commenced on the Bradford City Centre Area Action Plan which will look to provide the statutory support behind the regeneration of the City Centre over the next 10-15 years on the back of the major work already achieved.

The Council has also made progress in providing additional guidance on key issues in support of the policies in the RUDP including Planning Obligations and a comprehensive planning framework guiding the development of two major housing sites in Menston, which was drawn up with significant input from the local community.

The Council reviewed the Local Development Scheme and following the comments of the Secretary of state sets out an ambitious timetable for producing the LDF documents which will look to take the District forward over the next 20 years. It will seek to continue to move forward the planning framework for the District to deliver the new challenges including supporting the key regeneration initiatives including Bradford City Centre, Airedale, and the Canal Road corridor, delivering economic potential in support of the Leeds City Region and deliver the Vision for the District into the 21<sup>st</sup> Century.



**Councillor Anne Hawkesworth**

Environment & Culture 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 new Act are to speed up the plan making process and to make it more flexible/responsive to changes in circumstance. Emphasis is placed on keeping plans up to date via a continuous process of monitoring and review. A proactive approach to community involvement throughout the development plan making process is also encouraged.
- 1.1.2 The previous development plan system of Planning Policy Guidance, Regional Planning Guidance (for Yorkshire and Humber), and the City of Bradford Unitary Development Plan has been replaced by a new system. For the Bradford District the new system consists of:
- **Planning Policy Statements** – these set out national planning policy and are produced by central Government. These are progressively replacing Planning Policy Guidance Notes (PPGs).
  - **Regional Spatial Strategy for Yorkshire and the Humber** – this sets out the planning policy for the Region, produced by the Yorkshire and Humber Regional Assembly and issued by the First Secretary of State.
  - **Local Development Framework** – this sets out the core strategy, planning proposals and policies for the District, and is produced at a local level by Bradford Council
- 1.1.3 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 LDDs 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 changes required to the Local Development Framework to reflect new priorities or circumstances.

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

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

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

### 1.3 Development plan context/current monitoring systems

- 1.3.1 The Replacement Unitary Development Plan was adopted in October 2005. The policies of the RUDP are automatically saved for a period of three years from adoption and will be replaced as the Council bring forward new policies in new Local Development Documents as part of its LDF, in accordance with the approved LDS. It is likely that the Council will need to save some policies for longer than the 3 year period allowed under the Act. In such circumstances the Council will need to seek the agreement of the Secretary of State to save any policies beyond the 3 year period<sup>1</sup>.
- 1.3.2 The rUDP contains a performance framework at paragraph 3.100 which predated the requirements of the Act and the subsequent Regulations and guidance. In light of the more recent requirements the Council have adopted the approach set out in the guidance based on the set of core indicators supplemented by limited local indicators. This will replace the performance framework.

### 1.4 Bradford In Context

#### Contextual indicators

- 1.4.1 Contextual indicators are indicators, which describe the wider social, environmental and economic background against which 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 polices and assessing their implementation. An analysis of these contextual indicators will measure changes in the wider social, economic and environmental background against which LDF policies operate.
- 1.4.2 The Core Strategy SA scoping report was published for consultation in December 2006.

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

### 1.4.3 Demographic

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

### 1.4.4 Economy

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

### 1.4.5 Housing

<b>Housing Type</b>	
All dwellings	192,335
Detached House	25,933
Semi Detached house	69,943
Terraced housing	68,889
Flats, conversions and shared dwellings	27,570
<b>Housing Tenure</b>	
Owner Occupiers	129,288
Rented from Council or Housing Association	29,350
Private & other renting	21,608
<b>House price</b>	
Average	£125,000

## 1.5 The Format of the Annual Monitoring Report

- 1.5.1 The guidance recognises that the monitoring systems will take some time to become established. The LDF good practice guide provides guidance on content of the AMR. This advises that:
- The report should contain an analysis, in particular taking account of the core output indicators set out in the guidance, in terms of existing (saved) policies which constitute the framework.
  - Monitor the LDS and milestones contained within it, giving an indication of progress and note any adjustments to the LDS considered necessary.
- 1.5.2 Section 2 of the report considers progress on the LDDs milestones. It sets out for each Local Development Document with milestones to November 2007, the progress in terms of work undertaken to date and whether the milestones were met or not. Where milestones were not met it considers the reasons for this. It also considers new work pressures, which may require production of LDDs, which are not presently covered by the existing LDS. It sets out a timetable for the review of the LDS to address any slippage and new work.
- 1.5.3 Section 3 considers the performance of policies. This section focuses in this first report on the core output indicators prescribed by national guidance. The analysis is undertaken where data permits with regard to the saved policies of the RUDP. However, it must be noted that these policies have only recently come into formal use as of adoption in October 2005. The data is presented using the topic themes given in national guidance for the core output indicators. These are:
- Business Development
  - Housing
  - Transport
  - Local Services
  - Minerals
  - Waste
  - Flood protection and Water Quality
  - Biodiversity
  - Renewable energy

- 1.5.4 Where data is not available at present or is not in the required format these are highlighted and measures to rectify this identified.
- 1.5.5 Section 4 provides an outline of the performance of the LPA in determining planning applications and at appeal. This section sets out the numbers major, minor and other minor applications received and determined by type of development.
- 1.5.6 The final section seeks to draw together key findings and any recommendations for action.

## **2.0 IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME**

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

- 2.1.1 As required under section 35 of the Act and regulation 48 of the 2004 Regulations, the Annual Monitoring Report must contain information on whether the timetable and milestones in the Local Development Scheme are being achieved.
- 2.1.2 Paragraph 4.47 of PPS12 develops this, explaining how the Annual Monitoring Report should review actual progress, compared to the targets and milestones for LDD preparation set out in the Local Development Scheme. The guidance states that this should assess whether the authority;
- (i) Has met the Local Development Scheme targets and milestones, is on target to meet them, is falling behind schedule or will not meet them;
  - (ii) Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
  - (iii) The need to update the Local Development Scheme, particularly in light of (ii). Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision.

### **2.2 Bradford LDS Context**

- 2.2.1 The 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 considered a revised LDS at its meeting on 20 March 2007 and resolved to submit it to the Secretary of State. It was formally submitted on 29th March 2007 and notice given of the Councils intention to bring into effect the revised LDS. The Government Office for Yorkshire and the Humber (GOYH) issued a holding direction on behalf of the Secretary of State on 27 April 2007 giving them more time to consider the LDS. Discussions were held with GOYH in July, which resulted in an amended LDS being resubmitted in September. Following consideration of the amended LDS the Government Office for Yorkshire and the Humber (GOYH) issued a direction on behalf of the Secretary of State notifying the Council that they did not intend to intervene. The Council is therefore now in a position to formally adopt the revised LDS.
- 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 November 2007. Each document and milestones are considered in turn below.

### Replacement Unitary Development Plan (Update)

#### Comments

- 2.3.2 There is no milestone for the Replacement UDP in the current AMR period. However, the Council received one legal challenge during the prescribed 6 week notification period. The challenge from Asda related to a site specific consideration at land at the Peter Black site in Keighley. The Council provided a formal rebuttal to the challenge. A date was issued in September 2007 for the hearing in the High Court for Early 2008. Asda subsequently were successful at Public Inquiry and secured planning permission on the site. As a consequence ASDA agreed in September 2007 to withdraw the legal challenge to the RUDP.
- 2.3.3 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 by April 2008. The Council will undertake the assessment of the RUDP policies early in 2008 for submission in April 2008.

### Local Development Scheme

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

#### Comments

- 2.3.4 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. This took account of the following:
- Evolving national guidance and good practice on LDFs, in particular developing guidance on 'soundness' and the practical implications of frontloading in order to address this.

- Linked to the above was the need to ensure soundness and the alignment of Core Strategy work with other emerging strategies and a robust evidence base.
- Slippage in Regional Spatial Strategy for Yorkshire and the Humber
- New work priorities

2.3.5 The LDS was submitted to GOYH on 29 March 2007. It is due to be formally adopted by the Council in December, following submission to Secretary of State and subsequent amendment.

### Statement of Community Involvement

Milestone	Target	Whether Met
Examination	October 2007	yes
Inspectors Binding Report	December 2007	On track

### 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 discussions with several objectors the Examination will be by written representations only. It is anticipated that the binding Inspectors report will be received in December 2007 in line with the LDS milestone.

### Core Strategy

Milestone	Target	Actual	Whether Met
Public participation on Issues and Options (Reg 25)	February – June 2007 November – December 2007	February – June 2007	Yes

### Comments

2.3.8 National guidance and emerging good practice emphasises the need for effective frontloading, supported by a robust evidence base. The guidance also places importance in linking the Core Strategy to Community Strategy. in order to ensure a 'sound' process and ultimately 'sound' document.

Therefore, work on the Core Strategy has been re-timetabled in the revised LDS to take account of the following:

- Bradford District Sustainable Community Strategy 2007-10
- Draft Regional Spatial Strategy for Yorkshire and the Humber (Panel report July 2007 Proposed Modifications September 2007)
- Developing a robust evidence base (Urban Potential Study/employment land study /Local Housing Assessment/Retail Assessment)
- Emerging good practice on Core Strategies (Planning Advisory Service, Planning Officers Society and recent Inspectors reports).

2.3.9 The Council published the Core Strategy SA Scoping Report for public comment in February and March 2007. The Council has considered the representations and will amend and reissue the scoping report in the New Year.

2.3.10 The Council published 8 topic papers setting out the Core Strategy Issues and Options for discussion from February to June 2007. They were sent to a wide range of consultees and made available online. A series of stakeholder workshops were held to explore the key issues and options. These included 5 area conferences, three topic conferences on housing, waste and transport. Planning Aid undertook events targeted at BME communities. Each event has a log which is available online. Officers also attended a wide range of networks representing different communities of interest in order to introduce and discuss the issues e.g. Mobility Planning Group, Strategic Housing Partnership and Bradford Property Forum.

2.3.11 The comments received as well as the consultation logs are available to view and download on line. The comments received were considered by the Council from July through September. They have informed further work on issues and options (see paragraph 2.3.14 below) as well as the Council thinking as it moves towards preferred options. The Council scoped the range of those making representations and those who it has engaged to identify gaps and ensure representative engagement. It will be addressing any gaps as part of further engagement on Issues and Options in the new year. In particular it will be seeking to engage with key partners to discuss infrastructure including transport, social, economic, and environmental.

2.3.12 The Council received the final version of the Open space Assessment and is about to formally publish it. Several studies were also commissioned. They included the Employment Land study, which is being undertaken by ARUPs. This commenced in August 2007 and is due to report in December 2007. A retail study has also been commissioned. WYG commenced work on the study in September and they are due to report in February. The Urban Potential Study survey work is now complete and a draft report is due in January. This work will then feed into the work on the Strategic Housing Land Availability Assessment in due course.

- 2.3.13 The Council is currently in the process of producing the SCS for the District. The revised timetable for the Core Strategy allows better alignment between these two processes. Work to date has sought to ensure the use of common evidence and also the sharing of consultation material. The SCS is due for adoption in April 2008. This will allow the Preferred Options to be informed by the SCS.
- 2.3.14 In light of comments received to the initial Issues and Options papers and also the changes proposed to RSS by the Secretary of State, it has been determined that in order to ensure a sound process that further consultation is required. This will explore a revised vision, which seeks to be more spatial and aligns to the SCS. It will also need to provide more detail on the spatial options for accommodating development in light of the growth now envisaged by revised RSS. It was anticipated in the revised LDS that this would take place in November and December. This has slipped in order to take proper account of RSS and also align better with the SCS process. It is anticipated that this further consultation on issues and options will take place early in the new year. Further consultation on the waste issues and options is also planned for the new year (see paragraph 2.3.27 below).
- 2.3.15 The additional consultation as part of issues and options will have implications for the timing of the preferred options. This was anticipated for July/August 2008 but due to the further consultation it is anticipated that this will mean a slippage by at least a month.
- 2.3.16 A Project plan prepared in August 2006, sets out the work tasks at each key stage in preparing the Core Strategy to ensure that it meets the test of Soundness. Informal consultation with key partnerships (e.g. Housing), on LDF and Core Strategy, as well as area conferences have been undertaken to raise awareness of the LDF and the Core Strategy in particular, prior to the formal stages of consultation. The project plan needs to be updated in light of progress and recent best practice.

#### **Allocations DPD**

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	September 2007	Yes

- 2.3.17 In the Revised LDS the Allocations DPD was widened to include the Open space Recreation allocations and policies.

- 2.3.18 Work has commenced gathering evidence and information linked to emerging Local Housing Assessment. Work is ongoing to identify potential sites on the back of the urban potential work and also inviting land owners to submit sites for consideration. This work will then link into work on the SHLAA. Liaison with Housing Strategy and Housing Partnership on LDF and issues ongoing.
- 2.3.19 The progress on the DPD is likely to slip slightly as a result of the revised timetable for the Core Strategy. In line with guidance and emerging good practice, the allocations DPD must follow on behind the Core Strategy, which sets the top level strategy to which the DPD must conform. The DPD also needs to align with the Area Action Plans.

### **Bradford City Centre Area Action Plan**

Milestone	Target	Whether Met
Public participation on issues and options (Reg 25)	August – November 2007	Yes

### **Comments**

- 2.3.20 The Council published for comment the 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.
- 2.3.21 The Issues and Options for the Area Action Plan were published for consultation in August until mid November. 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

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

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	October 2007	Yes

- 2.3.23 Evidence gathering has commenced. Links to the corporate work on the canal.

### Waste DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	February 2007	Yes

### Comments

- 2.3.24 Decision made due to resource constraints to procure consultants to undertake the waste DPD. Commenced procurement process April 2006. Due to likely cost of project it was subject to a full EU wider tender. The first stage was commenced in July 2006 seeking formal expressions of interest. Stage two the invitation of formal tender for the project was sent out in October 2006 to the successful organisations from stage 1 with a closing date for tenders of 6 December 2006. 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.
- 2.3.25 The Council published the Waste DPD SA Scoping Report for public comment in July and August 2007. The Council has considered the representations and will amend and reissue the scoping report in the New Year.
- 2.3.26 The Issues and Options for the waste DPD need to follow the Core Strategy in order to ensure conformity and alignment and ultimately the 'Soundness' of the document.
- 2.3.27 However, in light of further guidance on Waste management issued in Appendix to the PINS Lessons Learned (June 2007) document, the Council is looking to put 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 medium term tasks of ensuring sites are delivered in a timely manner in particular to support the Councils Municipal Waste Strategy.

### Open Space and Built Recreation Facilities SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	March 2007	Yes

## Comments

- 2.3.28 Evidence gathering and early consultation and drafting ongoing. The Council has consulted 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 separate scoping report setting out the proposed approach to Sustainability Appraisal has also been made available for public comment.
- 2.3.29 The 6 week public consultation on the Open Space and Built Recreational Facilities SPD Scoping Report and Sustainability Scoping Report closed on Monday 14 May 2007. The Council is considering the comments received and undertaking further evidence gathering.
- 2.3.30 The Council commissioned Strategic Leisure to undertake a Built recreation Facilities Assessment. This will inform the approach in the SPD and supplement the existing Open Space Assessment. The Built Facilities study is due for completion in February 2008.

## Landscape Character Assessment SPD

Commencement of Process - evidence gathering and preparation of Draft SPD	Draft Landscape Character Assessment published 2003	Yes
Public participation on Draft SPD	December 2007 – January 2008	No

## Comments

- 2.3.31 Landscape Character Assessment completed 2000 and is a currently publicly available document.
- 2.3.32 A scoping SA report for the SPD has been published for comment and sent to the statutory bodies in November 2007. The Landscape Character Assessment is currently being amended and updated to reflect SPD guidance, prior to publication for consultation. Additional work on the Core Strategy Issues and Options has delayed work on this SPD by a couple of months. It is anticipated that the draft SPD will be published for comment early in the new Year.

## Affordable Housing SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	September 2007	Yes

## Comments

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

## Planning Obligations SPD

Milestone	Target	Whether Met
Public participation on Draft SPD	April May 2007	Yes
Consideration of representations and finalise SPD	June- August 2007	Yes
Adoption of SPD	September 2007	Yes

## Comments

- 2.3.34 The Councils Executive on 16 January 2007 approved the SPD for public consultation. The consultation period ran from 2 April 2007 until 14 May 2007. A total of seventeen responses were received. The representations were considered and an amended SPD was considered and approved for adoption by Executive on 11 September 2007. The Regulatory and Appeals Committee formally adopted the SPD as amended on 3 October. The formal notice of adoption was placed in the Telegraph and Argus on 25<sup>th</sup> October 2007.

## City Centre Affordable Housing SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	September 2006	Yes
Public participation on Draft SPD	April May 2007	Yes
Consideration of representations and finalise SPD	June- November 2007	Yes
Adoption of SPD	December 2007	No

## Comments

- 2.3.35 The Councils Executive on 16 January 2007 approved the SPD for public consultation. The consultation period ran from 2 April 2007 until 14 May 2007. The representations are currently being considered.

## Menston SPD

Milestone	Target	Whether Met
Consideration of representations and finalise SPD	December 2006- August 2007	Yes
Adoption of SPD	September 2007	Yes

### Comments

- 2.3.36 The Draft SPD and associated documentation was published by the Council for formal public consultation for six-weeks that commenced on 25th September 2006 and ended on 6th November 2006. This included drop-in sessions in Menston. A total of seventy nine responses were received at the end of the formal consultation on the Draft SPD.
- 2.3.37 The representations were considered and an amended SPD was considered and approved for adoption by Executive on 11 September 2007. The Regulatory and Appeals Committee formally adopted the SPD as amended on 3 October. The formal notice of adoption was placed in the Telegraph and Argus on 25<sup>th</sup> October.

## Tree Protection SPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and preparation of Draft SPD	September 2007	Yes

### Comments

- 2.3.38 Evidence gathering has commenced. A draft SA scoping report is due to be published for comment in December.

## Shop Front SPD

Milestone	Target	Whether Met
Public participation on Draft SPD	May – June 2007	yes
Consideration of representations and finalise SPD	July – September 2007	Yes
Adoption of SPD	October 2007	yes

## **Comments**

- 2.3.39 The Draft SPD and associated documentation was published by the Council for formal public consultation for six-weeks that ran from 15<sup>th</sup> May 2007 to 26<sup>th</sup> June 2007. By the close of the period, 13 responses had been received.
- 2.3.40 The representations were considered and an amended SPD was considered and approved for adoption by Executive on 9 October 2007. The Regulatory and Appeals Committee are due to formally adopt the SPD as amended at its meeting on December 2007.

## **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)

### 3.0 LOCAL DEVELOPMENT FRAMEWORK ANALYSIS OF POLICY PERFORMANCE AND EFFECTS

#### 3.1 Policy Context

3.1.1 The guidance requires local planning authorities to develop an *objectives-targets- indicators* approach to local development framework monitoring. It sets out how indicators should be used to assess the implementation and effects of policies. The guidance proposes a tiered approach to indicators. These are:

- Contextual indicators which describe the wider social, environmental and economic background against which LDF policy operates (see section 1.4 above).
- Output indicators which assess the performance of policies.
- Significant effects indicators which are used to assess the significant social, environmental and economic effects of policies (used as part of sustainability appraisal of policies).

3.1.2 The guidance defines two types of output indicator, which are relevant to the AMR. These are:

- **Core Output Indicator-** These are set and defined at the national level and each local planning authority is required to report on them in their AMR.
- **Local Output Indicator** – These are locally determined indicators which can address areas not covered by the core indicators. The choice of these indicators will vary according to particular circumstances and issues. These local indicators should be developed incrementally over time, reflecting changing policy monitoring needs, the development of monitoring experience and availability of resources. Indicators should be kept to a minimum, especially avoiding large numbers during the initial stages of developing their monitoring frameworks.

3.1.3 Guidance advises that Indicators should be kept to a minimum, especially avoiding large numbers during the initial stages of developing their monitoring frameworks. Therefore, the focus in this first AMR has been on the core indicators and only a limited number of local indicators have been included where the data was available and relevant to the policy considerations.

3.1.4 The section below sets out the available data for each core indicator by topic. Where data is not available this is noted and the data collection issues considered.

## 3.2 Topic commentaries

### Business Development

#### Core Indicators:

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

Completed sites	B1a	B1b	B1c	B2	B8	Total
(Gross internal floorspace)						
Completed sites below 1000 sqm						
Completed sites above 1000 sqm	3710			762	11980	16452
Total Completed Sites	3710			762	11980	16452

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

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

Completed sites in Employment Zones	B1a	B1b	B1c	B2	B8	Total
(Gross internal floorspace)						
Completed sites below 1000 sqm						
Completed sites above 1000 sqm	2484					2484
Total Completed Sites	2484					2484

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

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

Completed sites on PDL (Gross internal floorspace)	B1a	B1b	B1c	B2	B8	Total
Completed sites below 1000 sqm						
Completed sites above 1000 sqm	3710			762	11980	16452
Total Completed Sites	3710			762	11980	16452

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

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

	Total
Allocated sites >=0.4ha	185.19
Sites with planning permission >=0.4ha	10.92

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

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

Losses of Employment land	Total
(i) Employment Zones	0
(ii) District	0

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

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

Losses of Employment land	Total
(i) Residential development	0
(ii) District	0

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

## **Housing**

### **Core Indicators**

2a Housing trajectory showing:

- (i) Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- (ii) Net additional dwellings for the current year;
- (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (iv) The annual net additional dwelling requirement; and
- (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

(See over)

Year	Year of plan period for RUDP	(i) (ii) Net completions	Cumulative net completions over plan period	Annual average completions over plan period	(iii) Projected dwellings	(iv) Net annual requirement	Total requirement over plan period	Remaining requirement over plan period	Remaining years of plan period	(v) Net annual average dwellings needed to meet the requirement
2000-2001	1	1038	1038	1038		1390	19460	18422	13	1417
2001-2002	2	1257	2295	1147		1390	19460	17165	12	1430
2002-2003	3	1234	3529	1176		1390	19460	15931	11	1448
2003-2004	4	1254	4783	1196		1390	19460	14677	10	1468
2004-2005	5	1361	6144	1229		1390	19460	13316	9	1480
2005-2006	6	1369	7513	1252		1390	19460	11947	8	1493
2006-2007	7	1578	9091	1299		1390	19460	10369	7	1481
2007-2008	8				2061	1390	19460		6	
2008-2009	9				2061	1390	19460		5	
2009-2010	10				2061	1390	19460		4	
2010-2011	11				2061	1390	19460		3	
2011-2012	12				2061	1390	19460		2	
2012-2013	13				2061	1390	19460		1	
2013-2014	14				2061	1390	19460		0	
2014-2015					2061					
2015-2016					2061					
2016-2017					2061					

Notes: Completions data derived from Building Control completions and data supplied to them.  
Supply data collected and analysed by Plans & Performance Service. Projected dwellings under indicator (iii) calculated as an annual average using the current supply and the ten year period included in the definition of the indicator.

The current supply comprises:

- Outstanding planning permissions 9921 (6584 on pdl; 2416 through conversion/change of use; 921 on greenfield land, agricultural land and agricultural buildings).
- Remaining allocations in the RUDP 6287 (1347 on pdl and 4940 on greenfield land) (2430 on Phase 1 allocations, 3857 on Phase 2 allocations).
- Windfall assumption from the RUDP 440/year for the ten year period (all pdl).
- The supply total is 20608, giving an annual average of 2061 over the ten year period.
- The density assumptions of the RUDP housing supply have been used on sites without an extant planning permission.

### **Commentary:**

Housing Trajectory;

The general trend for completions continues to increase and for the first year exceeds the RUDP requirement figure.

The current supply (iii) is in excess of residual requirement (v), which falls for the first year.

Five Year Supply;

Based solely on planning status, the current supply of outstanding planning permissions, 9921, will last for 7.14 years against the RUDP net annual requirement of 1390 dwellings.

Adding the remaining Phase 1 allocations in the RUDP, 2430, to total 12351, extends the length of the supply to 8.88 years.

RUDP Policy H2;

Combining the cumulative net completions over the plan period, 9091, with the dwellings that have commenced at 31 March 2007, 1305 (Building Control commencements), totals 10396 dwellings. This equates to 83.1% of the cumulative Phase 1 dwelling requirement of 12510.

The implications of a new housing requirement figure for Bradford, from The Yorkshire and Humber Plan, and the mechanisms to identify the housing supply to meet the new requirement, are referred to in Section 5.2.

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

	Gross completions	Percentage
On pdl and through conversions/change of use	1319	82.54
On Greenfield land, agricultural land and buildings	279	17.46
Total	1598	

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

**Commentary:**

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

## 2c Percentage of new dwellings completed at:

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

	Number of completed schemes	%age of completed schemes	Number of dwellings on completed schemes	%age of dwellings on completed schemes
<30 dph	12	26	61	6
30-50 dph	17	37	299	32
>50 dph	17	37	571	61
Total	46		931	

Notes: Relates to schemes, over 0.1ha and/or yield of  $\geq 4$  units, that were completed during period 1.4.2006 - 31.3.2007.

These developments also analysed under Core Indicator 3b.

Data collected and analysed by Plans & Performance Service.

### Commentary:

74% of housing schemes completed in 2006-2007, and 93% of dwellings on those completed schemes, have been at a density above 30 units per hectare.

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

## 2d Affordable housing completions.

	Gross completions	Net completions
Affordable housing	245	233

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

**Local Indicators:**

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

Parliamentary Constituency	Number of allocations	Developed for Housing	Part developed for Housing	Under construction for Housing	Developed for other uses	Part developed for other uses	Undeveloped	Unimplemented extant planning permission for Housing on whole or part of site	Planning applications for Housing under consideration on whole or part of site	Unimplemented extant planning permission for other uses on whole or part of site	Planning applications for other uses under consideration on whole or part of site	No unimplemented planning permission and no application under consideration for any use
BN	35	9	3	3	2	2	19	4	1	3	1	12
BS	40	16	2	7	1	2	14	7	2	0	0	5
BW	18	8	0	0	1	0	9	2	1	1	0	6
K	29	17	1	2	1	0	10	3	2	0	0	5
S	30	17	0	4	0	0	9	2	1	0	0	6

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

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

Position at 31 March 2007.

- **Windfall Development**

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

	On pdl	Through conversions/change of use	On Greenfield land, agricultural land and buildings	Total
Number of dwellings	687	257	19	963
%age of total windfall	71.34	26.69	1.97	
%age of total completions				60.26

Notes: Data analysis by Plans & Performance Service from completions data derived from Building Control completions and data supplied to them.  
Gross data analysed.

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

**Commentary:**

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

**Transport**

**Core Indicators:**

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

	% of compliant sites more than 1000 sqm	% of compliant sites less than 1000sqm
Total number of compliant schemes as a % of total number of schemes	100	
Total number of schemes analysed	3	0

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

### Commentary:

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

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

Number of facilities within 30 minutes public transport journey time of completed scheme	Number of completed schemes	%age of completed schemes	Number of dwellings on completed schemes	%age of dwellings on completed schemes
All 6	42	91.31	901	96.78
5	3	6.52	26	2.79
4	1	2.17	4	0.43
Total	46		931	

Notes: Relates to schemes, over 0.1ha and/or yield of  $\geq 4$  units, that were completed during period 1.4.2006 - 31.3.2007.

Data collected and analysed by Plans & Performance Service.

These developments also analysed under Core Indicator 2c.

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

### Commentary:

The Core Indicator requires individual dwellings to be tested against detailed destination criteria to analyse the accessibility of new residential development. Accessibility is most relevant when evaluating possible development sites and when assessing District wide changes over time. It is less relevant against completed development, particularly at plot level, though an analysis of those sites that were completed between 1.4.2006 and 31.3.2007 is included.

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

The data provided above is included as an interim evaluation of the accessibility of completed residential development prior to any resolution of the three indicators.

### Monitoring System:

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

## Local Services

### Core Indicators:

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

Use Classes Order		Net floorspace (sq m)	Gross floorspace (sq m)
A1 Retail	sites less than 2500m2 in size	No data	No data
	sites 2500m2 or more in size	No data	No data
B1a & A2 Offices	sites less than 1000m2 in size		
	sites 1000m2 or more in size		3710
D2 Leisure		No data	No data

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

Use Classes Order	Centres	Locations	Site size	Site size
			sites <2500 sq m net	sites >=2500 sq m net
A1 Retail	In Town Centres	City & Town Centres	No data	No data
		District Centres	No data	No data
	Out of Town Centres	Local Centres	No data	No data
		Out of all above Centres	No data	No data
	Figures in Core Indicator 4a		No data	No data
			Sites <1000 sq m gross	Sites >=1000 sq m gross
B1a & A2 Offices	In Town Centres			
	Out of Town Centres	Out of all named Centres		3710
	Figures in Core Indicator 4a			3710
D2 Leisure			No data	No data

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

Retail data:

No retail data was collected for 2006-2007. This will be included in the 2008 AMR.

Office data:

Developed site also recorded in Core Indicator 1

Internal floorspace figures have been converted from external floorspace measurements.

#### Commentary:

#### Monitoring System:

The monitoring of Leisure development will need to be developed.

#### 4c 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 2006/07.
	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	
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	
Riverside Gardens, Ilkley.	4.3	
Roberts Park, Saltaire, Shipley.	5.19	
Silsden Park, Silsden.	5.44	
St Ives Estate, Harden, Bingley.	220.49	
Thornton Recreation Ground, Thornton ,Bradford.	0.27	
Victoria Park, Keighley.	5.21	
Wibsey Park, Wibsey, Bradford.	12.25	
Total Area	399.6	24.74

Notes: Data extracted from Bradford Open Space, Sport & Recreation Study: Open Space Assessment Report. KKP 2006.

#### 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. Two public parks also met the ‘management’ standard and were awarded the Green Flag in 2006/07.

#### Monitoring System:

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

## **Minerals**

### **Core Indicators:**

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

	Total Crushed Rock for Aggregate Purposes (in Tonnes)
2000-2001	14899
2002-2002	247673
2002-2003	114245
2003-2004	210231
2004-2005	11950
2005-2006	12180
Total 2000-2006	611178

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

Included for the plan period of the RUDP, though there is always a one year slippage in the supply of data.

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

This data not collected by any known source.

#### **Monitoring System:**

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

## Waste

### Core Indicators:

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

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

Site	Type	Annual Capacity
Staveley Mills, New Road Denholme	2500 tonnes	ELV (Scrap Yard)
Hutson Street, Marshfields Bradford	1040 tonnes	ELV (Scrap Yard)
115 Beckside Road Bradford*	25000 tonnes	ELV (Scrap Yard)
115 Beckside Road Bradford*	20 tonnes	ELV (Scrap Yard)
Workshop at Spencer Road, Lidget Green, Bradford	1400 tonnes	ELV (Scrap Yard)
Land South Of 64 Queen's Road, Bradford	363000 tonnes	Waste transfer
Hirst Field Farm, Black Dyke Lane, Thornton, Bradford	32.4 tonnes	Waste treatment

Notes: Data provided by Minerals & Waste Planning Team.

\* Although same address these are 2 separate sites

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

Amount of Waste managed by management type	Amount (Tonnes)	Percentage
Landfill	219 000	80
Material Reclamation Facility (MRF)	0	0
Composting of Green Waste	27000	10
Dry recycling	26000	9
Bring Sites direct to recycling merchants	3000	1
Total	275000	100

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

## **Flood protection and Water Quality**

### **Core Indicators:**

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

	Flood Risk grounds	Water Quality grounds
Number of recommendations made to refuse permission	12	0
Number of permissions granted contrary to sustained advice	1	0

Notes: Data on all applications to which the Environment Agency objected to, on the two named grounds during 2006-2007, taken from EA web site.

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

### **Commentary:**

Of the 12 applications where objections on flood risk grounds are recorded on EA web site: in 3 cases EA subsequently withdrew the objection but did not update the website; in 1 case the objection was made against a pre-application submission; in 1 case the objection could not be found; 3 applications have been withdrawn; and 3 applications were refused.

## **Biodiversity**

### **Core Indicators:**

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

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

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

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

SPA: Special protection Area

SSSI: Site of Special Scientific Interest

SEGI: Sites of Ecological/Geological Importance

RIGS: Regionally Important Geological Sites

BWA: Bradford Wildlife Areas

Some sites extend outside the District. Only the area within Bradford District is included in the table.

Some sites extend over more than one Parliamentary Constituency. The total area has been attributed to the Parliamentary Constituency that contains the largest part of the designation.

### Commentary:

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

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

### Monitoring system:

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

### Renewable Energy

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

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

There is no data available for this Core Indicator.

**Monitoring System:**

There is a need to develop a monitoring system for this data, and it is acknowledged that there will be collection difficulties for some types of development.

## 4.0 DEVELOPMENT CONTROL PERFORMANCE

### 4.1 Introduction

4.1.1 The following section sets out the performance of the local planning authority in determining planning applications (1 April 2006 to 31 March 2007). It considers:

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

### Major Applications

4.1.2 In 2006/2007 the Authority determined 211 Major Applications. This figure does not include those applications that were withdrawn.

4.1.3 Of these, 129 applications were determined within 13 weeks, this equals 61.1% which is above the national target of 60%.

### All Major Applications by Development Type (BV109a)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
1 <b>Dwellings</b> 10 or more dwellings or a site over 0.5 hectares	137	82	55	103	34
2 <b>Offices/research and development/light industrial</b> Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	16	13	3	15	1
3 <b>Heavy industrial/storage/warehousing</b> Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	11	9	2	9	2
4 <b>Retail distribution and servicing</b> Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	7	3	4	5	2
5 <b>All other major development types</b> Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	40	22	18	37	3
<b>Total</b>	<b>211</b>	<b>129</b>	<b>82</b>	<b>169</b>	<b>42</b>

## 4.2 All Minor Applications

4.2.1 In 2006/2007 the Authority determined 1326 Minor Applications. This figure does not include those applications that were withdrawn.

4.2.2 Of these, 933 applications were determined within 8 weeks, this equals 70.4% which is above the national target of 65%.

### Minor Applications by Development Type (BV109b)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
<b>6 Dwellings</b> <i>Less than 10 dwellings or a site less than 0.5 hectares</i>	649	432	217	380	269
<b>7 Offices/research and development/light industrial</b> <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	44	31	13	34	10
<b>8 Heavy industrial/storage/warehousing</b> <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	35	25	10	31	4
<b>9 Retail distribution and servicing</b> <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	185	133	52	123	62
<b>10 All other minor developments</b> <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	413	312	101	330	83
<b>Total</b>	<b>1326</b>	<b>933</b>	<b>393</b>	<b>898</b>	<b>428</b>

### 4.3 Other Applications

- 4.3.1 In 2006/2007 the Authority determined 3468 Other Applications. This figure does not include those applications that were withdrawn.
- 4.3.2 Of these, 2895 applications were determined within 8 weeks, this equals 83.5% which is above the national target of 80%.

#### Minor Other Applications by Development Type (BV109c)

<b>Development type</b>	<b>Total no of Apps</b>	<b>Det in time</b>	<b>Det out of time</b>	<b>Granted</b>	<b>Refused</b>
12 <i>Changes of use</i>	208	143	65	146	62
13 <i>Householder applications</i>	2757	2427	330	2180	577
14 <i>Advertisements</i>	207	184	23	155	52
15 <i>Listed building consent to amend or alter</i>	232	132	100	192	40
16 <i>Listed building consent to demolish</i>	5	2	3	2	3
17 <i>Conservation area consent</i>	10	7	3	8	2
18 <i>Other</i>	49	34	15	32	17
<b>Total</b>	<b>3468</b>	<b>2895</b>	<b>557</b>	<b>2715</b>	<b>753</b>

#### 4.4 Appeal Information (BV204)

- 4.4.1 In 2006/2007 the Authority received a total of 128 appeal decisions of which 36 appeals were allowed and the remainder were dismissed. This equals 28.12% and does not meet the target of 24% for 2006/2007.

##### Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2006	21	3	14.28
July to Sept 2006	30	7	23.33
October to December 2006	35	13	37.14
January to March 2007	42	13	30.95
<b>Total</b>	<b>128</b>	<b>36</b>	<b>28.12</b>

#### 4.5 Quality of Service Checklist (BV205)

- 4.5.1 The government sets a framework for assessing each local planning authority's quality of service. In 2006/2007 the overall score for the Quality of Service Checklist for Bradford was 94.44%. This was below the target of 100%.

(See over)

## Quality of Service Checklist 2005/2006

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

<b>D. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice* on the historic environment in the preparation of the local development plan, planning guidance and in determining all types of applications under the Planning Acts.</b>													
<b>10</b>	Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?	✓	<b>1</b>										
<b>11</b>	Is the advice used for the preparation of the local development plan, planning guidance and the determination of all types of planning applications under the Planning Acts?	✓	<b>1</b>										
<b>12</b>	Are the arrangements for securing the advice permanent and continual?	✓	<b>1</b>										
*	<i>'Specialist advice' should include advice from appropriately qualified specialists in conservation and archaeological techniques. Arrangements are permanent and continual if they are available in house or under some standing arrangement such as a call-off contract with an outsourced provider.</i>												
<b>E. Whether there is a multidisciplinary team approach to determining major planning applications.*</b>													
*	<i>For the purposes of this question 'major applications' is defined as all applications for more than 50 houses or 10,000 square metres of industrial, commercial or retail floor space and smaller major applications in which more than one council department has an interest.</i>												
<b>13</b>	Is this an approach which integrates the contribution of different appropriate disciplines in a way which reflects the size, scale and complexity of the development?	X	<b>0</b>										
<b>14</b>	Are lead officer/s available (including at pre-application stage) to manage and co-ordinate development advice and information and subsequent application processing?	✓	<b>1</b>										
<b>15</b>	Is there a project management approach to managing activities in relation to the applications?	✓	<b>1</b>										
<b>F. Whether the authority provides the capability for an electronic planning service.</b>													
<b>16</b>	<p><i>For this section, authorities score points according to the level achieved on self-assessment against the 21 Pendleton Report Survey criteria. For example, an authority that meets 11 out of 21 criteria will attract a score point of 1 point. An authority that meets 10 out of the 21 criteria will score 0 points. The levels are as follows:</i></p> <table border="0"> <thead> <tr> <th><i>Criteria Achieved</i></th> <th><i>Points Awarded</i></th> </tr> </thead> <tbody> <tr> <td>21</td> <td>3</td> </tr> <tr> <td>15-20</td> <td>2</td> </tr> <tr> <td>11-14</td> <td>1</td> </tr> <tr> <td>0-10</td> <td>0</td> </tr> </tbody> </table> <p><b>See Appendix One for details of criteria assessment</b></p>	<i>Criteria Achieved</i>	<i>Points Awarded</i>	21	3	15-20	2	11-14	1	0-10	0		<b>3</b>
<i>Criteria Achieved</i>	<i>Points Awarded</i>												
21	3												
15-20	2												
11-14	1												
0-10	0												
	<b>Total Points</b>		<b>17</b>										
		<b>Available</b>	<b>18</b>										
	<b>Points</b>												
		<b>Percentage</b>	<b>94.4%</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. The revised LDS has provided an updated and more realistic programme.
- 5.1.2 Progress on the Core Strategy has been made and an extensive amount of consultation has been undertaken in line with the SCI. Further work has been identified as a result of the consultation. The delay in the RSS has impacted on the timetable and the need for further work prior to preferred options.
- 5.1.3 In support of the Core Strategy further evidence work has been commissioned which will inform preferred options.
- 5.1.2 Work has commenced on the Bradford City Centre Area Action Plan and is on track to meet its milestones.
- 5.1.3 Several key SPDs has made progress and been formally adopted including the Planning Obligations SPD.

### **5.2 Policy Monitoring Systems**

- 5.2.1 The key messages from the analysis of policy in Section 3 relate to the core indicators on housing. Key findings include:
- Housing completions are for the first time above the annual housing requirement, building on the slight increases in recent years.
  - The total available supply (allocated sites and permissions) is in excess of the residual housing requirement, which falls for the first year.
  - Based on planning status the current supply based on outstanding permissions will last for 7.14 years. This is extended to 8.8 years when the remaining phase 1 allocations of the RUDP are included.
  - Approximately 83% of development has taken place on Previously Developed Land (PDL), in excess of the 57% Regional Spatial Strategy target.
  - 74% of housing schemes, and 93% of dwellings, completed in 2006-2007 have been at a density above 30 units per hectare.
- 5.2.2 The above highlights the positive progress that has been made in delivering the housing requirement and making effective use of previously developed land. However, there are significant challenges facing the District over the coming years in delivering sustainable housing, as a result of changes in both national and regional planning advice. This has implications both for the management of the housing supply in the short to medium term as well as the longer term supply as part of the emerging LDF.

- 5.2.3 The Government issued revised national guidance in PPS3 and later published its Housing Green Paper. These documents seek to ensure that all local planning authorities are identifying and releasing an adequate supply of housing land such that new and higher national house building targets are met. The key mechanisms for this are a new requirement to identify a 5 year supply of 'deliverable' housing sites and the production as part of the LDF evidence base of a Strategic Housing Land Availability Assessment (SHLAA). This needs to be seen in the context of proposed increase in the housing requirement for the District as a result of the Secretary of State's proposed modifications to Regional Spatial Strategy for Yorkshire and the Humber, published in September 2007.
- 5.2.4 The data in the AMR 2007 provides a start point in identifying the 5 year housing land supply. However further work is required to meet the full requirements of PPS3. It is envisaged that this will be undertaken in the new year with a view to publication in May 2008. The work on the SHLAA would then follow though for the Autumn and feed into both the emerging Core Strategy Preferred Options but also the Allocations DPD Issues and Options. A SPD is programmed for 2007 in order to set out the Council's approach to the management of the Housing Supply.
- 5.2.5 Policy H2 of the RUDP controls the release of the Phase 2 housing sites. This safeguarded the sites until the total of dwellings completed or commenced during phase 1 is 90% of the cumulative phase 1 dwelling requirement. The cumulative net completions over the plan period is assessed as 83.1% of the cumulative phase 1 dwelling requirement. It is therefore likely that within the early part of 2008 the 90% trigger point for the release of phase 2 housing sites in the RUDP will have been reached. The Council will assess this in early 2008. A position statement (if required) will then be issued to verify the position and approach to the release of Phase 2 housing sites.
- 5.2.6 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 Control Performance**

- 5.3.1 The council receives a significant number of planning applications including a large number of complex applications in the form of major applications.
- 5.3.2 The Council has met the National targets for determining Major applications, Minor applications and Other Minor applications.
- 5.3.3 The Council has recently gone live with improvements to the service allowing customers to submit and also access planning application information online. 12.2% of applications have been submitted via the Planning Portal between the 1<sup>st</sup> April 2007 and the 31<sup>st</sup> October 2007. It is expected that this figure will grow significantly over the following 5 years bringing improvements to customer service and national e-government targets. Applications submitted online remove the need to pass paper based forms between departments, allowing consultations to be carried out electronically for example. The electronic application form also determines the correct planning consent required, resulting in just the one form needing to be completed.

## Appendix 1

### GLOSSARY

#### Local Development Framework Terminology

**Annual Monitoring Report (AMR)** – This is a Report that the Council is required to prepare as part of the Local Development Framework. The Report will annually assess the extent to which policies in Local Development Documents are being achieved.

**Development Plan Document (DPD)** – These are Local Development Documents that are part of the Local Development Framework. They form the statutory development plan for the district (together with the Regional Spatial Strategy) and are subject of an independent examination. They include the following: Core Strategy, Site Allocations, Area Action Plans, and a Proposals Map.

**Local Development Document (LDD)** – These are the individual documents that make up the Local Development Framework. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Framework (LDF)** – This is the portfolio of Local Development Documents, the Annual Monitoring Report and Local Development Scheme that together provide the framework for delivering the spatial planning strategy for the District.

**Local Development Scheme (LDS)** – This is a three-year rolling work programme setting out the Council's timetable for preparing each Local Development Document. The Scheme is revised annually in light of outcomes from the Annual Monitoring Report and is submitted to the Yorkshire and Humber Government Office for approval.

**Supplementary Planning Document (SPD)** – These are Local Development Documents that are part of the Local Development Framework. They provide supplementary guidance to policies and proposals contained in Development Plan Documents, however, they do not form part of the statutory plan, nor are they subject of independent examination

#### Development Control Terminology

##### **Best Value Indicators**

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

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

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

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

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

### **Application Descriptions**

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

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

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

## **Appendix 2**

### Relevant National Guidance

Planning Policy Statement 3: Housing (CLG 2006)

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

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

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