

Local Development Framework for Bradford

Annual Monitoring Report

2007 - 2008

December 2008



City of Bradford MDC

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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 puts in place its response to the delivery of the governments housing growth agenda.

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 the fourth 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 2008 looks at the number and types of applications received by the Planning authority and its effectiveness in determining them.

The policies of the Replacement Unitary Development Plan continue to provide the framework, which will guide development. The Secretary of State issued a direction on 31st September 2008 setting out the policies, which are saved beyond 31st October 2008. These saved policies will continue 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 saved policies of the RUDP including Bradford City Centre Affordable Housing SPD and Landscape Character SPD.

The Council has 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 delivering the Vision for the District into the 21st 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 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 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 1st April to 31st 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 30th September 2008 setting out the policies to be saved beyond 31st 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 for consultation in December 2006.

1.4.3 Demographic

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

1.4.4 Economy

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

1.4.5 Housing

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

* Source: ONS Census 2001

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 LDD's milestones. It sets out milestones for each Local Development Document to November 2008, 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 LDD's, 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, as revised. 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. 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 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 18th 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 November 2008. 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 22nd April 2008 considered a report detailing the assessment and the submission to the Secretary of State. The Council formally made a submission on 21st May 2008. The Secretary of State issued a Direction on 30th 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 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 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

- 2.3.4 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 Revised LDS was formally adopted by the Council on 18th December 2007, following submission to Secretary of State and subsequent amendment.
- 2.3.6 The government issued an amended PPS12 and associated procedural changes in an online Development Plan Manual, which have an implication for the existing LDS. Some of the changes require changes to the primary legislation and are the subject of the Planning Bill which is currently going through parliament. While there has been slippage on the current LDS, (as set out below) the Council does not propose to review the LDS in advance of the final changes through the Planning Bill. 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 discussions with several objectors the Examination will be by written representations only. The Council received the Inspector's Report on the 14th 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 8th July 2008, following consideration at Executive on 22 April 2008. A legal notice of adoption was subsequently issued on 29 July 2008.

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
Public participation on Preferred Options and SA Report	July 2008 - August 2008 -		No

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 the Community Strategy in order to ensure a 'sound' process and ultimately 'sound' document. Therefore, work on the Core Strategy was 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 (Strategic Housing Land Availability Assessment / 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 8 topic papers setting out the Core Strategy 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.
- 2.3.10 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).
- 2.3.11 The Secretary of State issued proposed modifications to the Yorkshire and Humber Regional Spatial Strategy in September 2007. These raise 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.
- 2.3.12 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 sets out a revised spatial vision as 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 18th December 2007.
- 2.3.13 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.
- 2.3.14 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.
- 2.3.15 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, as follows:
- Thornton Primary School
 - Victoria Hall, Saltaire
 - Thornbury Centre, Bradford
 - Riddings Hall, Ilkley
 - Temple Row Centre, Keighley
- 2.3.16 Further events were run by Planning Aid which targeted communities of interest including BME, older people and young people.
- 2.3.17 We received 313 written comments, plus 107 Option comment forms which were handed out during the five consultation events. All comments received as well as logs for each of the events can be viewed on the LDF web pages.
- 2.3.18 Further engagement is ongoing with communities in areas proposed in the Further Issues and Options as areas for significant growth, such as Holmewood.
- 2.3.19 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.
- 2.3.20 The Further Issues and Options report on waste was approved by the Executive on 14th October 2008. Consultation period commenced on 6th November 2008, closing on 12th December 2008. Waste interests groups were targeted specifically for their views as part of the consultation.

- 2.3.21 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 on 6th November 2008, closing on 12th December 2008.
- 2.3.22 Further guidance on the evidence base required, including new requirements introduced in revised PPS12, such as the need for an Infrastructure Plan, have meant the need to undertake and commission several critical pieces of work. These have also had implications for progress on the Core Strategy.
- 2.3.23 The Council received the final version of the retail study produced by WYG in June 2008 as well as the Employment Land Study produced by ARUP in December 2007. The Strategic Housing Land Availability Assessment has commenced with the publication of a draft methodology and a 'call for sites' in October 2008.
- 2.3.24 The Planning Service has also provided support and input into the production of a number of other documents which provide essential evidence for the Core Strategy and documents which are developing the supporting strategy. These include the Council's new Joint Housing Strategy, approved by the Council's Executive on 2nd October 2008, the Housing Requirement's Study completed in July 2008 and a Gypsy and Traveller Accommodation Assessment which was commissioned by the West Yorkshire Housing partnership and delivered by consultants CRESR in May 2008.
- 2.3.25 The Council has now adopted the Sustainable Community Strategy for the District, known as the Big Plan, in April 2008. 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. This will allow the Preferred Options to be informed by the SCS.
- 2.3.26 The additional consultation on Further Issues and Options as well as additional evidence requirements has had implications for the timing of the preferred options. The LDS milestone was July/August 2008 but due to the slippage the target date for the issuing of Preferred Options is Spring 2009.

Allocations DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	September 2007	Yes
Consultation on Issues and Options	November 2008 – January 2009	No

- 2.3.27 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. The SHLAA will comprise a robust search for sites across the district and will focus on site developability providing outputs for testing both Core Strategy options and site allocation options.
- 2.3.28 Liaison with the Housing Strategy 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.
- 2.3.29 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 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 now be reached in the Autumn of 2009.

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

Comments

- 2.3.30 The Council published the BCCAAP Sustainability Appraisal Scoping Report for the BCCAAP on July 6th 2007 for five weeks ending on 13th August 2007. The Council considered the representations and reported them in the Sustainability Appraisal report published with the subsequent Issues and Options reports.
- 2.3.31 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.

- 2.3.32 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.
- 2.3.33 The Council has also been working with Yorkshire Planning Aid on workshop events with Bradford Older Peoples Alliance, Consortium of Ethnic Minority Organisations, young people and other hard to reach communities since the publication of the Issues and Options Report in August 2007.
- 2.3.34 Full written representations received to date on the Issues and Options Report and the consultation event logs are available to view on the Councils website.
- 2.3.35 The Council are in the process of generating further evidence base for the City Centre Area Action Plan following the completion of the Employment Land Review and the Retail & Leisure Study which will culminate into the publication of a Draft City Centre Baseline Analysis Report which will be published for comment in early 2009. The comments received on the Draft Baseline Analysis Report will then be considered as part of the BCCAAP Preferred Options Report.
- 2.3.36 The slippage on the Core Strategy has had implications for the timing of the Bradford City Centre AAP Preferred Options 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 Options Report will be published in Summer 2009.

Shipley and Canal Road Corridor Area Action Plan

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	October 2007	Yes
Consultation on Issues and Options	November 2008 – January 2009	No

- 2.3.37 Evidence gathering has commenced. Links to the corporate work on the corridor. Inputted into the Leeds City Region Growth Point bid and associated submission for Urban Eco Settlements in October 2008.

Waste DPD

Milestone	Target	Whether Met
Commencement of Process - evidence gathering and early consultation	February 2007	Yes
Consultation on Issues and Options	September 2008 – October 2008	No

Comments

- 2.3.38 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.
- 2.3.39 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.
- 2.3.40 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.
- 2.3.41 However, 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 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).

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

- 2.3.42 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.

Landscape Character SPD

Milestone	Target	Whether Met
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
Adoption	April 2008	October 2008

Comments

- 2.3.43 Landscape Character Assessment was completed in 2000 and is a currently publicly available document.
- 2.3.44 The draft Landscape Character SPD was approved for consultation at Executive on 22nd April 2008. Consultation on the draft SPD and Sustainability Appraisal ran from 12 May 2008 until 23 June 2008. By the end of the consultation period, fourteen responses had been received. The Executive on 9th September considered the representations and recommended adoption of the SPD as amended. The Regulatory and Appeals Committee on 1st October 2008 adopted the SPD on behalf of the Council.

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

- 2.3.45 Work on this document is now well underway but targets have not been met due to the absence of a robust evidence base needed to review affordable housing targets, thresholds and percentage requirements. This essential evidence has emerged in stages over the last year firstly with the completion of a Local Housing Assessment at the end of 2007 and subsequently through the production of a Housing requirements Study and the production of a new and revised Joint Housing Strategy for the District.
- 2.3.46 The Scoping Reports for the District Wide Affordable Housing Supplementary Planning Document (SPD) and the Sustainability Appraisal Report were 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.

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

- 2.3.47 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.
- 2.3.48 The representations received on the draft SPD were analysed and an amended SPD was considered and approved for adoption by Executive on the 9th September 2008. The Regulatory and Appeals Committee formally adopted the SPD as amended on 1st October 2008. The formal notice of adoption was placed in the Telegraph and Argus on the 10th November 2008.

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

- 2.3.49 A review of the work priorities of the Planning Service has meant that progress on this SPD has 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

- 2.3.50 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 13th August 2008, all phase 2 sites are available for

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 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.

3.1.5 In July 2008, revised guidance was issued on the Core Output Indicators for both the Regional Spatial Strategy and the Local Development Framework. These revisions will be incorporated into, and reported upon, in the 2009 AMR.

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, sqm)	15478	0	0	9929	5262	30669

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.

Data not broken down by site threshold of 1000sqm.

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, sqm)	7945	0	0	1145		9090

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.

Data not broken down by site threshold of 1000sqm.

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

Completed sites on PDL	B1a	B1b	B1c	B2	B8	Total
(Gross internal floorspace, sqm)	13462	0	0	7908	5262	26632

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.

Data not broken down by site threshold of 1000sqm.

1d Employment land available by type.

	Total
Area of employment land available (<0.4ha)	2.46
Area of employment land available (>=0.4ha)	168.21

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

Only site area data, for sites of 0.25ha and over, collected.

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

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	2156	11247	1406		1390	19460	8213	6	1369
2008-2009	9				2313	1390	19460		5	
2009-2010	10				2313	1390	19460		4	
2010-2011	11				2313	1390	19460		3	
2011-2012	12				2313	1390	19460		2	
2012-2013	13				2313	1390	19460		1	
2013-2014	14				2313	1390	19460		0	
2014-2015					2313					
2015-2016					2313					
2016-2017					2313					
2017-2018					2313					

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 12730 (9247 on pdl; 2466 through conversion/change of use; 1017 on greenfield land, agricultural land and agricultural buildings).
- Remaining allocations in the RUDP 6004 (1312 on pdl and 4692 on greenfield land) (2184 on Phase 1 allocations, 3820 on Phase 2 allocations).
- Windfall assumption from the RUDP 440/year for the ten year period (all pdl).
- The supply total is 23134, giving an annual average of 2313 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 second consecutive year exceeds the RUDP requirement figure.

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

Five Year Supply;

Based solely on planning status, the current supply of outstanding planning permissions, 12730, will last for 9.16 years against the RUDP net annual requirement of 1390 dwellings.

Adding the remaining Phase 1 and 2 allocations in the RUDP, 6004, to total 18734, extends the length of the supply to 13.48 years.

Based solely on planning status, the total of the current supply of outstanding planning permissions and the remaining Phase 1 and 2 allocations in the RUDP 18734, will last for 6.94 years against the net annual requirement of 2700 dwellings, for 2008/9 and subsequent years from the Yorkshire and Humber Plan, Regional Spatial Strategy to 2026.

RUDP Policy H2:

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. At a base date of 1 April 2008 the total number of dwellings completed over the plan period, together with those dwellings that have commenced construction on that date, equated to over 96% of the Phase 1 dwelling requirement, and accordingly the Council made the decision to release Phase 2 Housing sites for residential development in principle.

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	1881	84.35
On Greenfield land, agricultural land and buildings	349	15.65
Total	2230	

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

Commentary:

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

2c Percentage of new dwellings completed at:

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

	Number of completed schemes	% age of completed schemes	Number of dwellings on completed schemes	% age of dwellings on completed schemes
<30 dph	27	34.18	223	8.92
30-50 dph	21	26.58	1279	51.14
>50 dph	31	39.24	999	39.94
Total	79		2501	

Notes: Relates to schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during period 1.4.2007 - 31.3.2008.

These developments also analysed under Core Indicator 3b.

Data collected and analysed by Plans & Performance Service.

Commentary:

Over 65% of housing schemes completed in 2007-2008, and over 91% 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	253	253

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

Local Indicators:

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

This local indicator is not reported upon given the decision of the Council to release Phase 2 housing sites, under Policy H2, reported under Core Indicator 2a.

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	1156	462	59	1677
%age of total windfall	68.93	27.55	3.52	
%age of total completions				75.20

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
Total number of compliant schemes as a % of total number of schemes	77.78
Total number of schemes analysed	9

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.
Data not broken down by site threshold of 1000sqm.

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	62	78.48	2159	86.32
5	9	11.4	141	5.64
4	1	1.26	19	0.76
3	2	2.53	26	1.04
2	0	0	0	0
1	2	2.53	119	4.76
0	3	3.8	37	1.48
Total	79		2501	

Notes: Relates to schemes, over 0.1ha and/or yield of ≥ 4 units, that were completed during period 1.4.2007 - 31.3.2008.
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 1.4.2007 and 31.3.2008 is included.

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

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

Monitoring System:

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

Local Services

Core Indicators:

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

		Net floorspace (sq m)	Gross floorspace (sq m)
Use Classes Order			
A1 Retail	sites less than 2500m2 in size	6485	
	sites 2500m2 or more in size	5415	
B1a & A2 Offices	Total completed sites	15478	
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: sites <2500 sq m net	Site size sites >=2500 sq m net
A1 Retail	In Town Centres	City & Town Centres		
		Bradford City Centre gain	1055	
		Shipley Town centre gain	1793	
		Shipley Town centre loss	-804	
		Keighley Town Centre gain	565	
		District Centres		
		Great Horton gain		5415
	Out of Town Centres	Local Centres		
		Leeds Road gain	610	
		Baildon loss	-142	
		Out of all above Centres		
		Total gain	4648	
		Total loss	-1240	
	Total	Gain	8671	5415
		Loss	-2186	
	Figures in Core Indicator 4a		6485	5414
				Total completed sites
B1a & A2 Offices	In Town Centres			
	Out of Town Centres			15478
	Figures in Core Indicator 4a			15478
D2 Leisure			No data	No data

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

Retail data:

No data was included in AMR2007. Retail data provided above covers the period 1.4.2006 - 31.3.2008.

Employment data:

Data not broken down by site threshold of 1000sqm.

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 2007/08.
	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	
Total Area	399.6	282.82

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. 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
2006-2007*	29792
Total 2000-2007	640970

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 were contacted of which 4 out of 5 responded.*

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
6 Essex Street, Bradford	1530 tonnes	Metal recycling centre

Notes: Data provided by Minerals & Waste Planning Team.

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

Amount of Waste managed by management type	Amount (Tonnes)	Percentage
Landfill	208000	77.32
Material Reclamation Facility (MRF)	0	0
Composting of Green Waste	28000	10.41
Dry recycling	30000	11.15
Bring Sites direct to recycling merchants	3000	1.12
Total	269000	100

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

Flood protection and Water Quality

Core Indicators:

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 initial adverse comments	15	1
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 2007-2008, taken from EA web site.

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

Commentary:

Of the 29 applications where objections on flood risk grounds are recorded on the Environment Agency website, 14 relate to applications that have not yet been determined or have decisions falling in another reporting year. Of the 15 initial adverse comments only one permission has been monitored as being contrary to EA advice. This scheme constituted a resubmission of a scheme with extant permission and the FRA was submitted late. 6 of the planning applications were withdrawn or refused. In 7 cases the EA withdrew their objection following the submission of more detailed flood risk information or after requesting the attachment of conditions without updating their website and in 1 case the objection could not be found. The planning application relating to adverse water quality comments was withdrawn.

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

Core Indicators:

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 2007 to 31 March 2008). It considers:

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

4.2 Major Applications

4.2.1 In 2007/2008 the Authority determined 183 Major Applications. This figure does not include those applications that were withdrawn, deemed withdrawn, non determined and applications with an insufficient fee.

4.2.1 Of these, 114 applications were determined within 13 weeks, this equals 62.3% 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 Dwellings 10 or more dwellings or a site over 0.5 hectares	125	75	50	96	29
2 Offices/research and development/light industrial Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	7	4	3	6	1
3 Heavy industrial/storage/warehousing Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	7	6	1	6	1
4 Retail distribution and servicing Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	7	5	2	5	2
5 All other major development types Floorspace to be built is 1000 square metres or more, or site area is 1 hectare or more	37	24	13	31	6
Total	183	114	69	144	39

4.3 All Minor Applications

4.3.1 In 2007/2008 the Authority determined 1473 Minor Applications. This figure does not include those applications that were withdrawn, deemed withdrawn, non determined, decline to determine and applications with an insufficient fee.

4.3.2 Of these, 991 applications were determined within 8 weeks, this equals 67.3% which is above the national target of 65%.

Minor Applications by Development Type (BV109b)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
6 Dwellings <i>Less than 10 dwellings or a site less than 0.5 hectares</i>	679	437	242	420	259
7 Offices/research and development/light industrial <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	62	37	25	45	17
8 Heavy industrial/storage/warehousing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	43	29	14	35	8
9 Retail distribution and servicing <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	256	192	64	170	86
10 All other minor developments <i>Floorspace to be built is less than 1000 square metres, or site area less than 1 hectare</i>	433	296	137	348	85
Total	1473	991	482	1018	455

4.4 Other Applications

4.4.1 In 2007/2008 the Authority determined 3315 Other Applications. This figure does not include those applications that were withdrawn, deemed withdrawn, non determined, decline to determine and applications with an insufficient fee.

4.4.2 Of these, 2680 applications were determined within 8 weeks, this equals 80.8% which is above the national target of 80%.

Minor Other Applications by Development Type (BV109c)

Development type	Total no of Apps	Det in time	Det out of time	Granted	Refused
12 <i>Changes of use</i>	148	94	54	107	41
13 <i>Householder applications</i>	2634	2199	435	2065	569
14 <i>Advertisements</i>	260	224	36	184	76
15 <i>Listed building consent to amend or alter</i>	213	133	80	166	47
16 <i>Listed building consent to demolish</i>	10	3	7	9	1
17 <i>Conservation area consent</i>	23	13	10	19	4
18 <i>Other</i>	27	14	13	17	10
Total	3315	2680	635	2567	748

4.5 Appeal Information (BV204)

- 4.5.1 In 2007/2008 the Authority received a total of 148 appeal decisions of which 42 appeals were allowed (28.4%) and the remainder were dismissed. This equals 28.4% and does not meet the target of 23% for 2007/2008.

Quarterly breakdown

Quarter	Total number of appeal decisions	Total number allowed	Percentage (allowed)
April to June 2006	30	8	26.6%
July to Sept 2006	40	15	37.5%
October to December 2006	34	12	35.2%
January to March 2007	44	7	15.9%
Total	148	42	28.4%

4.6 Quality of Service Checklist (BV205)

- 4.6.1 The government sets a framework for assessing each local planning authority's quality of service. In 2007/2008 the overall score for the Quality of Service Checklist for Bradford was 94.44%. This was below the target of 100%.

(See over)

Quality of Service Checklist 2005/2006

A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development?			
1	Is the guidance accessible in writing?	✓	1
2	Is the guidance pre-prepared?	✓	1
3	Does the guidance reflect the size and types of development envisaged in the development plan?	✓	1
B. Whether the authority provides pre-application advice?			
4	Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?	✓	1
5	Does the advice have regard to the history of the site* of the proposed development where relevant?	✓	1
6	Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?	✓	1
* '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			
C. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice on design* in the preparation of the local development plan, planning guidance and in determining all types of applications under the Planning Acts.			
7	Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?	✓	1
8	Is the advice used for the preparation of the local development plan, planning guidance and the determination of all types of planning applications under the Planning Acts?	✓	1
9	Are the arrangements for securing the advice permanent and continual?	✓	1
* '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.			

D. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice* on the historic environment in the preparation of the local development plan, planning guidance and in determining all types of applications under the Planning Acts.			
10	Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?	✓	1
11	Is the advice used for the preparation of the local development plan, planning guidance and the determination of all types of planning applications under the Planning Acts?	✓	1
12	Are the arrangements for securing the advice permanent and continual?	✓	1
*	'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.		
E. Whether there is a multidisciplinary team approach to determining major planning applications.*			
* 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.			
13	Is this an approach which integrates the contribution of different appropriate disciplines in a way which reflects the size, scale and complexity of the development?	X	0
14	Are lead officer/s available (including at pre-application stage) to manage and co-ordinate development advice and information and subsequent application processing?	✓	1
15	Is there a project management approach to managing activities in relation to the applications?	✓	1
F. Whether the authority provides the capability for an electronic planning service.			
* 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:			
16	Criteria Achieved	Points Awarded	3
	21	3	
	15-20	2	
	11-14	1	
	0-10	0	
See Appendix One for details of criteria assessment			
Total Points			17
Points Available			18
Percentage			94.4%

5.0 SUMMARY OF KEY FINDINGS AND RECOMMENDED ACTIONS

5.1 Local Development Scheme

- 5.1.1 While work has commenced on several key LDDs, progress has been slow. Further revised national guidance and good practice has made additional requirements as part of the frontloading of LDF preparation.
- 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 in particular to review the options for the delivery of the higher housing requirement.
- 5.1.3 In support of the Core Strategy further evidence work has been commissioned which will inform preferred options. Consultants have been commissioned to undertake the Sustainability Appraisal of both the Core Strategy and Bradford City Centre AAP.
- 5.1.4 Progress has been made on the Bradford City Centre Area Action Plan and but will be delayed against its milestones due to slippage on the Core Strategy.
- 5.1.5 Several key SPDs has made progress and been formally adopted including the landscape Character SPD and the Bradford City Centre Affordable Housing SPD. Work on several SPDs has been put on hold in order to focus resources on progressing the DPDs in particular the Core Strategy.

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 above the annual housing requirement for the second consecutive year.
 - The total available supply (allocated sites and permissions) is in excess of the residual housing requirement, which falls for the second consecutive year.
 - Based on planning status the current supply based on outstanding permissions will last for 9.16 years. This is extended to 13.48 years when the remaining phase 1 and 2 allocations of the RUDP are included.
 - Over 84% of development has taken place on Previously Developed Land (PDL), in excess of the 57% Regional Spatial Strategy target.
 - Over 65% of housing schemes, and 91% of dwellings, completed in 2007-2008 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 the increase in the housing requirement for the District as a result of the publication, in May 2008, of the Yorkshire and Humber Plan, Regional Spatial Strategy to 2026.
- 5.2.4 The data in the AMR 2008 provides a start point in identifying the 5 year housing land supply. However further work is required to meet the full requirements of PPS3. The work has commenced on the SHLAA with a report due in April 2009 which would feed into both the emerging Core Strategy Preferred Options but also the Allocations DPD Issues and Options.
- 5.2.5 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. The Planning Service has recently restructured to form a Majors team and a Householders team to ensure an appropriate level of customer service to meet the different needs of applicants. The Planning Service is now more customer focussed.
- 5.3.3 The Council is receiving nearly 20% of planning applications online. It is expected that this figure will grow significantly over the next few years bringing improvements to customer service and national e-government government targets. Applications submitted online remove the need to pass paper documents between departments, allowing consultations to be carried out electronically. The electronic application form is intelligent and determines the correct planning consent required, the appropriate questions to be answered and has an automatic validation process.

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 (CLG 2008)

Online Development Plan Manual (CLG PAS)

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

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

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)

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