

Annual Monitoring Report

December 2005



Kirklees
COUNCIL

Kirklees Metropolitan Council

Local Development Framework

Annual Monitoring Report 2004/5

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Executive Summary

This is the first Annual Monitoring Report produced by Kirklees Metropolitan Council. The Council is required to cover the period from 1 October 2004 to 31st March 2005, but in keeping with government requests to cover the whole year, the report covers the period from 1st April 2004 to 31st March 2005.

The report seeks to provide information on:-

- progress towards the new Local Development Framework (LDF)
- performance against current housing and employment land provision policies
- any unimplemented policies

Key points: -

- The Local Development Scheme was submitted on time.
- Progress has also been made during 2005/6 in delivering a variety of local development documents, although this is not a reporting matter for the 2004/5 year.
- Housing completions are running below requirements, but the supply from previously developed (brownfield) land is increasing, so there is no constraint on the potential to meet the housing requirement.
- Employment supply is equivalent to some 6.7 years, at the UDP take up rate of 21.5ha per annum.

Introduction

Under the Planning & Compulsory Purchase Act 2004, councils are required to produce an annual monitoring report assessing the implementation of the council's local development scheme (LDS), and the extent to which policies are being successfully implemented.

The LDS is essentially a programme of preparing local development documents, which will together form the local development framework (LDF) and provide a spatial planning strategy.

Normally, councils are required to assess a full 12 month period from 1st April to 31 March, but as this is the first year of the scheme, councils are only required to assess the period from 1st October 2004 to 31st March 2005. Government guidance encourages councils to cover the whole year wherever possible, and Kirklees has done so in this report.

Annual monitoring reports must be submitted to the government within 9 months of the period, i.e. by the end of December each year, and reports should be published on the Council's web site.

The Town & Country Planning (Local Development) (England) Regulations 2004 detail the requirements for the content of the annual monitoring report. In simple terms, the Council is required to report:

- details of progress made for each document specified in the LDS, together with any steps to be taken if preparation has fallen behind the timetable, and details of any documents adopted or approved;
- details of any Local Development Orders made or revoked;
- policies which are not being implemented, together with reasons why, and any steps to be taken to secure implementation to replace or amend the policy;
- details of performance against housing provision policy.

Government guidance¹ on the preparation of the Annual Monitoring Report recognises that councils may not be able to report all relevant information within the first year.

¹ Local Development Framework Monitoring: A Good Practice Guide, ODPM, March 2005.

Implementation of Local Development Scheme

The Council submitted its local development scheme (LDS) to the Secretary of State on 17 March 2005.

On 12th April 2004 - after the period to be considered for this Annual Monitoring Report - the Secretary of State issued a holding direction for more time to consider the scheme. The scheme was amended by the Council in August 2005 in response to comments from the government, and the Secretary of State withdrew the holding direction. The scheme came into effect on 1st September 2005.

The scheme can be found on the Council's web site at the following address: <http://www.kirklees.gov.uk/business/planning/ldf/pdf/LDS.pdf>

The timetable chart from the LDS is attached at appendix 1 for information.

Unimplemented Policies

Councils are required to indicate in their annual monitoring report any policy specified in a development plan document (DPD) or an old policy in a unitary development plan (UDP) which is not being implemented, together with a reason for non-implementation, details of any steps taken to secure implementation, or whether the Council intends to prepare or revise a DPD to replace or amend the policy.

The Kirklees UDP was adopted in 1999. The Council has made an initial assessment of all UDP policies in terms of their effectiveness and relevance with regard to legislation, national planning guidance and development control practice. The assessment was reported in the Council's LDS. Appendix 2 of the scheme set out which UDP policies are proposed to be "saved" until they can be replaced in specific DPDs, while appendix 3 of the scheme set out those policies which will not be replaced in DPDs and the reasons for this.

Effectively, the Council is in a period of transition from the old development plan system, to the new system. As the Council continues to prepare its local development framework, it will report further on any unimplemented policies in the UDP, together with any unimplemented policies in any DPD it has prepared.

As work on the Local Development Framework progresses it may be necessary to change the proposals in the scheme. This will be reported in future annual monitoring reports.

Proposed Monitoring Arrangements

The implementation of a new development plan system which includes a robust monitoring framework will take time. Each local development document will need to develop its own monitoring framework.

The preparation of DPDs and supplementary planning documents (SPDs) will also need to incorporate sustainability appraisal. A corporate sustainability framework has been prepared which will guide the appraisal of these documents. Progress against the Council's sustainability objectives will be reported annually.

Over the coming years, the annual monitoring report will expand to include relevant information and references to other monitoring reports as appropriate.

Housing Provision

The government attaches particular importance to first annual monitoring reports reporting on the delivery of net additional dwelling provision, set in the context of a housing trajectory.

The annual monitoring report must specify the number of dwellings built during the period of the report and dwellings built since the date when the policy was first adopted.

Policy H5 of the UDP detailed a requirement of 14,000 dwellings from 1993 to 2006. In 2001, Regional Planning Guidance for West Yorkshire (RPG12) set out a revised requirement for Kirklees of 1,310 per annum for the period 1998 - 2016. This amounts to a requirement to provide 23,580 houses over this 18 year period.

Guidance on the provision of land for housing contained in PPG3² indicates that local authorities should aim to ensure the availability of a five year supply of housing land judged against the general scale of development provided for in the plan. The five year requirement for Kirklees amounts to $1,310 \times 5 = 6,550$ dwellings. Supply should consist of sites realistically capable of development within 5 years.

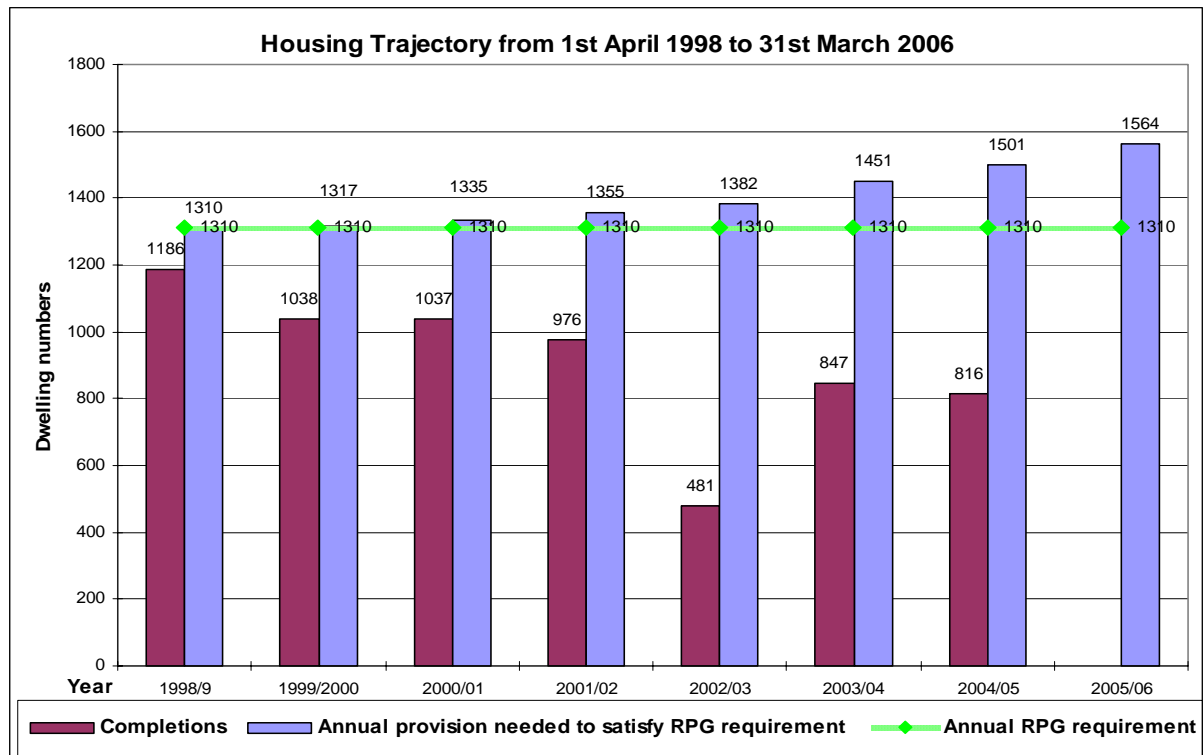
The Council prepares an annual report on housing supply each year (Housing Land Supply Review), with a base date of 1st April. This can be obtained by contacting the Planning Service on 01484-221618 or by emailing dpi@kirklees.gov.uk.

Housing Completions

During the year from 1st April 2004 to 31st March 2005, there were 816 completions.

² Planning Policy Guidance Note 3: Housing

The following graph shows the housing trajectory: annual completions since 1998 set against the annual requirement of 1,310 dwellings per annum, together with the residual annual provision that would be needed to satisfy the RPG requirement by 2016.



Completions dipped significantly in 2002/3. Since then, annual completions have been increasing, but are still short of the annual requirement of 1,310, with a consequent increase in the annual rate of provision needed to satisfy the RPG requirement by 2016.

At present completions information is compiled from Building Control records. There are some inconsistencies with data collected on planning permissions to inform the annual Housing Land Supply Review. This matter is being investigated and conclusions will be reported in 2006 after which appropriate action will be taken to resolve current deficiencies.

Housing Land Supply

An urban capacity study was published in October 2003. The study sought to identify housing capacity (both brownfield and greenfield) within the built-up areas of Kirklees for the period from 2001 to 2016. The study can be obtained by contacting the Planning Service on 01484-221618 or by emailing dpi@kirklees.gov.uk.

The following table compares progress since 2001 in meeting the housing requirement with the overall availability of capacity for new housing as represented by planning permissions, UDP allocations without planning permission and other sources of supply identified in the urban capacity study.

Housing Supply Table						
Year	RPG requirement remaining at start of year	Completions	Dwellings with planning permission but not yet built at start of year	UDP allocations without planning permission at start of year	Other sources of supply identified in urban capacity study at start of year	Total dwelling capacity available to 2016 at start of year
2001/2	20319	976	2858	5073	13381	21312
2002/3	19343	481	2499	5214	13232	20945
2003/4	18862	847	3334	5080	11995	20409
2004/5	18015	816	4625	5175	11069	20869
2005/6	17199		5483	4604	10090	20177

The table shows that while completions between 2001/2 and 2004/5 totalled 3,120 the total capacity for new housing anticipated to be available over the period to 2016 decreased by only 1,135. Over the same period dwellings with planning permission increased by 2,625.

As new planning permissions since 2001 have been very largely restricted to brownfield sites, in accordance with the guidance in PPG3, this indicates that brownfield capacity is coming forward and gaining planning permission at a rate well in excess of the completion rate.

Employment Provision

Policy B1 of the UDP seeks to meet the employment needs of the district by providing land to accommodate the requirements of existing Kirklees businesses and the establishment of new businesses. Policy B2 allocates 278.9 hectares for B1, B2 and B8 uses on sites of 0.4 hectares and above. Over the plan period from 1993 to 2006, this would allow for an annual take up rate of 21.5 hectares.

At 31st March 2005, the following amount of allocated land remains available for future development.

Hectares	B1	B2	B8	B1&B2	B2&B8	B1&B8	B1&B2&B8	Total
Sites below 0.4ha.	0.4	0.05	0.26	0	0	0.09	2.58	3.38
Sites above 0.4ha.	4.28	3.94	0.52	1.64	1.39	6.67	126.92	145.36

The supply of 145 ha on sites of 0.4 hectares and above represents 6.7 years' supply.

