



LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report

2007 - 2008



**Kirklees Council
Local Development Framework
Annual Monitoring Report 2007/8**

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Further information

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Summary

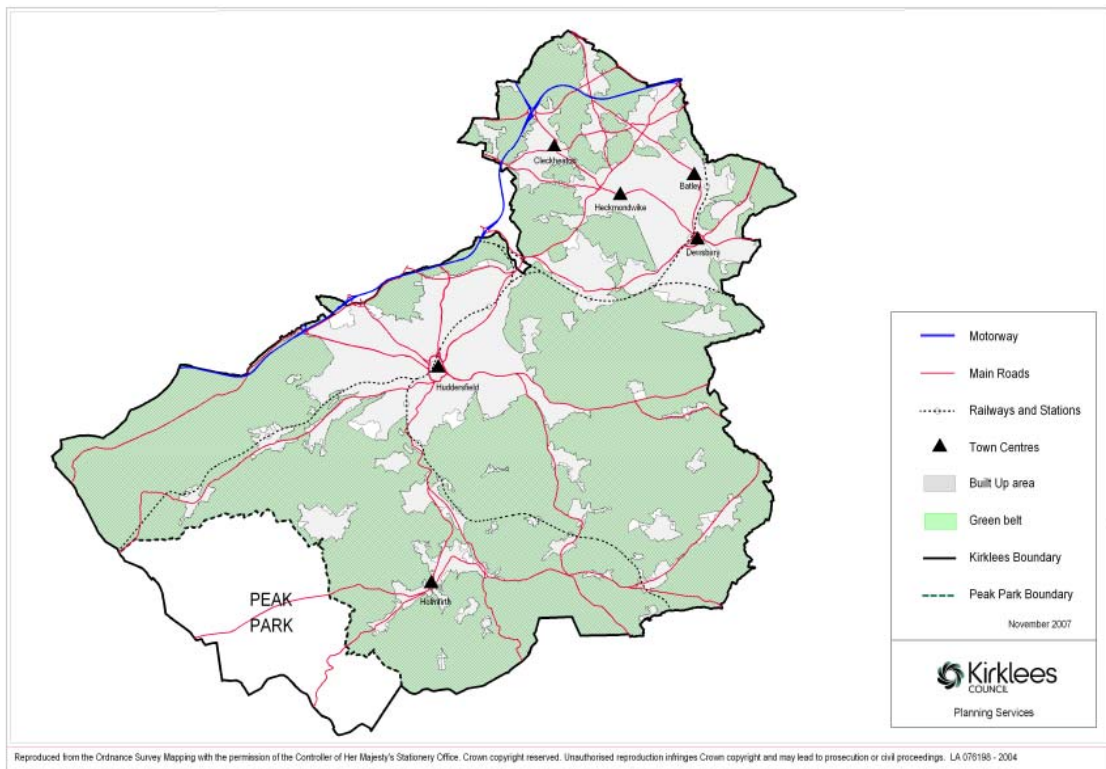
- The Annual Monitoring Report (AMR) assesses the progress towards the Local Development Framework and monitors the effectiveness of policies.
- This is the fourth annual monitoring report produced by Kirklees Council. It covers the period from April 2007 to March 2008.
- The report covers a number of indicator areas including progress towards the Local Development Scheme (LDS), housing, employment, open space and flooding.
- Progress has been made in the preparation of local development documents including the adoption of Supplementary Planning Document 1 (Negotiating Financial Contributions for Transport Improvements (Leeds Road, Huddersfield)). A revised Local Development Scheme came into effect on 24th September 2007.
- From 28th September 2007, some Unitary Development Plan (UDP) policies continue to have effect ("saved policies") and some do not as they were not saved following a Direction issued by the Secretary of State for Communities and Local Government.
- Net housing completions for 2007/8 were 2,281. The latest trajectory shows that to meet the revised Regional Spatial Strategy (RSS) requirement, Kirklees now needs to achieve 1,637 dwelling completions per annum between 2008 and 2026.
- Sites assessed as having high delivery potential including planning permissions for housing, brownfield UDP housing allocations and other committed development sources, are sufficient to accommodate the housing trajectory for a 5.19 year period.
- Employment land take up in 2007/8 was 13.33 hectares, compared with 15.70 hectares take up for 2006/7.

1. Introduction

- 1.1. Under the Planning & Compulsory Purchase Act 2004, councils are required to produce an annual monitoring report for each financial year assessing the implementation of the council's Local Development Scheme (LDS), and the extent to which policies are being successfully implemented.
- 1.2. 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.
- 1.3. Annual monitoring reports must be submitted to the government within 9 months of the end of the period, i.e. by the end of December each year. Each report is published on the council's website (www.kirklees.gov.uk/ldf).
- 1.4. 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.
- 1.5. This report also includes information on employment land, retail, biodiversity, open space, waste and community involvement.

2. Kirklees context

- 2.1. Kirklees is one of five metropolitan districts in West Yorkshire, covering an area of 40,860 hectares. It is located on the western edge of the Yorkshire and Humber region and part of Kirklees is within the Peak District National Park.
- 2.2. The district contains a diverse mix of land uses with the main urban areas in the north and west containing the majority of the population. The green belt is extensive, covering 70.3% of the district (excluding Peak District National Park), particularly within the south. Kirklees is divided into 23 wards, with 59 designated conservation areas. The road and rail network provides good links to the surrounding cities of Manchester, Leeds, Bradford and Sheffield, with wider reaching connections provided via the M62 and the M1.



3. Local Development Scheme implementation

- 3.1. A revised Local Development Scheme (LDS) (available from www.kirklees.gov.uk/ldf) came into effect on 24 September 2007. Figure 3a shows progress with the production of Local Development Framework (LDF) documents within the monitoring period. The Local Development Scheme will be reviewed in the light of the procedural changes in revised PPS12 and the new timing for the Core Strategy preferred options consultation.

Figure 3a – Local Development Scheme progress		
Document and stages	LDS target	Actual
DPD1 - Core Strategy		
Preferred Options	September 2008	See update note
Submission consultation	March 2009	-
Adoption	June 2010	-
DPD2 - Development and Open Space		
Issues and Options start	June 2009	-
Preferred Options	June 2010	-
Submission consultation	March 2011	-
Adoption	July 2012	-
DPD3 - Design and Conservation		
Issues and Options start	June 2009	-
Preferred Options	June 2010	-
Submission consultation	March 2011	-
Adoption	July 2012	-
DPD4 - Minerals and Waste		
Issues and Options start	June 2009	-
Preferred Options	June 2010	-
Submission consultation	January 2011	-
Adoption	February 2012	-
SPD1 - Negotiating Financial Contributions for Transport Improvements (Leeds Road, Huddersfield)		
Adoption	September 2007	September 2007
SPD2 - Affordable Housing		
Community consultation	February 2008	See update note
Adoption	July 2008	See update note
SPD from DPD1		
Community consultation	August 2010	-
Adoption	February 2011	-
2006/7 Annual Monitoring Report		
Submission	December 2007	December 2007

Update note – December 2008

The Core Strategy “preferred options” consultation will now take place in February 2009. A slight delay has occurred to ensure that the Core Strategy takes account of policies within the Regional Spatial Strategy (RSS) and outcomes of the Strategic Housing Land Availability Assessment (SHLAA). For further details please see www.kirklees.gov.uk/ldf

Public consultation occurred on SPD2 (Affordable Housing) in April 2008 and this document was adopted in November 2008 (available from www.kirklees.gov.uk/ldf).

4. Unimplemented policies

- 4.1. Councils are required to indicate in their annual monitoring report any policy 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 development plan document (DPD) to replace or amend the policy.
- 4.2. As no DPD has yet reached adoption, the Kirklees UDP adopted in 1999 continues to be the statutory development plan. In early 2007, a policy saving exercise, taking account of guidance from the Secretary of State, examined whether UDP policies should be saved or not saved. Policies were proposed not to be saved where they were redundant due to the completion of developments or because of changes in national planning policy and also where they added nothing to relevant national policy.
- 4.3. As a result of a Direction issued by the Secretary of State for Communities and Local Government, from 28th September 2007 some policies in the UDP continue to have effect ("saved policies") and some do not as they were not saved. The full list of saved and unsaved policies can be viewed on the council's website at www.kirklees.gov.uk/udp

5. Policy monitoring

- 5.1. 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.
- 5.2. The preparation of development plan documents (DPDs) and supplementary planning documents (SPDs) need to incorporate the sustainability appraisal process. A corporate sustainability framework has been prepared which will guide the appraisal of these documents.
- 5.3. The first Supplementary Planning Document to be adopted was SPD 1 (Negotiating Financial Contributions for Transport Improvements, Leeds Road, Huddersfield) on 21st September 2007. This has so far secured developer contributions of £801,244 with further contributions expected from ongoing negotiations on submitted planning applications.
- 5.4. Over the coming years, as more LDF documents are adopted, the annual monitoring report will expand to include relevant information and references to other monitoring reports as appropriate.

6. Housing provision

Context

- 6.1. Reporting on the delivery of additional dwelling provision, set in the context of a housing trajectory, is a particularly important element of annual monitoring reports. The annual monitoring report must specify the number of dwellings built during the period of the report (1st April 2007 - 31st March 2008) and dwellings built since the date when the current housing requirement came into effect.
- 6.2. 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.

Update note – December 2008

The Yorkshire and Humber Plan - Regional Spatial Strategy (RSS) was published in May 2008 (available from www.yhassembly.gov.uk). This replaces RPG12. The RSS proposes an annual requirement of 1,060 dwellings for 2004-08 and 1,700 for 2008-26. The housing trajectory (figure 6f) is based on these revised figures.

The RSS also estimates that a further 90 dwellings per annum will need to be built to account for the change in stock from demolitions (minus gains from reduced vacancy) resulting in a gross requirement of 1,790 per annum from 2008-2026.

Housing completions

- 6.3. During 2007/8 there were 2,428 gross housing completions. This has been offset by a number of losses. This includes 85 housing demolitions and a loss of 62 dwellings through conversion and change of use. Despite this short-term loss due to conversions, most of these are conversions to more dwellings and will therefore result in additional dwelling numbers once the conversion is completed. Taking the losses into account, the net dwelling completions for the period 2007/8 stands at 2,281.
- 6.4. PPS3 continues to advocate the effective use of land through encouraging the development of previously developed (brownfield) land in preference to greenfield sites. As a result of the council's approach of resisting the granting of permissions on greenfield sites, in 2007/8 91.65% of new housing was provided on previously developed land (figure 6a).

Figure 6a – New and converted dwellings - on previously developed land (indicator H3)

	2007/8
Gross completions	2,428
% on previously developed land	91.65%

Accommodation for gypsies and travellers (indicator H4)

- 6.5. There were no additional gypsy and traveller pitches provided in Kirklees during the monitoring period from April 2007 to March 2008.

Affordable housing completions (indicator H5)

- 6.6. Negotiations to secure affordable housing within market schemes have continued in accordance with adopted planning policy and approved supplementary planning guidance. During 2007/8, 83 affordable units were completed, which represents an increase on the 43 units completed during 2006/7 (figure 6b).

Figure 6b – Gross affordable housing completions (indicator H5)

	2007/8
Social Rented Homes	63
Intermediate Homes	20
Affordable Homes Total	83

Update note – December 2008

A new Supplementary Planning Document (SPD2) (affordable housing) was adopted in November 2008 (available from www.kirklees.gov.uk/ldf). This will be reported formally in the 2008/9 AMR.

Housing density

- 6.7. PPS3 (November 2006) outlines an indicative minimum density of 30 dwellings per hectare. Figure 6c shows that 85.3% of completed dwellings in 2007/8 were at a density above the PPS3 minimum.

Figure 6c – Density of new housing completions (2007/8)

< 30 dwellings per ha.	14.7%
Between 30 and 50 dwellings per ha.	42.7%
> 50 dwellings per ha.	42.6%

Housing land supply (indicators H1 and H2)

- 6.8. Figure 6d shows the Regional Spatial Strategy (RSS) plan period and the number of new houses required between 2004 and 2026.

Figure 6d – Plan period and housing targets (indicator H1)					
Start of plan period	End of Plan Period	Total Housing required	Additional requirement to replace loss in stock (90 dwellings per annum (2008-2026))	Total Housing required from 2004-2026 (including additional requirement from 2008 onwards)	Source of Plan Target
2004	2026	34,840	1,620	36,460	LDF yet to be adopted. RSS housing targets used

- 6.9. Figure 6e compares progress since 2003 in meeting the housing requirement and remaining capacity for new housing as represented by planning permissions and Unitary Development Plan (UDP) allocations without planning permission.

Figure 6e - Housing supply table (no. of dwellings) (indicator H2 (a))					
Year	RPG12 / RSS requirement remaining at start of year	Net completions	Dwellings with planning permission but not yet built at start of year	UDP allocations without planning permission at start of year	Total dwelling capacity from permissions and UDP allocations available at start of year
2003/4	18,191	959	3,334	5,080	8,414
2004/5	34,840*	1,379	4,625	5,175	9,800
2005/6	33,461	1,074	5,483	4,604	10,087
2006/7	32,387	2,267	7,331	4,576	11,907
2007/8	30,120	2,281	7,974	4,252	12,226
2008/9	29,459**	-	7,674	3,872	11,546

*The RSS requirement is for 34,840 dwellings (between 2004 and 2026). Note that this was split (4,240 between 2004-2008 and 30,600 between 2008-2026).

**This includes the additional requirement of 90 dwellings per annum taking account of losses by demolition and gains from reduced vacancy for the remaining period to 2026.

- 6.10. The total housing capacity available in April 2008 amounted to 11,546 although there is also additional potential housing capacity on sites from within urban areas.

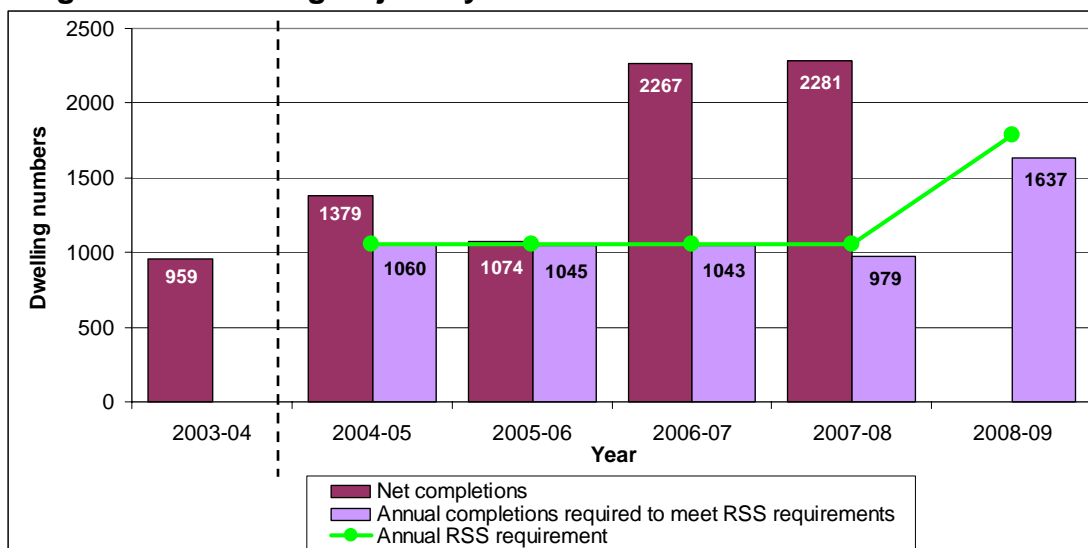
Update note – December 2008

A Strategic Housing Land Availability Assessment (SHLAA) is being prepared by the council with input from a range of partners. This will replace the urban capacity information and will identify potential development sites to form the evidence base on future land supply for the Local Development Framework.

- 6.11. Over the period between 2003/4 and 2006/7 new permissions granted exceeded net completions, leading to a growth in the capacity of sites with planning permission. In 2007/8 new permissions granted were less than completed dwellings and therefore the capacity of sites with planning permission has decreased. The significant increase in the number of dwellings with permission at 2006/7 resulted from the inclusion of conversions in the monitoring system for the first time.

- 6.12. The government requires each local planning authority to analyse its “housing trajectory” by comparing completions with the Regional Spatial Strategy (RSS) housing requirement and assessing the rate of annual completions needed in the future to satisfy these requirements (figure 6f).

Figure 6f – Housing trajectory



- 6.13. From the base date of the Regional Spatial Strategy (RSS) (2004/5) housing completions have exceeded the requirement for new dwellings. The RSS requirement increases for 2008/09 to a figure of 1,790 (gross) per annum and the trajectory indicates that house building will now need to achieve an annual rate of 1,637 dwellings to increase housing stock to the level required by the RSS.

- 6.14. Guidance on the provision of land for housing contained in Planning Policy Statement 3 (PPS3) indicates that local authorities should identify sufficient specific sites to deliver a five year housing supply. The five year requirement for Kirklees amounts to the remaining annual provision required to satisfy RSS requirements multiplied by five (1,637 x 5 = 8,185 dwellings).
- 6.15. Figure 6e demonstrates that as at 1st April 2008 in Kirklees there were valid residential planning permissions with a capacity of 7,674 dwelling units. Of these, 7,522 are considered as having high development potential (deliverable within 5 years). There are also 59 dwellings with high development potential on remaining UDP allocations located on previously developed land. Further housing land supply is available within 5 years from committed PFI sites without planning permission (110 dwellings) and the South Dewsbury Urban Eco Settlements bid (800 dwellings).
- 6.16. Taking into account these sources, Kirklees has 5.19 years supply of housing compared with the annual completions required to meet the remaining RSS requirement (1,637 per annum). This five year supply along with projected completions to 2026 can be found in appendix A.

Housing Land Supply Review (HLSR)

- 6.17. The council prepares an annual Housing Land Supply Review (HLSR) with a base date of 1st April. The HLSR includes details of the specific deliverable sites which make up the 5 year supply (high development potential planning permissions, brownfield UDP allocations and other committed sites). This document can be downloaded from www.kirklees.gov.uk/ldf or a copy obtained by emailing dpi@kirklees.gov.uk or phoning (01484) 416877.

7. Business development and town centres

Business development

- 7.1. To ensure adequate land is available for employment opportunities to be created, employment land take-up continues to be monitored by the council.
- 7.2. 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. UDP Policy B2 allocated 278.9 hectares for B1, B2 and B8 uses on sites of 0.4 hectares and above for plan period. Take up in recent years is shown in figure 7a.

Figure 7a – Take up of employment	
	Hectares
2004/5	19.86
2005/6	0.51
2006/7	15.70
2007/8	13.33

- 7.3. Figure 7b shows the amount of completed floorspace by use class constructed on employment sites over the same period.

Indicator 7b – Total amount of gross additional employment floorspace (sq.m.) by type (indicator BD1)						
Use class	B1a	B1b	B1c	B2	B8	Total
2003/4	7,693			19,085	12,744	39,522
2004/5	6,589			26,936	56,792	90,317
2005/6	894	0	0	1,439	2,490	4,823
2006/7	19,473	795	7,623	21,760	18,807	68,458
2007/8	7,022	0	2,238	13,804	16,814	39,878

- 7.4. Figure 7c examines the proportion of completed employment floorspace on previously developed land, showing that 80.5% of new employment provision was made on previously developed (brownfield) sites in 2007/8.

Figure 7c – Total amount of employment floorspace (sq.m.) on previously developed land – by type (gross) (indicator BD2)						
Use class	B1a	B1b	B1c	B2	B8	Total
Total completed floorspace	7,022	0	2,238	13,804	16,814	39,878
Previously developed	5,004	0	2,238	10,462	14,402	32,106
% Previously developed	71.3%	-	100%	75.8%	85.7%	80.5%

- 7.5. At 31 March 2008 the amount of land remaining to be developed and available, including remaining UDP allocations and planning permissions, totalled 92.95 hectares (figure 7d). Potential sites for expansion which are landlocked or within existing employers' ownership and therefore would not be available for a new user, are excluded.

Figure 7d – Amount of potential employment land available - by type (indicator BD3)		
Use class	Hectares	
	Remaining UDP allocations (without planning permission)	Planning permissions
B1	4.91	10.71
B2	19.23	1.92
B1/B2/B8	52.08	4.07
B1 + A	0	0.03
Total	76.22	16.73

Town centres

- 7.6. The Kirklees town centre audit programme monitors retail provision in the main shopping centres of the District. Annual surveys measure the amount of floorspace and numbers of units in retail use and that are vacant. Figure 7e shows the completion of new retail floorspace for the monitoring year 2007/8 in accordance with the settlement network specified in the RSS. This includes new build, conversion or change of use to retail use from units or buildings that have never been in retail use before, and significant extensions to existing retail units.

Figure 7e – Retail completions 2007/8 (Use Class Order A1) (indicator BD4)		
	Sq.m. gross	Sq.m. net
In RSS centres*	478	311
Rest of Authority**	2,269	1,567
TOTAL	2,747	1,878

*RSS centres are principal or sub-regional (Huddersfield, Dewsbury, Batley and Holmfirth)

**Includes other shopping centres and retail warehouse units

- 7.7. Gross completions in this monitoring year totalled 2,747 sq.m. which represents a halving of completions compared to the previous year. This is mainly due to the construction of a large mezzanine retail floor in Batley during 2006/7. The completions for 2007/8 consist mostly of smaller scale units across the District along with a new small foodstore in Moldgreen, east of Huddersfield.
- 7.8. Figures 7f – 7h provide information on convenience (food) and comparison (non-food) retail provision in town and district centres and at out of town locations such as retail parks, and shows the changes in this provision since the last monitoring year. These figures do not include smaller scale shopping centres classified as 'local' or 'neighbourhood' except for individual retail units in these centres which are considered significant (greater than 750 sq.m. gross).
- 7.9. The District as a whole has seen only small scale changes in retail provision between the monitoring years 2006/7 and 2007/8. An extra 1,878 sq.m. of net floorspace was under refurbishment in the main town centres (figure 7f); district centres saw a slight drop in vacancy and corresponding increase in occupied comparison goods floorspace (figure 7g); and there was a growth of around 1,850 sq.m. net in retail warehouse provision out of town (figure 7h).

Figure 7f – Town centre retail floorspace within Kirklees – sq.m. net				
Huddersfield, Dewsbury, Batley, Heckmondwike, Cleckheaton & Holmfirth		06/07	07/08	Difference 06/07 to 07/08
Retail	convenience	41,360	42,711	1,351
	comparison	126,690	123,184	-3,506
Vacant		20,360	21,989	1,629
Under refurbishment		882	2,760	1,878
Total		189,280	189,039	-241

Figure 7g – District centre retail floorspace within Kirklees – sq.m. net				
District centres		06/07	07/08	Difference 06/07 to 07/08
Retail	convenience	7,625	7,583	-42
	comparison	13,821	14,234	413
Vacant		2,042	1,874	-168
Under refurbishment		175	100	-75
Total		23,663	23,791	128

Figure 7h – Retail floorspace outside centres – sq.m. net				
Large food stores and retail warehouses (>750 sq m gross) outside centres*		06/07	07/08	Difference 06/07 to 07/08
Retail	convenience	11,485	12,771	1,286
	comparison	91,267	88,879	-2,388
Vacant		5,050	7,998	2,948
Total		107,802	109,648	1,846

*Comparison goods retail floorspace includes the non-food elements of freestanding foodstores

8. Environmental quality

Flooding

- 8.1. In 2005 a Strategic Flood Risk Assessment (SFRA) was undertaken for Kirklees, Calderdale and Wakefield. This document outlines the flood risk zones and provides guidance relating to development and flood risk.

Update note – December 2008

A revised SFRA was signed off by the Environment Agency on 19th November 2008. This meets the additional requirements of Planning Policy Statement 25 (PPS25). The document and maps can be downloaded from www.kirklees.gov.uk/planning

- 8.2. During the period 2007/8 there was 1 planning permission granted contrary to the sustained objection of the Environment Agency on water quality or flood defence grounds (figure 8a).

Figure 8a - Planning permissions granted contrary to sustained Environment Agency objections (indicator E1)		
Planning application number and description	Reason for <i>sustained</i> EA objection	Reason for authority permission
2007/62/90947/E3 – Change of use, extensions and alterations to convert existing farm buildings to 5 dwellings and erection of detached garage block with bin and cycle store and formation of new access road.	Water quality	The agent provided a detailed response to the initial objection however the Environment Agency maintained such objections. The EA comments were reported to the Area Planning Sub-Committee however the officer's report noted that the Council's Environmental health Officers had advised that the EA concerns could be met by conditions. Planning permission was therefore granted subject to conditions requiring contamination investigation and the implementation of a scheme of remediation.

Change in areas of biodiversity importance (indicator E2)

- 8.3. There were no changes in the area of biodiversity importance in Kirklees during the monitoring period. The total area of biodiversity importance within the district remains as 7,216.3 hectares.

Open space

- 8.4. Kirklees Council is undertaking a borough-wide assessment of open space provision which will examine the quality, distribution and use of open spaces in preparation for the LDF. The study will include an assessment of existing and future needs for open space, sports and recreational facilities. At present there is one park within Kirklees which has been awarded Green Flag status (figure 8b).

Figure 8b – Parks with Green Flag status within Kirklees.

Park Name	Park Location (including grid reference)	Local Authority Managed?	Area (ha)	Green Flag Status?
Oakwell Hall Country Park	Nova Lane, Birstall (421750, 437100)	Yes	46 ha	Awarded

Update note – December 2008

The open space assessment is now complete. It can be accessed from www.kirklees.gov.uk/ldf

9. Minerals

- 9.1 Figure 9a shows the amount of land won aggregates being produced within the Kirklees area, split into categories of "crushed rock" and "sand and gravel".

Figure 9a – Production of primary land won aggregates by mineral planning authority (in tonnes) (indicator M1)		
Waste Management Type	Crushed Rock	Sand and Gravel
Amount of Primary land won aggregates (tonnes)	114,000 tonnes	-

10. Waste

- 10.1. Within Kirklees there are a variety of waste management facilities including 2 municipal waste transfer stations, 5 landfill sites, 5 household waste recycling centres (with public access), approximately 50 scrap yards and approximately 20 private sector waste transfer stations.
- 10.2. Figure 10a shows the location and capacity of new waste management facilities within Kirklees by type and capacity.

Figure 10a – Capacity of new waste management facilities by type (indicator W1)			
Type of New Waste Management Facility	Capacity of Facility (tonnes)	Maximum annual operational through put (tonnes (or litres if liquid waste))	Comments
Inert Landfill	45,000 tonnes	225,000 tonnes	Implemented during the 2007/08 monitoring period but granted permission prior to this.

- 10.3. During the period 2007/8 a total of 223,000 tonnes of municipal waste was generated and the methods of dealing with this waste are shown in figure 10b.

Figure 10b – Amount of municipal waste arising and the management type (indicator W2)		
Waste Management Type	Amount of Waste (tonnes)	% of each Management Type
Waste to Energy i.e. Incineration	107,000 tonnes	48.0%
Landfill	76,000 tonnes	34.1%
Recycled/Composted	40,000 tonnes	17.9%
Total	223,000 tonnes	100%

11. **Community involvement and access to information**

Statement of Community Involvement (SCI)

- 11.1. The Statement of Community Involvement (as adopted on 27th September 2006) sets out standards to be achieved by the council in involving the community in the preparation of the Local Development Framework (LDF) and the planning applications process.
- 11.2. The SCI will continue to be used to inform consultation preparation and processes as the LDF develops.

Access to information

- 11.3. The Unitary Development Plan (UDP) written statement and proposals map are available at www.kirklees.gov.uk/udp. There is also a dedicated Local Development Framework (LDF) webpage (www.kirklees.gov.uk/ldf) which displays links to all LDF documents as well as supporting information.
- 11.4. Details of planning applications are available to be viewed online at www.kirklees.gov.uk/planning including application forms, supporting statements and plans where appropriate. On this website there is the ability to comment on planning applications or make an enforcement complaint online. A variety of general guidance and advice notes can also be accessed from this website.

Appendix A – Net additional dwellings in future years (indicator H2c)

	Year																		
	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	
Years supply	1	2	3	4	5														
Expected completions	8,491					8,065					12,903								
Identified supply available (at April 2008*):																			
Sites with planning permission	7,522					143					9								
UDP allocations (Previously developed)	59					357					90								
UDP allocations (Greenfield)**	437***					2,750					179								
South Dewsbury Urban Eco Settlements	800					3,000					1,000								
Committed PFI sites without planning permission	110					0					0								

*Further supply will be identified through the Strategic Housing Land Availability Assessment (SHLAA)

** Current policy restrictions apply

*** Not included as part of the expected completions (five year supply) due to current policy restrictions



LOCAL DEVELOPMENT FRAMEWORK

Locations of Local Development Framework Documents for Public Viewing

- 1 Cleckheaton Cash & Information Office**
Cleckheaton Town Hall
Bradford Road, Cleckheaton, BD19 3RH
Tel: 01274 335030
- 2 Birstall Kirklees Information Point**
Market Street, Birstall, WF17 9EN
Tel: 01924 326227
- 3 Batley Cash & Information Office**
Batley Town Hall
Market Place, Batley, WF17 5DA
Tel: 01924 326050
- 4 Heckmondwike Cash & Information Office**
Oldfield Lane, Heckmondwike, WF16 0JH
Tel: 01924 325620
- 5 Dewsbury Cash and Information Office**
Dewsbury Town Hall
Town Hall Way, Dewsbury, WF12 8DG
Tel: 01924 324516
- 6 Mirfield Library**
Huddersfield Road, Mirfield, WF14 8BA
Tel: 01924 326470
- 7 Huddersfield Civic Centre III
Planning Service, PO Box B93, Civic Centre III,
Huddersfield**
Tel: 01484 221627
- 8 Skelmanthorpe Library & Information Centre, Council
Offices**
24 Commercial Road, Skelmanthorpe, HD8 9DA
Tel: 01484 222953
- 9 Holmfirth Library**
Huddersfield Road, Holmfirth, HD9 3JP
Tel: 01484 222430
- 10 Meltham Library & Information Centre**
Huddersfield Road, Meltham, HD9 4AG
Tel: 01484 222606
- 11 Marsden Information Point**
20 - 26 Peel Street, Marsden, HD7 6BW
Tel: 01484 845595

