

Kirklees Local Plan Submission Documents SD17

Annual Monitoring Report 2015-2016





Annual Monitoring Report 2015/16

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1. Introduction

- 1.1. The Council are required to produce an Authority Monitoring Report (AMR) by Section 113 of the Localism Act. Detail of what must be included is set out by Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR must be published at least annually and show progress with Local Plan preparation, report any activity relating to Duty to Co-Operate and show how the implementation of policies in the Local Plan is progressing¹.

2. Assessing progress against the Local Development Scheme

- 2.1. The Kirklees Local Plan Local Development Scheme was published in August 2016. The Local Development Scheme sets out three specific documents that are being published as part of the Local Plan process:
- Local Plan: Strategy and Policies
 - Local Plan: Allocation and Designations (and Policies Map)
 - Community Infrastructure Levy (CIL)
- 2.2. The Local Development Scheme also identifies that Supplementary Planning Documents may be revised as the Local Development Scheme progresses, Area Action Plans may be produced as the plan progresses and Neighbourhood Plans may be prepared by local communities alongside the Local Plan.
- 2.3. The revised Statement of Community Involvement (SCI) was adopted by the Council on 22nd September 2015. The SCI sets out how we will work with local communities and stakeholders to develop planning policy documents such as the Kirklees Local Plan or guidance on specific issues.

Local Plan – Strategy and Policies and Allocations and Designations (and Policies Maps)

Table 2.1: Local Plan Timetable and Milestones

Timetable and Milestones	Dates
Publication Consultation	November 2016
Submission to Secretary of State	March 2017
Examination	April – December 2017
Adoption	Early 2018

¹ http://planningguidance.communities.gov.uk/blog/guidance/local-plans/adoption-monitoring-and-supplementary-planning-documents/#paragraph_027

- 2.4. The Local Plan Strategy and Policy document and the Allocations and Designations document (with associated Policies Map) were subject to publication consultation from 7th November 2016 to 19th December 2016. Following this consultation period, the documents are currently on course to meet the timetable and milestones set out in Table 2.1.
- 2.5. Appendix 2 of the Local Plan Strategy and Policies Document sets out the Monitoring Framework for the policies within the Local Plan.

Community Infrastructure Levy – Charging Schedule

Table 2.2: Community Infrastructure Levy Timetable and Milestones

Timetable and Milestones	Dates
Publication	November 2016
Submission to Secretary of State	March 2017
Examination	April – December 2017
Adoption	Early 2018

- 2.6. The CIL Charging Schedule was subject to publication consultation from 7th November 2016 to 19th December 2016. Following this consultation period, the CIL Charging Schedule is on course to meet the timetable and milestones set out in Table 2.2.

Supplementary Planning Documents

- 2.7. There are currently no Supplementary Planning Documents being produced as part of the Local Plan process.

Area Action Plans

- 2.8. There are currently no Area Action Plans being produced as part of the Local Plan process.

Neighbourhood Development Plans

- 2.9. In Kirklees, there are currently three areas of the district that have had a Neighbourhood Area approved for the purposes of producing a Neighbourhood Development Plan. Maps showing the coverage of each area can be found on the Council's website. The Holme Valley Neighbourhood Plan Area includes part of the Peak District National Park. The Peak District National Park Authority (PDNPA) is the planning body for this area and has also approved the Holme Valley Neighbourhood Area.

2.10. There are a number of key stages in the production of a Neighbourhood Development Plan following approval of a Neighbourhood Area. These include pre submission consultation and publicity on the draft plan, submission to Kirklees Council, independent examination of the plan and then a referendum in the Neighbourhood Plan Area on whether the plan should be made and become part of the statutory development plan. In Kirklees, the three areas are yet to undertake pre submission consultation and publicity on their plan. Progress on Neighbourhood Plans is set out below:

Table 2.3: Neighbourhood Plan Progress

Area	Applicant	Date Neighbourhood Area Approved
Newsome	Newsome Ward Community Forum	12 August 2014
Holme Valley	Holme Valley Parish Council	27 January 2015 (Kirklees Council) 13 February 2015 (PDNPA)
Kirkheaton	Kirkburton Parish Council	8 March 2016

3. Duty to Cooperate

- 3.1. The duty to cooperate (DtC) is set out in section 110 of the Localism Act 2011 and in paragraphs 178 - 181 of the NPPF. Paragraph 181 of NPPF states that *“local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their local plans are submitted for examination”*.
- 3.2. The Local Authorities sharing a boundary with Kirklees are:
 - Calderdale Council
 - City of Bradford MDC
 - Leeds City Council
 - Wakefield Council
 - Barnsley Council
 - Oldham Council
 - Peak District National Park Authority
- 3.3. The District also shares a boundary with High Peak Borough Council, however the responsibility for planning functions in the area adjacent to Kirklees rests with the Peak District National Park Authority.
- 3.4. Kirklees forms part of the Leeds City Region Local Enterprise Partnership (LEP) and Kirklees is one of the authorities that form the West Yorkshire Combined Authority (WYCA).
- 3.5. The Duty to Cooperate Statement identifies cross-boundary issues and logs the activities that have taken place between the Council, neighbouring authorities and other statutory consultees.

4. Housing Supply

Context

- 4.1. Reporting on the delivery of additional dwelling provision is a particularly important element of annual monitoring reports. The annual monitoring report must specify the number of dwellings built during the reporting period (1st April 2015 – 31st March 2016). This section also sets out the remaining dwelling capacity on housing sites with planning permission.

Housing Requirement

- 4.2. The Publication Draft Local Plan seeks to meet the fully objectively assessed need for housing in full, in accordance with national policy. This Kirklees Strategic Housing Market Assessment (SHMA) (2016) identifies the fully objectively assessed need for housing as 1,730 per annum, equating to a total of 31,140 over the 2013-31 local plan period.

Housing Completions

- 4.3. Table 4.1 shows net housing completions in the years since 2013, the beginning of the plan period.

Table 4.1: Housing Completions since 2013

Year	Net
2013/14	1,036
2014/15	666
2015/16	1,142

- 4.4. Table 4.2 shows the gross housing completions on previously developed land

Table 4.2: Gross Housing Completions on Previously Developed Land since 2013

	2013/14	2014/15	2015/16
Gross completions	1,144	731	1204
Gross completions on previously developed land	806	456	835
% on previously developed land	70.45%	62.38%	69.33%

Accommodation for Gypsies and Travellers

- 4.5. There were no additional Gypsy and Traveller pitches provided in Kirklees during the monitoring period from 1st April 2015 to 31st March 2016.

Affordable Housing Completions

- 4.6. Affordable housing includes social rented, affordable rented and intermediate housing which are available for eligible households whose needs are not met by the wider housing market. This could be because they cannot afford to buy or rent on the open market. This includes Starter Homes which is a concept introduced by the Government to help to meet the housing needs of first time buyers by offering properties to buy at a price below their open market value.
- 4.7. Table 4.3 shows the amount of affordable housing that has been provided since 2013, broken down by the type of provision.

Table 4.3: Affordable Housing Completions since 2013

Type	2013/14	2014/15	2015/16
Social homes with HCA grant support	0	0	0
Social rented homes – S106	27	16	100
Social rented other	251	78	33
Intermediate homes including affordable rent	42	86	22
Total	320	180	155

Housing Density

- 4.8. The Local Plan assumes sites will be delivered at an average density of 35 dwellings per hectare. The percentage of completions above and below this density is shown in table 4.4.

Table 4.4: Density of 2015-16 housing completions

	2015-16 Completions	%
New homes on sites with a density of at least 35 dwellings per hectare	781	64.9%
New homes on sites with a density of less than 35 dwellings per hectare	423	35.1%

Remaining Supply

- 4.9. Housing monitoring is undertaken on an annual basis. This annual monitoring process includes adding any new capacity from planning permission in the previous year and taking account of completions on existing sites with planning permission.
- 4.10. Table 4.5 shows the number of dwellings that have a current planning permission at 31/03/2016. These include outline permissions, reserved matters/full permissions, Permitted Development², or sites that are deemed commenced.

Table 4.5: Remaining Housing Supply by year since 2013

Monitoring Year	Dwellings with planning permission but not yet built at the start of the monitoring year
2013/14	6,661
2014/15	6,350
2015/16	7,135
2016/17	8,450

- 4.11. Paragraph 159 of National Planning Policy Framework requires local planning authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The last full SHLAA was published in 2014 and provided an important starting point in the identification of potential housing site options and an initial assessment of whether they were deliverable or developable. Within the Local Plan process, the housing site options were subject to a more detailed and robust assessment in accordance with the Local Plan site allocations methodology. This detailed assessment determined which sites should be allocated for housing in the Local Plan. The Local Plan Methodology (Part 2) sets out the Site Allocation Methodology.

² Class J of the 2013 Town and Country Planning (General Permitted Development (Amendment) (England) Order 2013

5. Employment, Retailing and Town Centres

Employment

- 5.1. To ensure adequate land is available for employment opportunities to be created, employment land take-up continues to be monitored by the council.
- 5.2. Saved 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 saved policy B2 allocated 278.9 hectares for B1, B2 and B8 uses on sites of 0.4 hectares and above for the plan period. Take up in recent years is shown in table 5.1.

Table 5.1: Employment land take up since 2013

Year	Hectares
2013/14	8.06
2014/15	7.04
2015/16	8.52

- 5.3. Table 5.2 shows the amount of completed floorspace by use class constructed on employment sites over the same period.
- 5.4. The council prepares an annual Employment Land Supply Review (ELSR) with a base date of 1st April. The ELSR includes details of specific sites that are suitable for employment uses and their current planning status (UDP allocations without planning permission, sites with planning permission, expired permissions and other sites identified by the council). The current report can be viewed online along with previous reports at www.kirklees.gov.uk/localplan.

Table 5.2: Gross additional employment floorspace (sq.m.) by type since 2013

Use class	B1a	B1b	B1c	B2	B8	Total
2013/14	7,933	0	210	13,691	4,544	26,378
2014/15	1,787	570	1,065	8,679	9,064	21,165
2015/16	2,060	734	2,002	25,472	10,913	41,181

- 5.5. Table 5.3 examines the proportion of completed employment floorspace on previously developed land for the monitoring year 2015/16.

Table 5.3: Total amount of employment floorspace (sq.m.) on previously developed land – by type (gross) 2015/16

Use class	B1a	B1b	B1c	B2	B8	Total
Gross additional floorspace	2,060	734	2,002	25,472	10,913	41,181
Previously developed	2,060	734	1,836	25,472	10,913	41,015
% on previously developed land	100	100	91.7	100	100	99.6

5.6. Table 5.4 shows the amount of land remaining to be developed and available, including remaining UDP allocations and planning permissions. Potential sites for expansion which are landlocked or within existing employers' ownership and therefore would not be available for a new user, are excluded.

Table 5.4: Amount of potential employment land available - by type

Use class	Hectares	
	Remaining UDP allocations (without planning permission)	Planning permissions (total only)
B1a	61.15	2.79
B1b		0.29
B1c		3.94
B2		15.27
B8		12.18
Total		61.15

Retailing and Town Centres

- 5.7. The Kirklees Town Centre Audit Programme monitors the health and vitality of town centres across the District. Occupancy surveys are undertaken to record and monitor the amount of floorspace, number and diversity of shop units for each centre within a defined study boundary.
- 5.8. In 2014, the Town Centre Audit Programme was revised and updated. All shop units surveyed and recorded were re-categorised to Experian GOAD sector and GOAD classifications. The shopping centre hierarchy was also reviewed and updated.
- 5.9. The classification of centres and the number of centres within each level is set out in table 5.5
- 5.10. The diversity of uses and vacant outlets are shown in tables 5.6 to 5.10 for each level in the shopping centre hierarchy. Shop unit figures include upper floors. The principal town centres are highlighted separately and change over time is demonstrated. Occupancy of town, district and local centres will be surveyed in 2016 allowing an analysis of change over time to be reported in the next annual monitoring report.

Table 5.5: Shopping Centre Hierarchy

Level	Centres
Principal Town Centre	Huddersfield and Dewsbury (2)
Town Centre	Batley, Cleckheaton, Holmfirth and Heckmondwike (4)
District Centre	Almondbury, Birstall, Denby Dale, Honley, Kirkburton, Lindley, Marsden, Marsh, Meltham, Milnsbridge, Mirfield, Moldgreen, Ravensthorpe, Skelmanthorpe and Slaithwaite (15)
Local Centre	61

Principal Centres*Table 5.6: Huddersfield Town Centre*

Huddersfield	2014		2015		% change 2014 -2015	
Goad Sector	Gross Ground Floor Floorspace (Sq.m. m)	Shop units	Gross Ground Floor Floorspace (Sq.m. m)	Shop units	Gross Ground Floor Floorspace (Sq.m.)	Shop units
Comparison	53,586 38.6%	235 31.2%	52,669 38.1%	225 30.0%	-1.71%	-4.26%
Convenience	28,319 20.4%	56 7.4%	28,515 20.6%	57 7.6%	0.69%	1.79%
Financial & Business Services	10,434 7.5%	85 11.3%	10,184 7.4%	83 11.1%	-2.40%	-2.35%
Leisure Services	25,169 18.1%	181 24.0%	24,358 17.6%	182 24.3%	-3.22%	0.55%
Retail Service	7,010 5.1%	84 11.2%	6,828 4.9%	82 10.9%	-2.60%	-2.38%
Vacant Outlets	14,277 10.3%	112 14.9%	15,711 11.4%	121 16.1%	10.04%	8.04%
Total	138,795 100%	753 100%	138,265 100%	750 100%	-0.38%	-0.40%

- 5.11. The annual survey of shop unit occupancy was undertaken in April 2015. This shows that within Huddersfield Town Centre Study Boundary, there were 750 shop units trading in either comparison (30.0%), convenience (7.6%) goods or as a service (46.3%) with a vacant outlet rate of 16.1%. Between the 'snapshots' of 2014 and 2015 there has been an increase in vacancy in both gross ground floor floorspace and shop units of 10.04% and 8.04% respectively. The comparison goods sector has seen the largest decrease in shop units of 4.26%. Although the leisure service sector has increased by one unit, it has experienced the largest loss of floorspace at 3.22%.

Table 5.7: Dewsbury Town Centre

Dewsbury Goal Sector	2014		2015		% change 2014 -2015	
	Gross Ground Floor Floorspace (Sq.m. m)	Shop units	Gross Ground Floor Floorspace (Sq.m. m)	Shop units	Gross Ground Floor Floorspace (Sq.m. m)	Shop units
Comparison	33,643 41.2%	114 30.4%	34,245 41.9%	112 29.7%	1.79%	-1.75%
Convenience	15,032 18.4%	24 6.4%	15,047 18.4%	25 6.6%	0.10%	4.17%
Financial & Business Services	8,211 10.1%	45 12.0%	8,173 10.0%	45 11.9%	-0.46%	0.00%
Leisure Services	9,791 12.0%	58 15.5%	9,442 11.6%	57 15.1%	-3.56%	-1.72%
Retail Service	3,583 4.4%	46 12.3%	3,444 4.2%	42 11.1%	-3.88%	-8.70%
Vacant Outlets	11,307 13.9%	88 23.5%	11,326 13.9%	96 25.5%	0.17%	9.09%
Total	81,567 100%	375 100%	81,677 100%	377 100%	0.13%	0.53%

5.12. The annual survey of shop unit occupancy was undertaken in October 2015. This shows that within Dewsbury Town Centre Study Boundary, there were 377 shop units trading in either comparison (29.7%), convenience (6.6%) goods or as a service (38.1%) with a vacant outlet rate of 25.5%. Between the 'snapshots' of 2014 and 2015 there has been an increase in vacancy in both gross ground floor floorspace and shop units of 0.17% and 9.09% respectively. The retail service sector has experienced the most change with a decrease in both gross ground floor floorspace and shop units of 3.88% and 8.70% respectively.

Town, District and Local Centres*Table 5.8: Town Centres*

Town Centres (Batley, Cleckheaton, Heckmondwike, Holmfirth)	2014	
	Gross Ground Floor Floorspace (Sq.m. m)	Shop units
Comparison	28,137 29.1%	216 30.7%
Convenience	27,683 28.7%	54 7.7%
Financial & Business Services	6,317 6.5%	70 10.0%
Leisure Services	18,032 18.7%	154 21.9%
Retail Service	7,887 8.2%	113 16.1%
Vacant Outlets	8,480 8.8%	96 13.7%
Total	96,536 100%	703 100%

Table 5.9: District Centres

District Centres (15)	2014	
	Gross Ground Floor Floorspace (Sq.m. m)	Shop units
Comparison	21,067 26.4%	226 26.1%
Convenience	19,311 24.2%	105 12.1%
Financial & Business Services	3,884 4.9%	66 7.6%
Leisure Services	21,470 26.9%	228 26.3%
Retail Service	9,611 12.0%	174 20.1%
Vacant Outlets	4,516 5.7%	67 7.7%
Total	79,859 100%	866 100%

Table 5.10: Local Centres

Local Centres (61)	2014	
Goal Sector	Gross Ground Floor Floorspace (Sq.m. m)	Shop units
Comparison	31,540 29.7%	235 22.4%
Convenience	20,996 19.8%	159 15.1%
Financial & Business Services	2,037 1.9%	41 3.9%
Leisure Services	28,193 26.6%	283 27.0%
Retail Service	16,141 15.2%	243 23.1%
Vacant Outlets	7,157 6.7%	89 8.5%
Total	106,064 100%	1,050 100%

6. Environmental Quality

Flooding

- 6.1. An update to the Calder Valley Strategic Flood Risk Assessment (SFRA) was published in 2016. This can be downloaded from www.kirklees.gov.uk/localplan. This document should be read in conjunction with national planning policies and the latest Environment Agency Flood Map.
- 6.2. During the 2015/16 period no planning permissions were granted contrary to the sustained objection of the Environment Agency on water quality or flood risk grounds.

Areas of Biodiversity Importance

- 6.3. During the monitoring year 2015/16 the total area of biodiversity importance in Kirklees is 7,213 hectares. This total figure includes overlaps between different designations. The designations are:
 - Sites of Special Scientific Interest (SSSI) (includes upland areas also designated as Special Protection Areas - SPA) – 4,848 ha
 - Local Wildlife Sites (LWS) (includes candidate sites)– 1,198 ha
 - Local Geological Sites (LGS) – 84 ha
 - Ancient Woodland – 1,083 ha
 - Habitats of Principal Importance – information not available

Open Space

- 6.4. The Council's Open Space study was published in 2015 and revised in 2016. It is available on the Council's website at www.kirklees.gov.uk/localplan. The study provides an audit based analysis of the quantity, quality, value and accessibility of open spaces. The study also includes an assessment of existing and future needs for open space, sports and recreational facilities.

Waste

- 6.5. At 31st March 2016, within Kirklees there are a variety of waste management facilities including 3 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.

6.6. During the monitoring year 2015/16, a total of 210,709 tonnes of local authority collected waste was generated. The amount of waste dealt with by each management method is shown in table 6.1.

Table 6.1 Local Authority Collected Waste, by management type

Waste Management Type	2014/15		2015/16	
	Waste (tonnes)	% of each Management Type	Waste (tonnes)	% of each Management Type
Waste to Energy (Incineration)	123,604	60.0%	120,415	57.1%
Landfill	20,167	9.8%	23,536	11.2%
Recycled/Composted	60,418	29.3%	65,107	30.9%
Other*	1,730	0.8%	1,651	0.8%
Total	205,919	100%	210,709	100%

*In 2015/16 of the 210,709 tonnes of waste collected 1,651 tonnes was not transferred to a final destination. Some of this was due to processing loss (including drainage/drying of street sweepings & green waste prior to transfer) and some due to collected waste not having yet been transferred to its final destination.