

A NEW VISION FOR DEVELOPING WAKEFIELD DISTRICT

Annual
Monitoring
Report



Local Development Framework

MOVING FORWARD

The First Annual Monitoring Report of the Local Development Framework

For

1 October 2004 - 31 March 2005

Submitted to the Office of the Deputy Prime Minister
through the Government Office for Yorkshire and the Humber

31 December 2005

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Information

This Annual Monitoring Report is also available to view on the Council's website at: www.wakefield.gov.uk/ldf

Further copies are available free of charge from the above address or by ringing (01924) 306495.

If you would like an extract or summary of the document on cassette, large type, Braille or other format, please call the Access to Services Implementation Group, (01924) 306764.

دیکھو سنو

اگر آپ کو اس لیفلٹ کی کاپی آڈیو کیسٹ، بڑی
لکھائی، بریل یا کسی اور زبان میں اس کا ترجمہ
چاہیے تو ہمیں اس نمبر پر فون کریں:

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Introduction

This is the first Local Development Framework Annual Monitoring Report (LDF AMR) produced by Wakefield Council as the Local Planning Authority. It reports on the period since commencement of Part 2 of the Planning and Compulsory Purchase Act 2004 to the end of the financial year, that is 1 October 2004 - 31 March 2005. It must be submitted to the Secretary of State through the Government Office for Yorkshire and the Humber by 31 December 2005 and annually thereafter.

This AMR addresses the period October 2004 to March 2005. Although there is no requirement to assess the whole year 2004/05, local authorities are encouraged to do so. Where relevant data is available this is shown under the appropriate indicator.

Purpose

The Annual Monitoring Report will assess:

- progress in preparing Local Development Documents (LDDs) compared with the milestones set out in the Local Development Scheme (LDS), and what changes to the scheme may be needed; and
- the extent to which policies and related targets in Local Development Documents (LDDs) are achieving their intended purposes and where policies may need to be reviewed.

Content

The Report sets out

- A set of contextual indicators which give basic information about the District
- Progress towards a set of Local Development Framework Core Output Indicators
- Progress on production of the Local Development Framework
- Progress towards establishing a set of significant effects indicators.

Policy Background

The primary legislation requiring local planning authorities to prepare and monitor their LDFs is the Planning and Compulsory Purchase Act 2004, in particular Section 35. Statutory Instrument 2004 no 2204 The Town and Country Planning (Local Development) (England) Regulations 2004 is the secondary legislation giving additional detail. Further guidance is given in

- Planning Policy Statement 12: Local Development Frameworks (September 2004) (PPS12)
- Creating Local Development Frameworks: A Companion Guide to PPS 12 (2004)
- Local Development Framework Monitoring: A Good Practice Guide (March 2005).

Saved Policies

Details of the programme for preparing LDF documents which will replace parts of the Unitary Development Plan First Alteration (UDP) are given in the Local Development Scheme 2005 (LDS), which came into effect on 1 July 2005. Under the new Act all policies in the UDP are saved automatically until 28 September 2007. The LDS also proposes that all UDP policies be saved until 2008, and some for longer, to allow new documents to be completed. The LDS is available on the Council's website www.wakefield.gov.uk/udp. Progress on the Scheme is discussed in section 10 of this report.

The UDP First Alteration was adopted in January 2003 and provides the framework for development, development control and conservation within Wakefield District. All policies are considered and implemented as and when relevant in the determination of planning applications. A new Development Plan Document (DPD) containing Development Control policies is proposed as part of the LDF. Summary details of the timetable are given in appendix 2 of this report.

The Monitoring Context

The Regional Spatial Strategy for Yorkshire & the Humber (RSS), issued by the Secretary of State in December 2004, and the UDP together form Wakefield's statutory development plan, the framework within which all planning decisions are made. The RSS Annual Monitoring Report (RSS AMR) monitors the delivery of RSS objectives and policies. It is published annually by 31 March and reports on the previous financial year, in line with LDF AMRs. It is intended that, as far as possible, data should be used for both reports.

LDF monitoring is part of a regional strategic framework designed to monitor the progress of a number of regional, sub-regional and local strategies and plans. The Framework is set out in Appendix 2 of 'Advancing Together: Progress in the Region 2005' published by Yorkshire Futures and is included for reference in Appendix 1 of this report. The Office of the Deputy Prime Minister (ODPM) guidance suggests that one of the key factors making for successful monitoring is the establishment of regional monitoring groups to act as a forum for the exchange of information, development of systems and practices on monitoring and promotion of consistency and efficiency. This is an area where, as an adjunct to its work on the RSS AMR, the Yorkshire and Humber Assembly could have a co-ordinating role.

Emerging best practice suggests that, at a local level, LDF monitoring should be integrated with Community Strategy monitoring to become a corporate planning process. Discussions are taking place to ensure that monitoring work for the LDF and 'Fast Forward', the Community Strategy, is integrated wherever possible. This will help to eliminate duplication and ensure that consistent data is used.

Developing the Monitoring Process

It is clear that local authorities are expected to keep the LDF under review to check that the policies are ensuring that development contributes to sustainability objectives and are in accordance with current government guidance. Progress towards sustainable development should be measured via a number of indicators grouped as follows:

- Contextual indicators - provide information on key changes in an area that are unlikely to be caused by the implementation of the development plan
- Core output indicators - measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies
- Significant effects indicators - enable a comparison to be made between the predicted effects of planning policies on society, the environment and the economy and the actual effects measured during implementation of the planning policies.

In Wakefield some aspects of monitoring, for example housing completions and employment land take-up, have been carried out for other purposes for many years and there are robust and comprehensive procedures in place. Where monitoring has taken place over a longer period than required for this first AMR, either for the full financial year or for a number of years, this is shown under the relevant indicator. Where new procedures are to be established this is also noted in the relevant sections.

Development plan policies referred to in this AMR are those in the UDP. As noted above, these are all saved policies and will be monitored, until they are replaced, via the core output indicators. No new monitoring systems will be introduced for saved policies but as policies are replaced new indicators will be developed and monitoring arrangements will be established. Where existing indicators need monitoring arrangements to be established this is referred to in the Commentary section under relevant indicators.

ODPM guidance emphasises the need to use, where possible, data already collected for other purposes. To this end, for 2004-5, ODPM has aligned many of the core indicators monitored for the RSS AMR with those required for LDF AMR. Much of the monitoring is or can be carried out by the Regeneration and Housing Services Spatial Policy Group, but we are also reliant on other sources for some information, both within and outside the Council. The compilation of this first AMR has given the opportunity to establish potential sources of information. There is a need now to establish robust regular collection procedures to enable comparable data to be collected in future years. The introduction, over the next year, of a national standard application form and the Council's new computer system for processing planning applications offer an opportunity to devise better systems for data collection for some indicators.

It is anticipated that as new policies are introduced, additional data sources will be identified and new collection systems established, to monitor further indicators in future years. Where this relates to existing indicators it is referred to in the Commentary section under relevant indicators.

Base Date

As stated above, data for certain indicators has been collected for a number of years, particularly for housing and business development. For these two groups of indicators the base date is 31 March 2004, although data for previous years will be referred to or shown where appropriate.

For those indicators which have not been monitored historically but which have been for the first time for this report, the base date is 31 March 2005. Others, for example significant effects indicators, will have base dates set when the indicators are included in the monitoring framework.

Format of the Annual Monitoring Report

For simplicity, this first AMR follows the format suggested in Annex B of the ODPM guidance, including the order of the LDF Core Output Indicators.

Where possible, and in line with the format of RSS Annual Monitoring Report 2004 (RSS AMR2004), each indicator, or group of indicators, will be considered under the following headings:

- **Purpose** - explains the policy elements that the indicator is attempting to assess
- **Description** - explains the indicator, data availability etc. For National core output indicators, similarities and differences to RSS AMR indicators will be discussed here, and choices explained
- **Analysis** - comments relating to key features/trends
- **Commentary** - additional comments about monitoring progress and other developments.

Future RSS AMRs will include more detailed commentary on

- Outlook - assessment of whether policy is working/being implemented and how
- Next steps - for example: review policy/continue to monitor/act to ensure implementation.

As the format, structure and content of the LDF itself become more defined, changes to future AMRs may be appropriate, including additional indicators. Use of the two additional headings proposed for RSS AMR will also be considered. However, it is necessary to ensure that each AMR is easily comparable with those of previous years, is concise and easily understood.

Contextual Indicators: Wakefield District Profiles

Contextual Indicators: Wakefield District Profile

Purpose: The purpose of contextual indicators is to provide background information on the social, environmental and economic circumstances of the District. They form a 'snapshot' and illustrate the key characteristics and issues of the District. Any changes affecting these indicators are unlikely to be caused by implementation of the development plan.

Table 1. Contextual Indicators for Wakefield District

Contextual Indicator	Wakefield	Y&H	England	Source
Population				
Population 2003	318,300			ONS mid year population estimate
% Population Change 1993-2003	1.3	1.1	3.6	"
Population Projections, 2003-2028 - % change	+9.0	+7.4	+11.1	2003-based sub-national population projections, ONS
% BME Population	2.3	6.5	9.1	Census 2001
Population density per hectare	9.3	3.2	3.8	"
Economy				
Claimant Count Unemployment, April 2005 -%	2.2	2.5	2.4	ONS (NOMIS)
Youth Unemployment - % of claimants aged under 24	35.5	32.6	30.5	"
% of population with no qualifications	39.1	33.1	28.9	"
% Employment Change, 1998-2003	+11.7	+6.6	+5.4	Annual Business Inquiry 1998, 2003, ONS, NOMIS
Economic Activity Rate, 2003/04 - %	80.2	77.9	78.5	Local Area LFS, Mar 2003-Feb 2004
Annual pay - Gross (£) - For full-time employee jobs, 2004 – workplace)	£23,592	£23,786	£27,597	Annual Survey of Hours & Earnings, ONS
Deprivation				
% of population with a limiting long term illness	22.4	19.5	17.9	Census 2001
% of Super Output Areas (SOAs) in the local authority area that rank within the most deprived 20% of SOAs in the country	35			Indices of Deprivation 2004
Housing				
Average House Price, 2004	£118,638	£127,749	£181,330	Table 585 Housing market: mean house prices based on Land Registry data, by district
Dwelling Stock	140,554			Council Tax Records 31/03/2005
% of Total Unfit Dwellings	5.3	6.8	5.6	"
% Owner Occupied	65.2	67.6	68.7	Census 2001
% Vacant Dwellings	3.2	4.1	3.3	"
Average Household Size – persons	2.35	2.36	2.36	"
Transport				
% of households without car/van	30.6	30.3	26.8	"
% of residents commuting by car	69.1	65.0	62.7	"
% of residents travelling over 10km to work	41.3	37.2	41.7	"

Compiled by Spatial Policy Group

Description:

1) Population

The Wakefield District is one of five metropolitan districts in West Yorkshire. It covers some 350 square kilometres and includes the main population centres of Wakefield City, Ossett and Horbury in the north west; the five towns of Normanton, Castleford, Pontefract, Featherstone and Knottingley in the north east; and Hemsworth, South Elmsall, South Kirkby and Upton in the south east.

The District has a population of 318,300 (2003 mid year estimate) with an estimated 1.6M people residing within easy commuting distance, rising to 6.8M within one hour's drive time. The ethnic minority population accounts for just 2.3% of the District's population proportion compared with 9.1% England average.

2) Economy

The District's economy is an integral part of a wider regional economy and labour market and enjoys the benefits of its proximity to Leeds which has been identified as one of the fastest growing local economies in the UK. Following a rapid decline in the number of people out of work and claiming benefits, official claimant count unemployment is currently below regional and national rates. Long term unemployment is also below regional and national averages. Youth unemployment, however, remains a significant local issue together with a low rate of post-16 pupils opting to stay on at school. The Index of Multiple Deprivation 2004 (IMD2004) shows that Wakefield is ranked the 54th most deprived local authority area in England and 35% of the District's population live in areas that are amongst the 10% most deprived in England. The IMD also shows the District to have high levels of deprivation in employment, income, health, education and skills.

3) Deprivation

The IMD 2004 shows that Wakefield is ranked the 54th most deprived local authority area in England and 35% of the District's population live in areas that are amongst the 10% most deprived in England. The IMD also shows the District to have high levels of deprivation in employment, income, health, education and skills.

4) Housing

The total number of dwellings in the District at 31 March 2005, as shown in table 1 above, is 140,554, an overall increase of 711 on the comparable figure for 2004. The percentage of unfit and vacant dwellings is below the regional and national average. Owner occupation levels are slightly below those of Yorkshire and the Humber and England.

5) Transport

Wakefield is centrally located at the heart of the UK's communications network. Its strategic position at the intersection of the M1 and M62 motorways provides excellent access to all parts of the UK by road, rail, air or sea. Major road improvements have further enhanced the District's accessibility by road and a business confidence survey showed that over 74% of companies participating in the survey have benefited from the new A1/M1 link road. Wakefield's key location in the north is further reinforced by the Wakefield Europort development, situated at junction 31 of the M62 motorway. It is potentially the largest and most strategic distribution and manufacturing location in the region, providing a direct rail link for freight to mainland Europe via the Channel Tunnel.

Analysis:

1) Population

Population growth has not occurred evenly across all age groups. The proportion of the population aged 60 and over has increased, but the proportion below the age of 19 has generally decreased over the last twenty years. The percentage of people under age 19 fell from 21% in mid-1983 to 18% in mid-2003. Over the same period, the percentage of the population aged 60 and over increased from 19% to 21%.

Population ageing is set to continue and the latest available population projections for the District suggest that between 2003 and 2028, the number of people aged over 60 will increase by 55%. Conversely, those aged under 60 will fall by 3%. The Office of National Statistics reports that the proportion of the population aged 65 and over will increase as the large numbers of people born after the Second World War and during the 1960s baby boom become older. The working age population will fall in size as the baby boomers move into retirement and are replaced by the relatively smaller generations of people who have been born since the mid-1970s.

2) Economy

There has been a dramatic restructuring of the local economy over the last 20 years with the decline of coal mining and other traditional industries. The economy has successfully diversified, however, with distribution and service industries being major employment sectors. Forecasts suggest employment will continue to grow within the District and major regeneration projects underway in Castleford, the South East and Wakefield City will contribute to economic growth. Despite unemployment falling to a record low in October 2004, there are high levels of worklessness within the District.

3) Deprivation

Ill health is a major worklessness factor with over 10% of working age residents claiming Incapacity Benefit or Severe Disablement Allowance and levels are considerably higher within the former coalfield areas of the District. This compares with 7% for England as a whole (Aug 2004).

4) Housing

The tenure of the dwelling stock at 31 March 2005 is made up as follows;

Table 2. Housing Tenure in Wakefield District at 31 March 2005

Private Sector	Registered Social Landlords	Local Authority	Total
105,127	35,235	192	140,554

Source: Council records

5) Transport

It is notable that while access to private vehicles is lower than both the national and regional levels a much higher proportion of residents travel to work by car. This reflects the dispersed settlement pattern and the difficulty of providing viable public transport services in some parts of the District. This in turn contributes to congestion in some parts at peak times.

Commentary: Although there is evidence of an improving local economy, not all parts of the District have benefited equally. Some neighbourhoods have lagged behind the wider area improvements and there continue to be local issues particularly around ill-health, worklessness, educational attainment and workforce skills.

A further challenge is to introduce new routes and other improvements to public transport to enable better access to jobs and services.

On a more positive note, the transfer of former local authority dwellings has opened up the opportunity to bring dwellings up to the decent homes standard by 2010, which will improve conditions for a significant number of residents.

National Core Output Indicators

1. Business Development

The UDP contains a number of policies that aim to facilitate the diversification of the economy following the contraction of coal mining and associated industries. Policies and allocations are designed to contribute to the regeneration of the worst affected parts of the District and to take advantage of the proximity to strategic national road and rail routes. This group of indicators monitors changes in the District's Employment Land Availability, which gives an indication of land supply and take-up rates

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

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

Purpose: When monitored over the long term these indicators show whether the Council's objectives for a strong and diverse economy, set out in the UDP/LDF and Community Strategy, are being met. They will also show whether development is helping to address the lack of employment opportunities in some more deprived parts of the District.

Description: Indicator 1a repeats that requested for RSS AMR2005, which required figures for sites of under and over 1,000sq m/0.4ha to be shown separately. The Council's Employment Land Availability Monitoring System, updated half yearly, provides information to monitor these indicators including data on floorspace started, rather than completed as requested. The national indicator includes Use Class B1a, which is also captured under indicators 4a and 4b. A separate system is being set up to monitor town centre uses; see the Local Services section for more details

Table 3. Employment Floorspace Started in Wakefield District since June 1996 (square metres).

Year Ending	New Offices B1 (a, b & c)	New Industrial B2	New Warehousing B8	Total New B2 + B8	Total New B1+B2+B8	Industrial Extns. B2	Warehousing Extns. B8	Total Extns	Total New & Extns, B2+B8	Total All (New B1+B2+B8) + Total Extns
Column 1	2	3	4	5	6	7	8	9	10	11
31/03/1997 (3/4)		2,625	17,481	20,106	20,106	4,716	6,239	10,955	31,061	31,061
31/03/1998		17,190	60,538	77,728	77,728	5,204	24,266	29,470	107,198	107,198
31/03/1999		20,566	20,955	41,521	41,521	3,995	6,041	10,036	51,557	51,557
31/03/2000		9,909	126,142	136,051	136,051	782	7,261	8,043	144,094	144,094
31/03/2001		43,317	7,558	50,875	50,875	5,192	5,501	10,693	61,568	61,568
31/03/2002		24,895	50,209	75,104	75,104	5,744	12,534	18,278	93,382	93,382
31/03/2003	8,503	403	9,600	10,003	18,506	2,634	3,392	6,026	16,029	24,532
31/03/2004	8,986	15,143	54,376	69,519	78,505	1,861	4,296	6,157	75,676	84,662
31/03/2005	15,631	35,442	84,052	119,494	135,125	338	2,307	2,645	122,139	137,770
Oct 04-Mar 05	10,192	32,059	73,232	105,291	115,483	0	1,829	1,829	107,120	117,312

Source: Council records

Analysis: The table above shows the amount of floorspace started for employment uses in the UDP period June 1996 to 31 March 2005. As required by the ODPM guidance, the take-up is shown in square metres floorspace. The final row, in bold, shows the information for the half year relevant to this report, 1 October 2004-31 March 2005.

The data shows that 115,483 sq m of new employment floorspace was started in the relevant period. As column 6 in Table 3 shows, there are wide variations in the floorspace recorded as started in the previous years.

In addition to new floorspace started we also monitor extensions to employment premises of over 100 sq m. Column 9 shows that this has been a steady source of additional floorspace until 2003 when it appears to begin to tail off. It is too early to say whether this is a trend.

The table also shows that until 2003 office floorspace started was not monitored separately. Until that date it was included with B2. It is only recently that significant office development has taken place within Wakefield District, with starts made at Calder Park (SEW 50) and Paragon Park (NWS 65). In accordance with Government guidance Employment type is defined as including Use Class Orders B1(a), (b) and (c), B2 and B8. It is noted that B1(a) is also captured under the Local Services indicator 4a and care should be taken to avoid double counting. For the period of this report all relevant B1(a) development has taken place on Employment sites and Special Policy Areas outside town centres and is therefore included within this section.

Indicator 1b refers to 'employment or regeneration areas'. The UDP FA contains three categories which include employment land. These are shown below in Table 4.

Table 4. Employment Floorspace started 1 October 2004-31 March 2005 by Category

Category	Definition	Floorspace started (sq m)
Employment Sites	Undeveloped land allocated for employment use	65,444
Employment Zones	Established employment areas, sometimes interspersed with other minority uses	18,978
Special Policy Areas	Areas suitable for more than one use. (Only those Special Policy Areas where employment uses would be acceptable are included here).	48,103

Source: Council records

There will be similar categories in the LDF; these will be reported on in future AMRs.

Commentary: The Land Availability Monitoring System is fairly robust, but has concentrated on floorspace started rather than completed. Some minor amendments can be made which will make it easier to respond more exactly to this indicator requirement. The Spatial Policy Group is devising a new database for monitoring B1a, A1, A2 and D2 which, among other things, will address core indicators 4a and 4b, discussed later in this Report. Care will be taken to avoid double counting by ensuring that the employment land monitoring system and the new system are complementary.

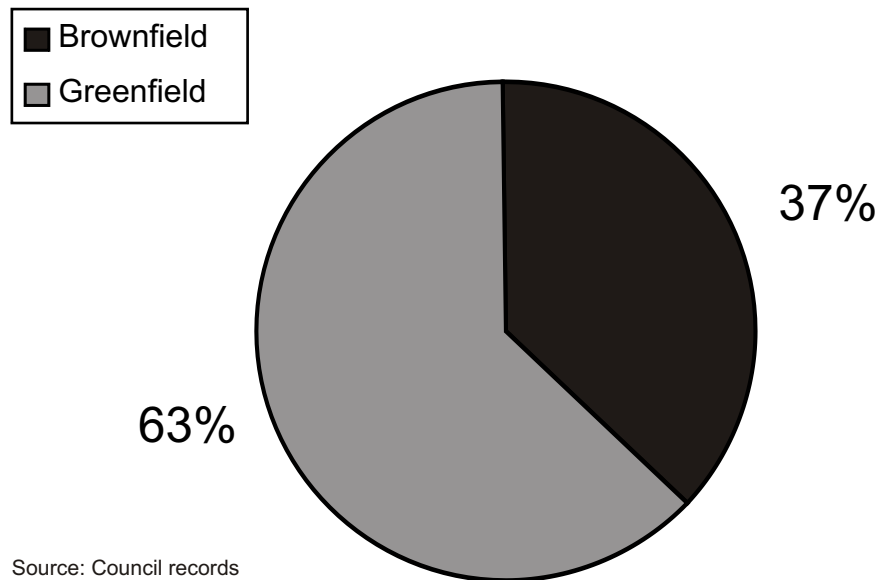
1c. Amount of floorspace by employment type, which is on previously developed land

Purpose: This information can show whether land taken up for employment uses is contributing to the wider objective of sustainability by re-using brownfield land in accordance with the principles of sustainable development.

Description: This is a new indicator and the information has not been requested for the regional AMR. In common with indicators 1a and 1b above, the information is based on development started rather than completed, as requested. With slight adjustments it can be collected consistently as part of the employment land availability monitoring system.

Figure 1

Employment Land Started October 2004 - March 2005



Source: Council records

Analysis: Figure 1 shows that 63% (73,907 sq m) of the employment land started in the relevant period is on greenfield land while 37% (43,405 sq m) is on previously developed land. This proportion is not surprising as most of the large employment land allocations and Special Policy Areas allocated in the original UDP are greenfield sites, for example CAS 7,10 & 11 (Wakefield Europort), NWS64 (Silkwood Park), NWS65 (Paragon Park) and SEW 50 (Calder Park). The brownfield figure will probably continue to be low until such allocations are fully taken up.

Commentary: The low brownfield figure reflects the take-up of land which was allocated historically before the emphasis on the sustainable development principle of re-using previously developed land. However, the allocations were made in response to the needs of the time, as an encouragement to development, investment and job creation, particularly in areas affected by coal mine closures. This was balanced against the need to minimise the impact on natural resources and reduce the need to travel.

1d. Employment land available by type

Purpose: This information is collected to ensure there is a plentiful supply of employment land in accordance with UDP policies and Community Strategy objectives to facilitate the diversification of the local economy and to provide a balanced range of employment opportunities, both within the District and within the regional context.

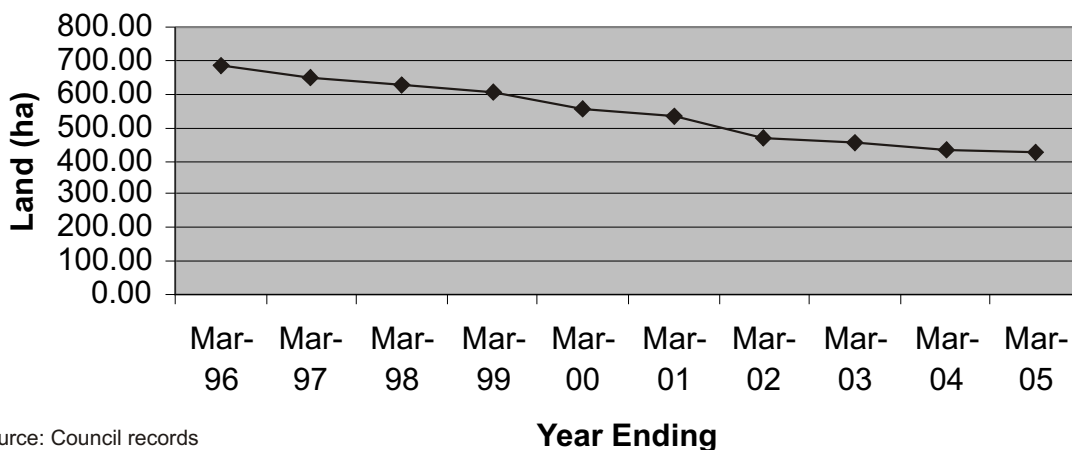
Description: This indicator is complementary to those in the Economy Chapter of the RSS AMR2004. The figure for the current year, shown in bold in table 5 below, is set within the context of previous years, going back to the adoption of the UDP in 1996.

Table 5. Annual total of Land Available for Employment Use

Year Ending	Employment Land Available (ha)
31/03/1996	685.94
31/03/1997	647.20
31/03/1998	626.34
31/03/1999	602.44
31/03/2000	557.60
31/03/2001	532.40
31/03/2002	469.02
31/03/2003	453.21
31/03/2004	434.84
31/03/2005	423.62

Source: Council records

Figure 2. Employment Land Available from March 1996 - March 2005



Source: Council records

Analysis: At the end of March 2005 there were 423 hectares available for employment development, representing approximately 1.25% of the land in the District. All the land is allocated for employment use or has a valid planning permission for B1/B2/B8. At present the land supply is not subdivided into employment sectors. A general, overall figure hides the fact that there are some parts of the District well provided for while others have little or no available employment land.

A simple calculation gives an average annual take-up of 29.1 hectares. At this rate there is sufficient land either allocated or with planning permission for employment uses for the next 14.5 years, or until September 2019, before the end of the LDF period (2021) but beyond the Regional Forecast period (2016).

Figure 2 above shows graphically that there has been a steady decline in land available for employment uses, and indicates a steady take-up of land. Take-up has been considered under indicator 1a above.

Commentary: This information is complementary to that provided for the Regional Employment Land Study 2003. At present Wakefield's figure for employment land supply is not broken down by type. However, the Spatial Policy Group is carrying out an Employment Land Review to rationalise employment sites, ensuring only the most sustainable sites are carried forward to the LDF and assessing their suitability for various employment types. The site selection process will continue into 2006 and will be reported on in the LDF AMR2006.

- 1e. Losses of employment land in (i) employment/regeneration areas, & (ii) local authority area
- 1f. Amount of employment land lost to residential development

Purpose: This information is collected to monitor the rate of allocated employment land developed for other uses, which reduces the stock of land available for employment development.

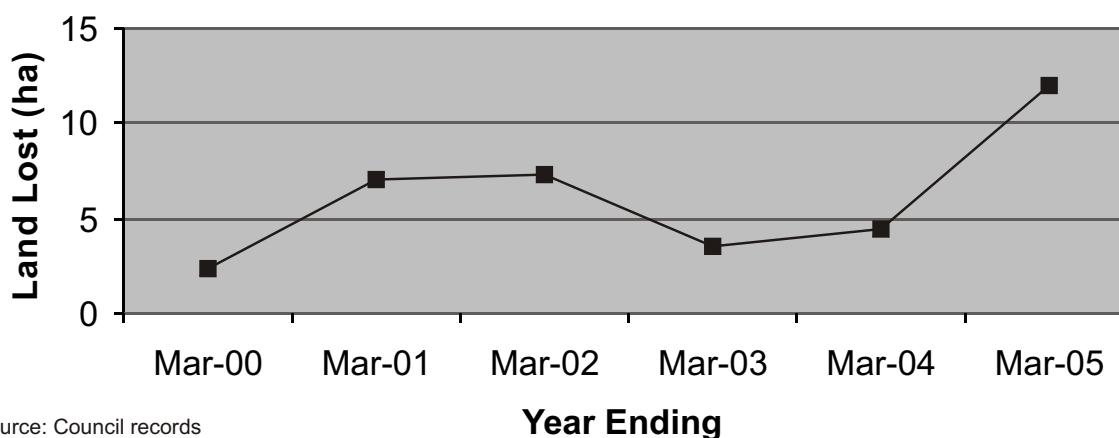
Description: The data is collected manually from planning applications as part of the Employment Land Availability Monitoring System. The Yorkshire and Humber Assembly has not requested this data, or similar, for its AMR2005.

Table 6. Allocated Employment Land Lost to other Uses

Year Ending	Employment Land Lost (ha)
31/03/2000	2.3
31/03/2001	7.09
31/03/2002	7.28
31/03/2003	3.51
31/03/2004	4.38
31/03/2005	11.97
Oct 04-Mar 05	8.4*

* Included in the figure for the year ending March 2005.
Source: Council records

Figure 3. Annual Losses of Employment Land from March 2000 - March 2005



Source: Council records

Analysis: A total of 8.4 hectares of land was lost in the half year to non-B1/B2/B8 uses. 7.49 ha is within a Special Policy Area suitable for employment uses and none is being developed for residential use. Of the land shown above only 0.54 ha was lost to housing in the year ending March 2004. The site was not allocated for employment uses but had a valid planning permission for such uses.

While the figure fluctuates from year to year, it is only a very small proportion of the overall land supply.

Commentary: This indicator relates only to loss of employment land as defined and allocated in the UDP/LDF. Within Wakefield District this is most often greenfield land. Common uses for 'lost' land are hotels, health/fitness clubs and car showrooms.

It might be useful to consider collecting information on the loss of land currently in employment use which does not have any specific allocation in the UDP/LDF. While the development of these sites for housing contributes to the Council's target for housing development on brownfield sites, the loss of local employment opportunities may be counter-productive in terms of sustainable communities. Clarification of boundaries of Regeneration Areas within Wakefield District is required, to ensure consistent monitoring.

2. Housing Trajectory

2a. Housing Trajectory

Purpose: One of the key indicators the local authority is required to monitor is the number of dwellings which are built each year compared with the number which are required in RSS and the LDF Core Strategy.

Description: This information is to be shown in the form of a 'Housing Trajectory'. Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and projected rates of housing completions through to the end of the development plan period. Trajectories should show changes to the size of the housing stock each year, i.e. the number of new dwellings built net of any losses through demolition or changes to other uses.

Analysis: In this first AMR two housing trajectories are shown, one relating to the UDP (mid-1996 to mid-2006), the second covering the period of the new LDF (April 2004 to March 2021). There are two reasons for this:

- the annual housing requirement in UDP policy H1, taken from current RSS, is a gross figure i.e. including an allowance to replace dwellings lost, whereas the requirement in the LDF will be a net figure;
- the annual requirement in the LDF will be higher than the UDP requirement of 950. New Draft RSS, issued for consultation in January 2006, proposes the following annual requirement for the District: 2004-2011 1,320 gross (1,170 net); 2011-2016 1,380 gross (1,230 net); 2016-2021 1,540 net.

The tables and charts which follow are based on information on housing completions and land supply drawn from the Council's Residential Land Availability Monitoring System. Projected completions are based on the land supply at March 2005. It has been assumed that sites with full planning permission will be developed before those with outline permission which will in turn will be built before sites which are allocated in the UDP but as yet have no planning permission. It is also assumed that large sites will be developed over several years.

Trajectory for the UDP Period

Table 7 and figure 4 show that throughout the period since July 1996 dwellings have been completed at an average rate of 1,155 per year, well above the rate of 950 per annum required in the UDP.

Table 7. Housing Trajectory - based on UDP First Alteration (Mid 1996-Mid 2006)

Indicator	1996/97 (3/4)	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07 (1/4)	Total	Average
2a(i), 2a(ii)* Net ¹ additional dwellings (Actual Completions)	693	1,094	1,289	1,371	1,102	1,281	1,165	1,072	1,042			10,109	1,155
2a(iii) Projected net ¹ additional dwellings (Projected Annual Completions - Site Based ³)										1,378	316	1,694	
2a(iv) Annual additional dwelling requirement (UDP)	713	950	950	950	950	950	950	950	950	950	238	9,500	
Annual Surplus / Deficit	-20	144	339	421	152	331	215	122	92	428	78	2,302	263
Cumulative Surplus / Deficit	-20	124	463	884	1,036	1,367	1,582	1,704	1,796	2,224	2,302		
2a(v) Annual average number of net ¹ additional dwellings needed to meet overall housing requirements, having regard to previous year's performance (Annual Requirement Taking Account of Past / Projected Completions ⁴)	713	952	935	886	808	753	628	463	192	0	0		

All figures are dwellings¹

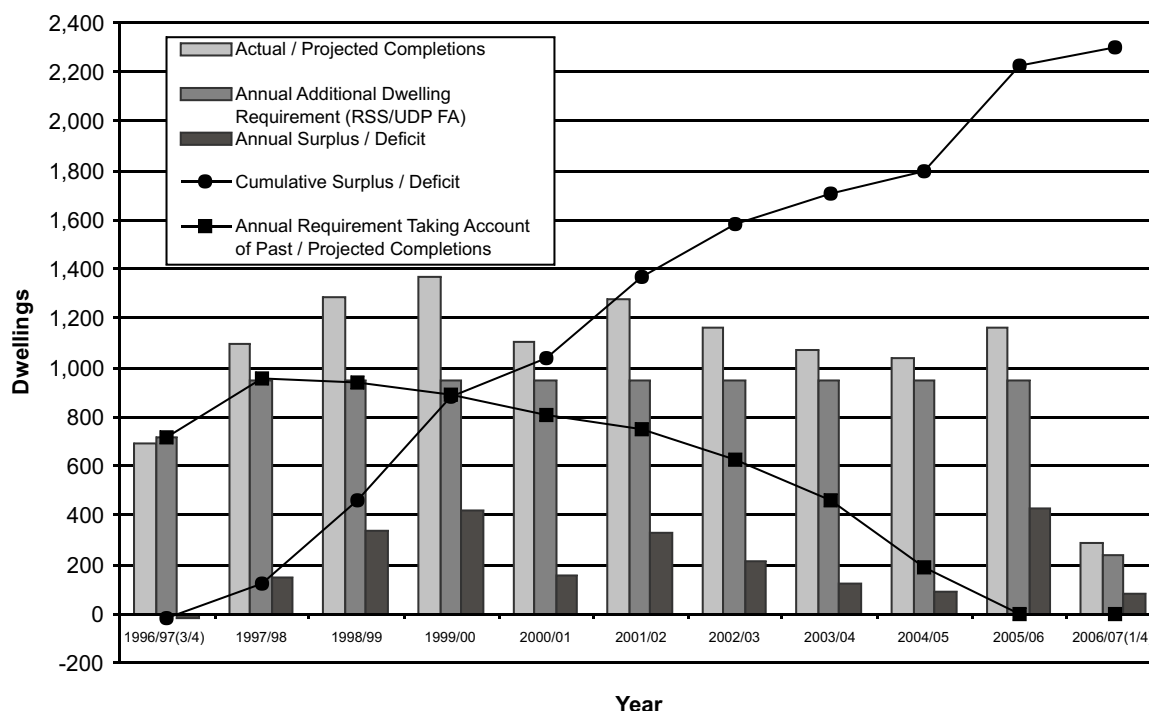
Notes:

1. The dwelling requirement in the UDP is a gross figure, therefore, all figures in this table are gross.
2. The references in brackets (e.g. 2a(ii)) relate to National LDF Core Output Indicators in *Local Development Framework Monitoring: A Good Practice Guide*, ODPM, 2005.
3. Based on number of dwellings under construction or with full planning permission at 31/03/2005
4. The annual requirement for 2005/06 and 2006/07 is nil because total completions already exceed the requirement for the full UDP period.

Source: Council records

A total of 10,109 dwellings have been completed by the end of March 2005, already exceeding the figure of 9,500 which need to be built during the whole UDP period through to mid-2006. Table 7 and figure 4 also show that, based on the numbers under construction or with full planning permission in March 2005, about a further 1,694 dwellings are likely to be completed by the end of the UDP period so that overall the number of new dwellings built will exceed the requirement by 2,300.

Figure 4. Wakefield MD Housing Trajectory for UDP First Alteration Mid-1996 - Mid-2006



Trajectory for the LDF Period

Table 8. Housing Trajectory for LDF period April 2004- March 2021

Indicator	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	Total
2a(i), 2a(ii) ³ Net Additional Dwellings (Actual Net Completions ²)	989																	989
2a(iii) Projected Net Additional Dwellings (Projected Net Annual Completions ⁴)		1,378	1,275	1,235	1,250	955	689	528	488	300	300	300	300	300	300	300	300	10,198
2a(iv) Annual Net Additional Dwelling Requirement (RSS/LDF)	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,230	1,230	1,230	1,230	1,230	1,540	1,540	1,540	1,540	1,540	22,040
Annual Net Surplus / Deficit	-181	208	105	65	80	-215	-481	-702	-742	-930	-930	-930	-1,240	-1,240	-1,240	-1,240	-1,240	-10,853
Cumulative Net Surplus / Deficit	-181	27	132	197	277	62	-419	-1,121	-1,863	-2,793	-3,723	-4,653	-5,893	-7,133	-8,373	-9,613	-10,853	
2a(v) Annual Average Number of Net Additional Dwellings Needed to Meet Overall Housing Requirements (Annual Net Requirement Taking Account of Past / Projected Completions)	1,170	1,316	1,312	1,314	1,320	1,326	1,360	1,427	1,527	1,657	1,850	2,109	2,471	3,013	3,918	5,727	11,153	

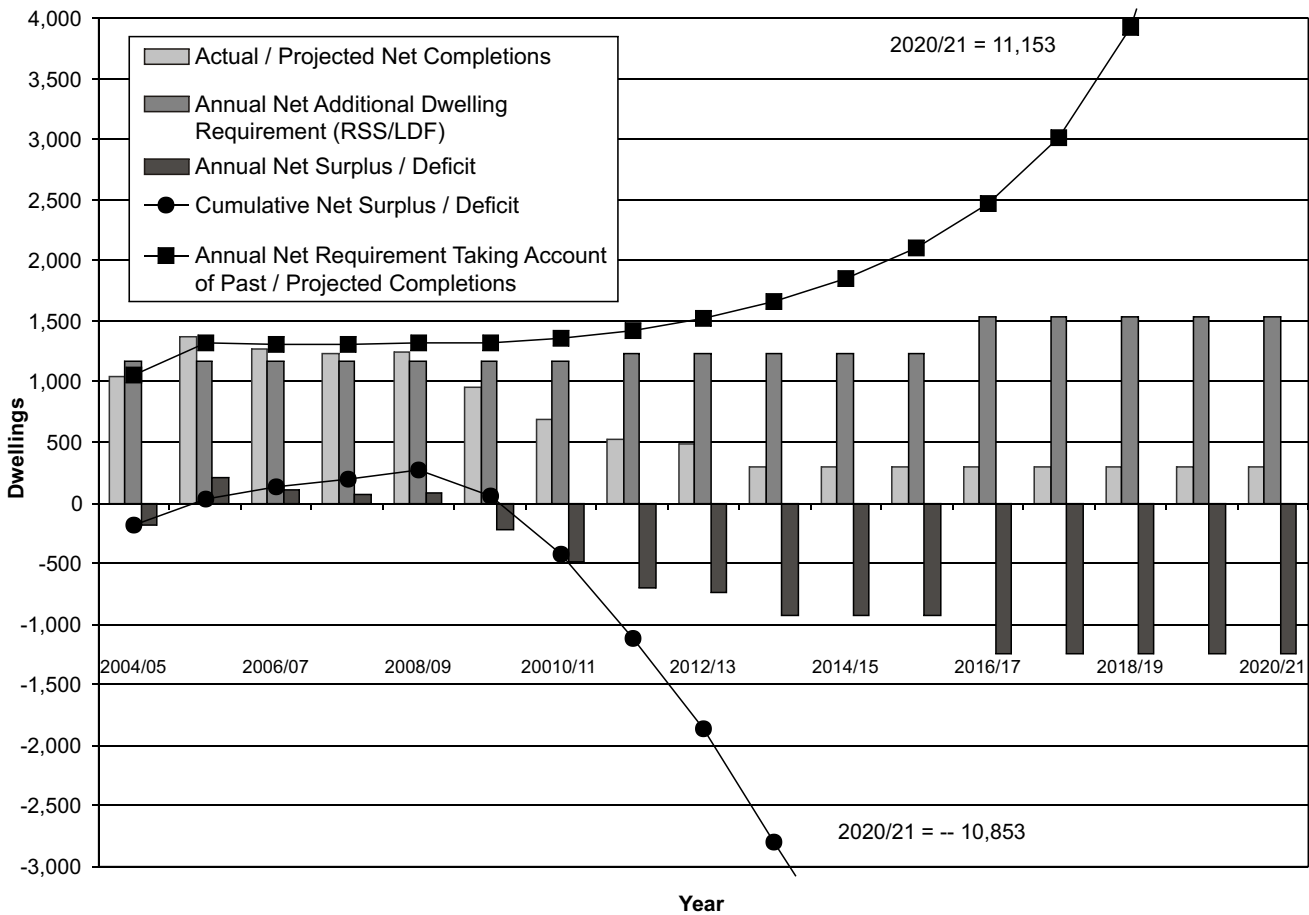
All figures are dwellings¹

Notes:

1. The dwelling requirement in the LDF will be a net figure, therefore, all figures in this table are net.
2. From Housing Flows Reconciliation Return June 2005.
3. The references in brackets (e.g. 2a(ii)) relate to National LDF Core Output Indicators in *Local Development Framework Monitoring: A Good Practice Guide*, ODPM, 2005.
4. Based on number of dwellings with planning permission or on UDP housing allocations at 31/03/2005 + 300 per annum windfall allowance from 2007/08.

Source: Council records

Figure 4. Wakefield MD Housing Trajectory for LDF Period 2004 - 2021



Source: Council records

Table 8 and figure 5 show that the current land supply is sufficient to meet the anticipated annual net dwelling requirement for the LDF until 2008/09 and that, overall, completions could exceed the requirement until 2009/10. In practice, this is unlikely to happen as not all sites with permission or allocated in the UDP will come forward for development and local land shortages are likely to emerge earlier.

As the current land supply starts to run out, a deficit of housing completions will begin to accumulate. Obviously, this can not be allowed to happen and the need to identify new sites to meet the future housing requirement will be addressed in the LDF Core Strategy and Site Specific Policies and Proposals Development Plan Documents.

Part of the housing requirement will continue to be met through windfall housing sites (i.e. sites which are not allocated for housing in the LDF but where planning permission for housing is granted.) It is assumed that windfall housing will average 300 dwellings per annum throughout the LDF period and this is shown in figure 5 above. More details about how the LDF housing requirement will be met are given in the Core Strategy Preferred Options Report and accompanying Housing Technical Paper.

Commentary: The definition of dwelling used in this trajectory is that suggested in government guidance and is in line with the 2001 census and the P2 and Housing Flows Reconciliation (HFR) returns to the ODPM. This authority has used gross figures because there has been no consistent information on losses that has been monitored regularly, and could give a net figure. Also, the annual housing requirement has been a gross figure. Losses, through demolition and conversion, have been estimated in the past. However, more comprehensive records are being kept, and this information will be used in future.

The guidance suggests that authorities should initially develop housing trajectories as part of the supporting evidence base for relevant local development document production and they could be included in either the core strategy or a site allocation DPD dealing, amongst other things, with housing issues. Progress on this will be reported on in future AMRs.

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

Purpose: This indicator relates to the target set out in RSS for new dwellings built on previously developed land and through conversions. Policy H1 of the RSS sets a regional target of 60% for the period 1998-2016. The target for Wakefield District is 61%, the second lowest for a West Yorkshire authority.

Description: This indicator repeats RSS AMR2005 indicator 2b which monitors policy H1 of RSS, to show whether existing and planned dwellings reflect targets for locating new housing on previously developed land. There is no relevant policy in the UDP but it is recognised in paragraph 6.4.14 that, in accordance with PPG3, only brownfield windfall sites may be used as a source of dwellings to count towards the District's supply.

Table 9. Housing Completions by Greenfield and Brownfield Site

Year Ending	Completions			% Brownfield
	Brownfield	Greenfield	Total	
31/03/1997	523	495	1,018	51.38
31/03/1998	511	583	1,094	46.71
31/03/1999	456	833	1,289	35.38
31/03/2000	379	992	1,371	27.64
31/03/2001	348	754	1,102	31.58
31/03/2002	625	656	1,281	48.79
31/03/2003	661	504	1,165	56.74
31/03/2004	817	255	1,072	76.21
31/03/2005	660	382	1,042	63.34
Oct 04-Mar 05	198	351	549	63.93%

Source: Council records
N.B. Brownfield / Greenfield definitions as per PPG3 Annex C

Analysis: As shown in table 9 above, in the period 1 October 2004-31 March 2005, Wakefield achieved a total of 63.93% of additional dwellings built on previously developed land.

Commentary: Data for this indicator is taken from half-yearly residential land availability monitoring. For the period of this AMR Wakefield's total has exceeded the target and there is a slight increase over the figure for the previous half year of 62.68%. However, the figure for the year, 63.34%, shows a significant fall from that for the previous year of 76% (01/04/2003-31/03/2004). This could be accounted for by the number of dwelling completions on allocated sites which are greenfield, and which were carried forward into the UDP First Alteration. It is likely that the figure will continue to fluctuate, as there are still a number of allocated greenfield sites which have yet to receive planning permission.

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

Purpose: This is a variation of indicator 6.11 in RSS AMR2004, which asked for the average density of new housing developments to check against the RSS indicative benchmark of 38 dwellings per hectare. The national core indicator is useful in monitoring UDP policy H18. This states that permission for residential development will only be granted where the net density is at least 30 dph, except in special circumstances where a lower density may be justified, and higher densities will be encouraged in town centres and close to main public transport routes.

Description: The Council does not record density on a site by site basis, but does an annual assessment of completed sites in response to the request for data for the RSS AMR. The latest data request from the Yorkshire and Humber Assembly for its AMR2005 repeats this indicator.

Analysis: The most recent data available is that provided for the RSS AMR2004, which showed that in the year to 31/03/2004 a density of 32.3 dph was achieved on sites of 10 dwellings/0.4ha or more. There are no more recent or detailed figures available at present.

The density of 32.3 dph is in accordance with advice in PPG3 to encourage developments that make more efficient use of land, ie between 30 and 50 dph. While it is a significant increase on the figure of 26.8 dph reported for the RSS AMR2003, there is still some way to go before the RSS indicative benchmark figure of 38 dph is reached.

Commentary: It is recognised that the data given above does not match the exact requirement for this indicator. It is calculated using "net site density" as defined in PPG3 Annex C and only includes sites of 10 dwellings / 0.4 ha or more. In addition, development of large housing sites is often spread over several years. For the purposes of the table, a site is recorded in the year when the last dwelling on the site was built and the whole site was completed, though most of the site may in fact have been completed in previous years. The impact of this distortion on the figures is reduced to some degree by the fact that on large sites individual phases have been recorded as separate sites.

It is noted that PPG3 refers to 'net site density' while the LDF Monitoring Good Practice Guide states that gross figures should be used. Some clarification is required to clear up this confusion.

In the process of land availability monitoring it is notable that developers are often including one or two blocks of apartments within their proposals. This has the effect of increasing the overall density of the site and also contributes to the aim of UDP policy H3, which seeks the provision of a mix of housing, in terms of size, type and affordability. While private landlord ownership is not monitored as part of the land availability monitoring, there is some anecdotal evidence that suggests that a number of newly built apartments, particularly in Wakefield, are being bought to let.

The land availability monitoring system needs some development work to enable a better match in future AMRs for this indicator.

2d. Affordable housing completions

Purpose: In common with RSS AMR2005 indicator 2d this monitors how the need for social/affordable housing is being met, as set out in RSS policy H44. UDP policy H4 requires an element of affordable housing on sites that meet the stated criteria.

Description: The guidance states that both gross and net additional affordable dwellings completed should be included. Affordable housing is defined as: (i) wholly funded through registered social landlords and/or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

Analysis: Land availability monitoring shows that, in the period 1 October 2004-31 March 2005 there were 21 affordable dwellings completed, including 18 houses and 3 flats. This is the gross figure. The land availability monitoring system concentrates on additions to the District's stock, and does not, at present, comprehensively monitor losses.

It is notable that only 4 of the 21 dwellings completed were achieved through Section 106 agreements with developers. The others were built as a result of housing associations acting as developers.

Commentary: The guidance suggests that local authorities should consider if there is any merit in developing an affordable housing trajectory. This could be included in next year's AMR, based on the Annual Housing Needs Statement, Strategic Housing's Approved Development Plan, and the terms of planning obligations in negotiation.

Despite having a policy in the UDP and recently adopted Supplementary Planning Guidance (SPG), the number of affordable housing completions is well below what is needed, as set out in the latest Housing Needs Statement. The monitoring system is robust and is carried out in close association with Housing Services staff, to ensure that consistent data is supplied for the Council's own needs and for submission in various government returns.

Achieving affordable housing through the planning system is a complex task, and much has been done in recent years to streamline the procedure. There is the SPG as mentioned above, and a protocol for Development Control and Housing staff to follow. Legal Services have produced guidance notes on the requirements for Section 106 agreements. In addition there are plans to hold a seminar to ensure that Development Control staff fully appreciate the aims and objectives of the SPG.

3. Transport

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

Purpose: This indicator is designed to assess the effectiveness of car parking standards policy and guidance in use in Wakefield District.

Description: The indicator is very similar to RSS AMR2005 indicator 3, which asks for the percentage of relevant developments complying with standards set out in the Regional Transport Strategy. In addition it requires data to be provided separately for developments which are less than 1000sqm in size and those over 1000sqm.

The UDP contains relevant policies in the Transport section, in particular policy T11. This policy and the reasoned justification are augmented by District Wide Parking Standards (SPG7), adopted in March 2004.

The standards set out in SPG7 take into consideration national and regional guidance, other authorities' good practice and the views of commercial organisations. In light of these SPG7 contains a revised set of district wide parking standards, appropriate to the specific characteristics and requirements of Wakefield District.

There is a slight discrepancy in that, while SPG7 takes into account the standards set out in the Regional Transport Strategy, it does not replicate them.

Analysis: There is no data to report in this AMR.

Commentary: This indicator will not be reported on in AMR2005. Further work is required to clarify what data should be collected and for what purpose to ensure consistency in response and meaningful monitoring. It is necessary to devise a monitoring system which incorporates both the local and regional standards. However, as Wakefield reported in response to the data request for the Regional AMR2004, the value of monitoring this indicator was questioned. It was suggested that, as it is only one factor in the determination of planning applications, the provision can vary in the negotiating process and in the end may not match any standard. The introduction, over the next year, of a national standard application form and the Council's new computer system for processing planning applications offer an opportunity to clarify monitoring requirements and devise better systems for data collection for this indicator.

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

Purpose: To ensure that residential developments are only permitted when they make best use of, or attract, realistic public travel options to essential destinations, minimising the need to make journeys by private car.

Description: This indicator complements a number of indicators in RSS AMR2004 which monitor Regional Transport Policy Strategy policies. The aim of the policies is to integrate transport and land use planning. Indicator 3b above allows for an acceptable maximum public transport journey, including cycling and walking, to a range of local services.

Analysis: This indicator will not be reported on in AMR2005. Data collection methods need further development.

Commentary: The ability to measure public journey times, including cycling and walking, is dependent on recently developed accessibility software; Accession in our case. It will require several more months of development/training in order to be able to produce meaningful and accurate data and will require a mechanism for ensuring new residential developments are recorded in a compatible format and with relevant information.

Accessibility monitoring has not been available at this level of detail before because of the enormous amount of data that is required to be processed. As such, it is anticipated that we will have a lot of development problems to resolve before we are able to be confident of the data provided.

Progress on the development of software and systems to monitor this indicator will be reported on in future AMRs.

4. Local Services

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

Purpose: In accordance with the policies in the UDP and the aims of the Community Strategy, the Council intends to develop a dynamic local economy. Planning Policy Statement 6 Planning for Town Centres (PPS6) encourages local authorities to monitor all main town centre uses. Monitoring is essential to the effective planning and management of town centres. It should be used in the preparation of LDFs to provide robust evidence when identifying potential allocations in and around town centres.

Description: ODPM guidance states that for the purpose of these indicators main town centre uses are defined as B1a, A1, A2 and D2. Government guidance suggests that in order to maintain the vitality and viability of town centres, Councils should direct development to town centres. This should coincide with wider availability of other services and public transport, to help reduce the number of journeys made by private car.

These indicators replicate RSS AMR2005 core indicators 4a and 4b. To ensure consistency the same data has been used in both cases.

Table 10. Local Services Floorspace Started 1 April 2004-31 March 2005

Year Ending 31/03/2005	New Shops A1 Floorspace	New Financial & Professional Services A2 Floorspace	New Business B1 Floorspace	New Leisure D2 Floorspace
< 1000m ²	308m ²	58m ²		
> 1000m ²	20,859m ²			
< 2500m ²			8,775m ²	569m ²
> 2500m ²			7,051m ²	
TOTAL April 04 – March 05	21,167m²	58m²	15,826m²	569m²
% Within Town Centres	1.45% (308m ²)	100%		
% Out of Centre	98.55% (20,859m ²)		100%	100%
Oct 04-Mar 05	21,167m²	0m²	10,192m²	569m²

Source: Council records

NB the figure for B1 for October 04-Mar 05 (10,192m²) is floorspace started, not completed. This is also included in the figure for April 04-March 05 (15,826m²). It is taken from Employment Land monitoring data used for indicator 1a.

Analysis: Due to the limited level of monitoring of main town centre uses currently being undertaken by the Council all figures are given as gross internal floorspace only. In addition they refer to new build developments and do not include changes of use. It is notable that nearly all development in these use categories has taken place outside town centres and that most of it was completed in the second half of the year. The development that has taken place outside town centres is also included in table 3 under indicator 1a. It is noted that B1(a) floorspace is also captured under the Business Development indicator 1a and care should be taken to avoid double counting. For the period of this report all relevant B1(a) development has taken place on Employment sites and Special Policy Areas outside town centres and is therefore included within the Business Development section.

Commentary: The Council maintains schedules of retail developments of more than 929 sq m (10,000 sq ft) and of retail proposals and commitments. Both are updated quarterly. A more comprehensive main town centre use database has been created and discussions are taking place to determine what level of detail the monitoring is to include. Within PPS6 the definition of a centre differs according to the types of main town centre uses proposed. For retail uses the 'centre' constitutes the primary retail shopping area (retail policy area). For all other main town centre uses the 'centre' is regarded as the area embraced by the town centre boundary (foot note to Table 2, Annex A of PPS6). In addition to the variation in what constitutes the 'centre' for differing main town centre uses, the Wakefield Town Centre boundary shown on the UDP Proposals Map overlaps Employment Zone NWS3 Westgate End/Calder Vale/Calder Vale Sewage Works and Special Policy Area WCC35 Wakefield Waterfront. Both areas may be suitable for B1(a) uses and care will be taken to ensure that double counting does not occur when monitoring B1(a) in these areas.

4c. Amount of eligible open spaces managed to Green Flag Award standard

Purpose: In accordance with policy L3 of the UDP and Community Strategy aims, the Council wants to enhance the environment and promote regeneration and renewal by

- improving landscape value and recreational areas
- creating well designed and safe community woodlands with easy access
- promoting healthy living.

The Council's Green Space Strategy and the Tree and Woodland Strategy both aim to develop policies to assist in these aims.

Description: For the purpose of this indicator open space is defined as all accessible space, whether public or privately owned. Data for total open spaces can be found in the Council's Audit of Open Space and Recreation Facilities, as required by PPG17, known as the Green Space Audit and published in February 2004.

RSS AMR2005 indicator 8.9 asks whether local authorities have undertaken an audit of open space, sport and recreation facilities (in line with guidance in PPS17) and can be seen as complementary to this national local indicator.

Analysis: To date no sites within the District have received a Green Flag Award, but the Council is working towards it's first at The Green, Airedale. More research is required into whether any sites are managed to award standards but that have not received an award. This will be reported on in future years.

Commentary: It is noted that there is no clear definition of 'urban green space' and the Council would welcome one which could be used consistently by the local authorities of Yorkshire and the Humber. The Council has used its own definition in the Greenspace Audit.

The Council is working towards updating the Greenspace Audit in 2005/06.

5. Minerals

- 5a. Production of primary land won aggregates
- 5b. Production of secondary/recycled aggregates

Purpose: Mineral resources are relatively scarce within Wakefield District and the UDP contains a number of policies designed to protect them and minimise the adverse effects of their extraction on nearby population, habitats and landscape.

Description: The indicators cover ground similar to that covered by RSS AMR2004 indicator 10.4: Amount of secondary/recycled aggregates used compared to virgin aggregates (and Proportion of total aggregates from primary sources). This was reported on in the RSS AMR2004 using sales data sourced from the Yorkshire and the Humber Region Aggregates Working Party Annual Report Aggregates Monitoring 2003 and relating to the whole region by calendar year. RSS AMR2004 reports on sales of each type of aggregate for a number of years, with no detail given for individual local authorities. There was no request for similar data in the RSS AMR2005 data request.

Analysis: There is no information available for Wakefield at this time.

Commentary: Wakefield Council takes part in the annual survey to gather information for the Aggregates Working Party Report, by sending out questionnaires to producers within the District and collating returned data. However there are very few producers within the District and they have concerns over commercial confidentiality. The number is so low that each producer would be easily identifiable. Unless these concerns can be overcome it is difficult to see how these indicators can be addressed in future years. In addition the Aggregates Working Party Annual Report for 2004 has been held up by Freedom of Information Act issues raised by the Quarry Producers' Association (QPA). Given the current views of QPA, it is very unlikely that a more detailed breakdown will be possible in future reports.

6. Waste

6a. Capacity of new waste management facilities by type

Purpose: The Waste Management Strategy favours reduction, re-use and recycling of waste above disposal in that order, so the Council will consider proposals for waste facilities in line with these priorities. UDP policies OL23, OL12 and OL13 are designed to guide the development and location of new waste management facilities should the need arise. Government guidance is provided by PPS10 and regional guidance appears in the RSS which forms part of the Development Plan. A Waste Management Development Plan Document (DPD) will be prepared as part of the LDF and the UDP policies are saved until it is adopted.

Description: This indicator complements those reported in RSS AMR2004 relating to total household waste, recycling and percentage of household waste arisings going to landfill. Government guidance on LDF monitoring suggests that capacity can be measured as either cubic metres or tonnes, reflecting the particular requirements of different types of management facilities. It further states that 'new' facilities are defined as those which (i) have planning permission and (ii) are operational.

Analysis: There is no information available for Wakefield District at this time. Only historic information regarding landfill is available for Wakefield District at present. Information regarding (i) capacity of treatment facilities and (ii) composting capacity is available at the sub-regional level only, but the Environment Agency are to publish a suite of regional Strategic Waste Management Assessments later in 2005 which may include more detailed information.

Commentary: This indicator will not be reported on in AMR2005. Data collection methods need further development. However, information supplied by the Environment Agency can help to form a baseline for landfill capacity with which to compare information in future years. Table 11 below sets out the landfill capacity, at 31 March 2003, of Wakefield District in the context of West Yorkshire and the Yorkshire and Humber Region.

Table 11. Total Landfill Capacities at 31 March 2003 (units - cubic metres)

Area	No. of Sites	No. of Operational Sites	Total Capacity
Yorkshire & Humber	304	208	87,277,332
West Yorkshire	118	82	27,081,308
Wakefield	14	14	1,755,556

Source: Environment Agency

Wakefield District contains about a fifth of the operational landfill sites in West Yorkshire but has only approximately 6.5% of the capacity of all sites in the sub-region. Of its 14 sites only 7 have capacity remaining.

In future it should be possible to extract information on relevant planning permissions from the Council's new computer system for processing planning applications. This can then be used to address this indicator in future AMRs.

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

Purpose: The Council is committed to minimising the amount of waste going to landfill and has recently introduced a number of measures to support this, in accordance with the Municipal Waste Management Strategy, adopted in 2003. In line with this, the UDP contains a policy, OL11, which promotes and encourages the waste management hierarchy above disposal. At present the principal means of waste disposal is to landfill. The Welbeck Landfill Site is centrally located in the District and has sufficient capacity to deal with general municipal wastes within the UDP period, both for Wakefield District, other waste collection authorities and the private sector.

Description: This indicator is designed to measure the amount of waste arising within the District and to highlight how it is managed. In accordance with the waste management hierarchy the Council would like to see an increase in the use of recycling and green management types to try to ensure less waste has to go to landfill.

Analysis: Table 12 below shows the total amount of municipal waste for the District, and also shows what percentage is dealt with by each management type. The data is used to address Best Value Performance Indicators and so should be consistently comparable in future years.

Table 12. Total Municipal Waste by Management Type & Percentage April 2004 - March 2005

Units : tonnes	Management Type						Total
	Standard	Green	Inert	Recycling	Heat to Energy	Other	
Total municipal waste (incl household waste)	156,228	17,425	10,781	18,336	78	540	203,389
Percentage of Total	76.7%	8.7%	5.3%	9.0%	0.04%	0.26%	100%

Source: Extracted from municipal and household waste statistics compiled for Best Value Performance Indicators.

An alternative source of data for this indicator is the Environment Agency. It has produced an interim compilation of waste statistics and research reports for Yorkshire and the Humber and the North East Regions, pending the publication of a suite of strategic waste management assessments (SWMAs) for each region in late 2005. In the interim compilation most of the information relates to 2002 and 2003. In addition much of the information refers to categories of waste other than municipal, as required by this indicator. However, on a positive note, the compilation shows that Wakefield is “definitely” on target to increase recycling and composting rates to 25% in 2006/07, one of nine authorities in the region to do so. An extract of the relevant table in the Report is shown below as table 13.

Table 13. Projected recycling rates and likelihood of reaching targets

Local authority	Actual 2003/04 %	Projected 2004/05 %	Projected 2005/06 %	2005/06 target %	Likelihood of achieving 2005/06 target	Projected 2006/07 %
Wakefield	17.0	22	24	18	Definite	25

Source: Waste management performance of local authorities in Yorkshire and Humber Report prepared for the Yorkshire and Humber Assembly by SWAP November 2004

Commentary: The data in table 12 is available annually from WMDC Waste Services as it is collected to address Best Performance Indicators. The tables given above form a baseline with which to compare information in future years.

It is noted that ODPM is to issue practice guidance to support PPS10 Planning for Sustainable Waste Management and that this will include material on monitoring.

7. Flood Protection and Water Quality

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

Purpose: The Council seeks to avoid development which would be at risk from flooding or would create additional flooding problems. The UDP contains policy E44 which states that development which would be at risk from flooding or which would give rise to flooding problems for any proposed or existing properties will not normally be permitted. In addition policy E42 states that, where necessary, the Council will require planning applications to include appropriate information to allow it to assess the environmental impact of the proposed development. This is in accordance with government advice regarding flood risk assessment.

RSS contains policy R2 which aims to achieve a balance between avoiding development in areas of high flood risk against the need to re-use previously developed land for other sustainability reasons.

Description: This indicator is very similar to indicator 10.7 in RSS AMR2004, which excludes the reference to water quality. The Environment Agency supplied data for the regional indicator relating to the number of planning applications it objected to on flood protection grounds, and was informed of the outcome by the local planning authority involved. As such it may not reflect the total number of planning applications to which the Agency objected.

Analysis: In the RSS AMR2004 no data for Wakefield was given. This could mean that no planning applications were granted contrary to EA advice in the three categories shown, or that the EA was not advised of the outcome of the planning applications on which it had been consulted.

Recently the EA has published data for Wakefield which shows that it objected to 6 applications on flood risk grounds between 1 April 2004 and 31 March 2005. In the same period it objected to one application on water quality grounds.

While the recently published EA data can be an indication of the scale of applications to which it objected, it cannot show the whole picture, as it does not indicate the outcome of the planning applications. Further investigation of the relevant planning application files shows that

- one application was withdrawn before determination
- in three cases the EA withdrew their objection after the applicant submitted further information
- one application was outline only and a condition was attached requesting a Flood Risk Assessment to be submitted at Reserved Matters stage
- the application objected to on Water quality grounds was refused on other grounds.

So out of 7 relevant applications only one was approved contrary to the advice of the EA. In that case a letter attached to the decision notice advised the applicant that he should consider any warnings available from the EA and prepare a contingency plan for evacuation should flooding occur.

Commentary: The recently published EA data is useful as an indication of the relevant applications, but additional work has been required to place the data in context and to show where planning permission was granted contrary to EA advice. In collaboration with local authorities the EA could provide more extensive data in future years. This should be facilitated in this authority by the introduction of the new planning applications computer system in 2005/06.

JBA Consulting has completed a Strategic Flood Risk Assessment for Calderdale, Kirklees and Wakefield Councils. The assessment covers the whole of the three Districts and centres on the River Calder catchment. It gives guidance to developers and local planning authorities on development proposals in Flood Zones 1, 2 and 3 and importantly geographically sub-divides zone 3 into a, b and c. It provides a definition of the sub-zones in map form. PPG25 gives guidance on proposed development in these sub-zones and the strategic flood risk assessment gives a detailed interpretation of this advice.

Through its advice on planning applications and supplementary planning guidance, the Council encourages developers to employ sustainable urban drainage systems (SUDS) in their developments. In future years the Council might consider using the installation of SUDS as a local output indicator for AMR purposes. This is also under consideration as a regional output indicator.

8. Biodiversity

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

Purpose: A sustainable environment is one which contains a variety of habitats and species. In the widest sense they can contribute to the social, environmental and economic wellbeing of those living and working in, and visiting, the District. Changes in areas and populations of biodiversity importance can be indicators of climate change. Protected sites cover just 2% of the District's land area and the amount of tree cover is only 3.8%, one of the lowest percentages in the country, and almost half is owned and managed by private landowners. The Council wants to protect and enhance the wide diversity of natural environments and landscapes which reflect the character of the District.

Within the District there are

- 1 Special Area of Conservation (SAC),
- 6 Sites of Special Scientific Interest (SSSI),
- 26 Sites of Scientific Interest (SSI) and
- 10 Local Nature Reserves (LNR)

noted in the UDP and shown on the Proposals Maps. The Wakefield District Local Biodiversity Report is an audit of the District's biodiversity and is a benchmark for future assessments and action plan targets. From this framework more detailed action plans for species and habitats can be developed. The Report elaborates on the policies in the UDP designed to protect and enhance identified sites and provides a framework for identifying and protecting additional species, habitats and sites.

UDP policies E1, E2, E3 and E4 are designed to protect the ecological features and prevent loss of important habitats and landscape features. Where appropriate the Council will require applicants to submit ecological assessments with their planning applications. Monitoring changes in areas and populations of biodiversity importance would indicate the success or otherwise of the Council's policies aimed at protection and enhancement.

Description: This indicator is complementary to RSS AMR2004 indicators 9.3 and 9.4, which consider loss or damage to priority habitats as identified in the Regional Biodiversity Audit including nationally and internationally important sites (9.3) and loss or damage to habitats protected by local designations (9.4). In the final report, published in Spring 2005, indicator 9.3 was addressed using data from North/NorthEast Ecological Data Centre and English Nature. It was noted that 9.4 was not reported on as data collection methods require further development.

Analysis: Wakefield's Geographical Information System (GIS) was identified as a potential source of data for this indicator. A matching exercise was carried out to identify where any planning permissions intersected with any of the relevant UDP designations. If any had been found they would have been investigated to find out the nature of the proposed development and the effect, positive or harmful, it might have had on the designated site. For the period of this report, 1 October 2004 - 31 March 2005, no such permissions were found. This suggests that protected sites have not been subject to change as a result of planning permissions.

Commentary: For this first AMR a readily available data source has been used to address this indicator, in the shape of the Council's GIS, a high quality and reliable source of data. However, further work will be carried out to identify additional, reliable sources of data to augment that available from GIS, particularly on changes in species.

It is recognised that this local indicator gives the opportunity to record increases and improvements as well as losses and damage. The Council proposes to include in the LDF Wakefield Nature Areas as a new designation. The Council will consider whether the formulation of local indicators would be appropriate in relation to this, and if so, will develop data collection methods. In view of the particularly low tree coverage a new indicator related to increasing tree cover may be appropriate, to help monitor UDP policies E9 and E10 and the Tree and Woodland Strategy for Wakefield District. Progress on these matters will be reported on in future AMRs.

9. Renewable Energy

9. Renewable Energy capacity installed by type

Purpose: The Council is committed to the concept of renewable energy and its role in reducing greenhouse gas emissions and combating climate change. Renewable energy offers greater diversity and security of supply; a particularly pertinent point in this District which in the past has been heavily reliant on the coal industry. It is required to ensure that new development contributes to the regional targets for renewable energy production.

The UDP contains policy OL20, designed to encourage renewable energy development in appropriate locations where the effects on the surrounding community, landscape and ecology are acceptable. The UDP notes that 'Many renewable energy projects have unusual siting requirements reflecting the particular locations in which renewable resources arise'. It further states that when the Council is considering applications for renewable energy installations it 'may adopt a more flexible approach to planning and highways standards, where adherence to them would be to the detriment of the wider environmental benefits of the development of renewable energy'.

Description: This indicator exactly replicates indicator 9 in the data request for the RSS AMR2005 which monitors progress towards the RSS target for at least 10.7% of electricity consumed in Yorkshire and Humber Region to be from renewable sources. The RSS AMR2004 sought to establish a baseline, in accordance with recent studies by ETSU/Terence O'Rourke and the Regional Energy Forum.

The purpose of this LDF indicator is to assess whether any development has taken place which contributes to the overall regional target. Energy types which should be considered include bio fuels, onshore wind, water, solar energy and geothermal energy. Figures should be in megawatts. For the purpose of this indicator 'installed' means completed and available for operation.

Analysis: In the period of this AMR, 1 October 2004 - 31 March 2005, no relevant development has taken place.

Commentary: It is noted that relevant applications are easy to identify in this case but data collection methods require further work. It is further noted that this indicator relates to commercial undertakings which export to the national grid and does not include small-scale householder developments.

Wakefield has initiated a 'Solar Wake-up Scheme' which, among other things, promotes and installs subsidised thermal water heating systems. The scheme's output is negligible and is not measured in megawatts. Moreover none of the systems installed required planning permission or Building Regulations approval. While this type of installation clearly contributes to renewable energy take-up it is very difficult to monitor in a consistent way.

10. Process Targets

The Council has published a 'Local Development Scheme' (LDS) which sets out a three year timetable for preparing the Local Development Documents which will make up the initial LDF. It includes 'consultation milestones' to let the public know about the likely dates for community engagement. The LDS for 2005 has been approved by the First Secretary of State and adopted by the Council and came into effect on 1st July 2005. It can be viewed on the Council's web-site at www.wakefield.gov.uk/ldf.

As noted above, one of the purposes of the AMR is to assess progress in preparing Local Development Documents compared to the targets set out in the LDS. Where the Council has failed to meet a target, the AMR must set out the reasons for this and what action is proposed. Appendix 2 is a version of Table 1 from the LDS 2005. It shows that for the period from October 2004 until December 2005 all the milestones for preparation of the Statement of Community Involvement and all the early milestones for other documents have been met. These are highlighted in blue in Appendix 2.

Overall, only two milestones have been missed. They are the dates for publishing the Preferred Options Reports and accompanying Sustainability Appraisals for the Core Strategy and Development Control Policies Development Plan Documents (DPDs). There are two main reasons for the slippage in preparing the Core Strategy Preferred Options Report:

- i) publication of the new Draft RSS has been delayed from September 2005 to January 2006. Policies and proposals in the LDF must be in general conformity with the RSS, which also includes the figure for additional housing provision. RSS therefore provides an important context for LDF preparation;
- ii) the Core Strategy Preferred Options Report has proved to be more extensive and has taken longer to prepare than originally envisaged. This is a new type of document and assessing accurately the resources needed has proved to be difficult.

The Core Strategy Preferred Options Report was due to be issued at the end of August 2005. It will now be published in January 2006. The delay has caused slippage in related documents. The Development Control Policies DPD Preferred Options Report originally intended for November 2005, will now be published at the same time as the Core Strategy Preferred Options Report so that the periods of public engagement will run in parallel. It also seems likely that the Site Specific Policies and Proposals DPD Preferred Options Report will be delayed beyond January 2005. Publication of the Central Wakefield Area Action Plan Preferred Options Report will not be affected.

The Government Office for Yorkshire & the Humber (GOYH) and the Planning Inspectorate (PINS) have been informed of the slippage in preparing Wakefield's LDF. The Council will need to submit a revised LDS, reflecting the necessary changes, for consideration by the First Secretary of State. The Council intends to do this early in 2006, following further discussions with GOYH and PINS.

11. Area Action Plans

Purpose: In accordance with government and regional guidance the Council is committed to developing a dynamic local economy by enabling sustainable improvements and developing cohesive communities by engaging with and reflecting the needs of local communities. The Core Strategy DPD will provide policies and proposals that contribute to the overall aims and objectives of sustainable development. However, as there are many neighbourhoods across the District the Council wants to ensure that their different needs and aspirations are approached in a co-ordinated way. Within the LDF the Council will develop sub-district Area Action Plans where appropriate.

The purpose of Area Action Plans is to provide a framework so that the development of specific actions will reflect the needs and aspirations of people living and working in particular geographical areas. Key to being able to do this is to engage with local people not only in order to develop more appropriate local actions but also to make sure that Area Action Plans address people's daily concerns. At present the only Area Action Plan being prepared as part of the LDF is the Central Wakefield Area Action Plan (CWAAP).

Description: The CWAAP will provide more detailed policies and proposals for a specific geographical area around Wakefield City Centre. The Action Plan area will extend wider than the core city centre to include key areas with a variety of uses. Although the plan will outline specific land allocations it will also address overarching issues relating to sustainable transport, community safety, urban design, etc. The CWAAP will be adopted as a Development Plan Document (DPD) as part of the LDF. Progress towards adoption is shown in the Local Development Scheme (LDS) in Appendix 2.

Analysis: The Council has produced a CWAAP Issues and Options Report, which is partly based on pre-consultation community engagement. Consultants undertook an Initial Sustainability Appraisal to ensure that the contents of the report met the objectives for sustainable development. The contents of the Initial Sustainability Report will be used to inform and steer the Preferred Options Report and to select indicators which will be used to monitor the CWAAP. The Area Action Plan is on target to meet the proposed adoption date of December 2007, as outlined in the Local Development Scheme.

Commentary: The CWAAP Issues and Options Report and Initial Sustainability Appraisal Report have been through a public consultation programme in accordance with the Statement of Community Involvement. The Council is now in the process of preparing the Preferred Options Report and this report will also be subjected to a Sustainability Appraisal by consultants. After this process the Council will then select the indicators to be included in the monitoring framework. These will be reported on in future AMRs.

12. Significant Effects Indicators

Purpose: In accordance with Government and Regional guidance the Council is committed to ensuring that development in the District is sustainable and has beneficial effects on the economy, the environment and the people who live and work here. Sustainability Appraisal is integral to the plan-making process and is carried out on particular parts of the LDF preparation process to ensure that the policies and proposals contribute to the overall aims and objectives of sustainable development.

The purpose of appraising plans and policies is to identify any significant effects which may come about through their application. Predicted effects can be compared with actual effects to assess whether plans and policies are having the desired effect or whether they need adjustment or replacement.

Description: The Council engaged consultants to appraise LDF documents. The Sustainability Appraisal Framework has highlighted a number of sustainability objectives and sub-objectives from which the consultants have drawn a number of suggested indicators and potential sources of data. The consultants' report notes that these objectives are separate from those set out in the LDF.

Analysis: A task for the Council is to consider the suggested indicators in the light of the aims and objectives of the LDF and the availability of data, and integrate those to be monitored into the monitoring framework. Where significant effects are identified against the Sustainability Appraisal objectives, the selected indicators will be reported on in future AMRs, and may be subject to change throughout the process. As the selection of significant effects indicators is not yet complete there is no data to report this year.

Commentary: The consultants will submit their final sustainability appraisal report for the Core Strategy and Development Control Development Plan Documents alongside the submission documents to the Secretary of State, after which the Council will select the indicators to be included in the monitoring framework. ODPM guidance suggests that significant effects indicators 'should reflect the monitoring needs of the authority, the development of monitoring experience and the availability of resources. Their choice should reflect the availability and quality of existing data sources.' It also warns against developing large numbers of indicators, particularly during the initial stages of developing their monitoring frameworks. Subject to any changes to the final sustainability appraisal report following public examination and receipt of the Inspector's Report, the selected indicators will be set out and reported on in the LDF AMR2006.

Overall Conclusions

In future AMRs this section will outline any conclusions that can be drawn from comparison of data with that provided in previous years. It will also consider whether these point to any improvement in the wellbeing of the economy, the environment and the people who live and work in the District. As this is the first AMR any data reported forms a baseline with which to compare future years. For this first AMR this section summarises the monitoring situation for the indicators.

Contextual Indicators

The contextual indicators shown in table 1 form a 'snapshot' of certain aspects of Wakefield District. This can be used as a baseline against which we can monitor changes in the District. Such changes are unlikely to be caused by the implementation of the development plan. In future years the contextual indicators will be updated with the most recent information available to form a series of 'snapshots'.

Core Output Indicators

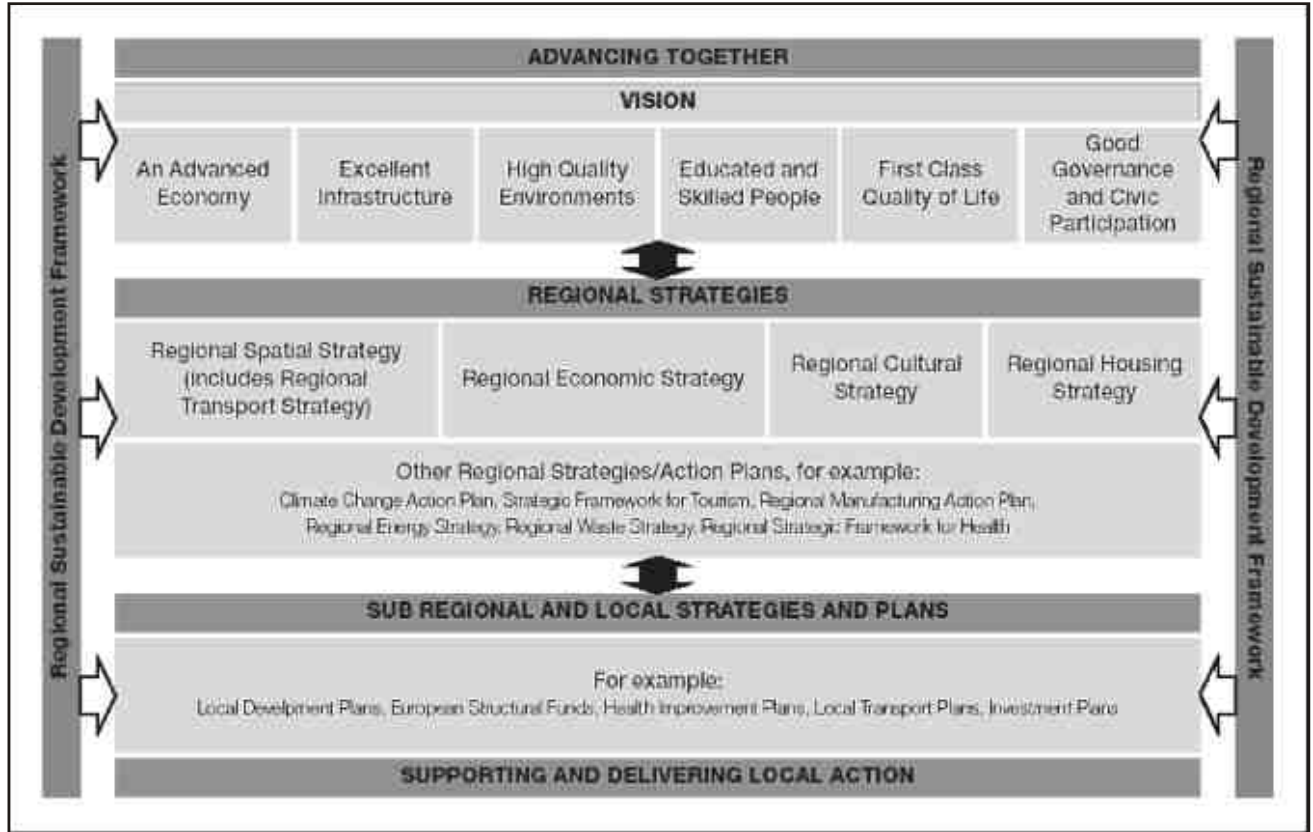
The ODPM suggests 22 Core Output Indicators which should be monitored regularly. These have formed the basis for this first LDF AMR. Appendix 3 shows a summary of the Council's progress in setting up monitoring systems to address each one. Of the 22 indicators the Council has reported fully on 15 and partly on a further 2. There are monitoring systems set up for 14 indicators and work is underway to establish systems for monitoring the remaining indicators.

Additional Indicators

Two areas where indicators need to be established are Significant Effects and Area Action Plans. As stated in the relevant sections above, the Council is awaiting sustainability appraisals of relevant documents, from which it will select a number of indicators. These will be integrated into the monitoring framework and have data sources and monitoring systems established. Future AMRs will report on these new indicators.

Appendix 1. Regional Strategic Framework

The Regional Strategic Framework



Source: Progress in the Region 2005; Key findings and policy implications for Yorkshire and the Humber. Yorkshire Futures, October 2005.

Appendix 2. Local Development Scheme 2005

TABLE 1 SCHEDULE OF PROPOSED LOCAL DEVELOPMENT DOCUMENTS

Document Name	Status	Role and Content	Chain of Conformity	Early Community Engagement	Pre-Submission Consultation – Issues & Options and Initial Sustainability Report	Pre-Submission Public Participation – Preferred Options Report and Sustainability Report	Publication of Draft (SPDs only) Pre-Adoption Consultation & Public Participation	Submission to Secretary of State – Formal Consultation Period	Start Date for Public Examination	Receipt of Inspector's Binding Report	Estimated Date of Adoption by Council
Core Strategy	Development Plan Document	Sets out the district-wide vision, objectives and spatial development strategy to deliver the Community Strategy.	Must be in general conformity with RSS. All other LDDs to be in conformity with core strategy.	July 2004 to December 2004	January 2005 to February 2005	August 2005 to September 2005	N/A	March 2006 to April 2006	November 2006	April 2007	June 2007
Statement of Community Involvement	Non Development Plan Local Development Document	Sets out the vision and standards for community engagement on LDDs and planning applications.	Must be in conformity with regulations.	Scoping & Consultation on Preparation of Draft September 2004 to March 2005	Pre-submission Public Participation on Draft April 2005 to May 2005	Pre-submission Public Participation on Draft February 2006 to March 2006	N/A	July 2005 to August 2005	November 2005 1 December 2005	December 2005	January 2006
Site Specific Policies and Proposals	Development Plan Document	Provides details of sites allocated for specific purposes and related policies.	With Core Strategy	July 2004 to December 2004	January 2005 to February 2005	February 2006 to March 2006	N/A	January 2007 to February 2007	September 2007	February 2008	April 2008
Development Control Policies	Development Plan Document	Provides the framework for development control and replaces saved UDP policies.	With Core Strategy	July 2004 to December 2004	January 2005 to February 2005	November 2005 to December 2005	N/A	September 2006 to October 2006	May 2007	October 2007	December 2007
Central Wakefield Area Action Plan	Development Plan Document	Provides the framework for urban renaissance and guidance on key development opportunities.	With Core Strategy	September 2004 to February 2005	June 2005 to July 2005	January 2006 to February 2006	N/A	September 2006 to October 2006	May 2007	October 2007	December 2007
Waste DPD	Development Plan Document	Provides the framework for the management and disposal of waste.	With Core Strategy	June 2006 to July 2006	August 2006 to September 2006	February 2007 to March 2007	N/A	September 2007 to October 2007	May 2008	October 2008	December 2008
Designing for Community Safety Guide	Supplementary Planning Document	Shows how good design can help create safe, sustainable communities.	With Core Strategy and Development Control Policies DPD	Being carried out by Leeds City Council on behalf of 4 West Yorkshire local authorities.	N/A	N/A	Being carried out by Leeds City Council on behalf of 4 West Yorkshire local authorities.	N/A	N/A	N/A	Not known

KEY

Stage completed

Behind Schedule

Appendix 3. LDF Core Output Indicators - Progress towards establishing monitoring systems

Indicator No	Description	Reported in this AMR?	Monitoring System established?	Work for 2005-06
1a	Amount of land developed for employment by type.	Yes	Yes - Empland	Continue regular monitoring cycle; refine monitoring system to take account of development completed, as requested in the indicator, rather than development started, as is usual in Empland monitoring system.
1b	Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the LDF.	Yes	Yes - Empland	Continue regular monitoring cycle; refine monitoring system to take account of development completed, as requested in the indicator, rather than development started, as is usual in Empland monitoring system.
1c	Percentage of 1a, by type, which is on previously developed land	Yes	Yes - Empland	Continue regular monitoring cycle; refine monitoring system to take account of development completed, as requested in the indicator, rather than development started, as is usual in Empland monitoring system.
1d	Employment land supply by type	Yes	Yes - Empland	Continue regular monitoring cycle; adjust monitoring system to show amount of land available for different employment types as defined by Use Classes Orders; B1b&c, B2 & B8.
1e	Losses of employment land in (i) devt/regen areas, & (ii) local authority area	Yes	Yes - Empland	Continue regular monitoring cycle.
1f	Amount of employment land lost to residential devt	Yes	Yes - Empland	Continue regular monitoring cycle.
2a	Housing trajectory showing:(i) net additional dwellings over the previous 5yr period or since the start of the LDF plan period, whichever is the longer (ii) net additional dwellings for current year (iii) projected net additional dwellings up to the end of the LDF period or over a 10 yr period from its adoption, whichever is the longer (iv) annual net additional dwelling requirement (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	Yes	Yes - Resland	Continue regular monitoring cycle. Consider ways to monitor losses consistently, to give net figures as requested, in preference to gross figures, bearing in mind that the totals will not be comparable with historic data.
2b	Percentage of new and converted dwellings on PDL	Yes	Yes - Resland	Continue regular monitoring cycle.
2c	Percentage of new dws completed at(i) less than 30 dws per ha (ii) between 30 & 50 dws per ha (iii) above 50 dws per ha	Yes	Yes - Resland	Continue regular monitoring cycle.
2d	Affordable housing completions	Yes	Yes - Resland	Continue regular monitoring cycle.
3a	Percentage of completed non-residential development complying with car parking standards set out in the LDF	Yes	Yes, by annual assessment of sites completed in the relevant year.	Consider whether to monitor density on a site-by-site basis as part of the regular monitoring cycle.

3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary & 2ndary school, employment and a major health centre	No	No	Further work required to clarify what data should be collected and for what purpose to ensure consistency in response and meaningful monitoring. Need to devise a system incorporating both local and regional standards and 'Accession' accessibility software.
4a	Amount of completed retail, office & leisure development respectively	Yes - same data used for RSS AMR2005	No	Continue development of system for monitoring retail, office and leisure uses, ensuring the new system is complementary to existing Empland.
4b	Percentage of completed retail, office & leisure development respectively in town centres	Yes - same data used for RSS AMR2006	No	Continue development of system for monitoring retail, office and leisure uses, ensuring the new system is complementary to existing Empland.
4c	Percentage of eligible open spaces managed to green flag award standard	Partly	No	More research required to establish whether any sites are managed to Green Flag standard, to be carried out by Environmental Services.
5a	Production of primary land won aggregates	No	No	Investigate whether this data can be acquired from an alternative source. Confidentiality issue.
5b	Production of secondary/recycled aggregates	No	No	Investigate whether this data can be acquired from an alternative source. Confidentiality issue.
6a	Capacity of new waste management facilities by type	No	No	Establish a monitoring system utilising planning permissions, or investigate whether this data can be acquired from an alternative source.
6b	Amount of municipal waste arising, and managed by management type, & % each management type represents of the waste managed.	Yes - for whole year April 2004-March 2005	Monitored by Waste Services for BVPI	Ensure data is available at appropriate time for AMR.
7	Number of PPs granted contrary to the advice of the environment agency on either flood defence grounds or water quality	No	No	Establish a monitoring system utilising planning permissions. Consider using the installation of SUDS as a local output indicator for AMR purposes in future years.
8	Change in areas & populations of biodiversity importance, including (i) change in priority habitats & species (by type), (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	Yes	Yes - annual comparison of planning approvals and UDP designations carried out via GIS, as suggested by another local authority as best practice.	Consider other potential sources of data and methods of collection.
9	Renewable energy capacity installed by type	Yes	Yes - Search of Planning Application Register for relevant applications	Ensure the Council's new computer system for processing planning applications is used to record relevant information.
	Significant Effects Indicators	No	No	On receipt of the consultant's Sustainability Appraisal, consider the suggested indicators in the light of the aims and objectives of the LDF and the availability of data, and integrate those to be monitored into the monitoring framework. Where significant effects are identified against the Sustainability Appraisal objectives, the selected indicators will be reported on in future AMRs, and may be subject to change throughout the process.

Appendix 4. Glossary - definitions of terms and acronyms used in this document

Term/Acronym	Definition
Annual Monitoring Report (AMR)	A report which the Council is required to prepare showing progress in preparing Local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in Local Development documents.
Benchmark	A given standard against which others can compare.
Brownfield land	Land that has been previously developed. Exclusions are given in PPG3 Annex C.
Claimant Count	The number of people out of work who are receiving Jobseekers' Allowance (JSA) and National Insurance credits recorded at Jobcentre Plus local offices.
Claimant Count Rate	The number of claimants resident in an area as a percentage of the working-age people resident in that area. These rates are published down to Ward level areas (see WMDC monthly unemployment bulletin, available at www.wakefield.gov.uk/unemployment).
Claimant Count Unemployment	A monthly measure of people claiming Jobseekers' Allowance. The claimant count figures are therefore lower than those produced quarterly by the Labour Force Survey, also known as the ILO measure of unemployment.
Community Strategy	The plan which local authorities are required to prepare for improving the economic, environmental and social well being of local areas and by which councils are expected to co-ordinate the actions of the public, private, voluntary and community organisations that operate locally. Wakefield's Community Strategy is called 'Fast Forward'.
Core Strategy	A Development Plan Document setting out the spatial vision and objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. In Wakefield the current plan is the Unitary Development Plan First Alteration (UDP or UDPFA).
Development Plan Document (DPD)	A Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Maps and Area Action Plans.
Ecohomes	An assessment method for residential development which balances environmental performance with the need for high quality of life and a safe and healthy internal environment.
Economic Base	Industries and services that generate wealth for a particular area.
first , the development agency for the Wakefield District	An independent organisation set up by a partnership including the Council, Yorkshire Forward, the Mid Yorkshire Chamber of Commerce, Wakefield College and the Employment Service. The Board of Directors includes local business and community representatives.
Government Office for Yorkshire and the Humber (GOYH)	Represents Central Government in the region and aims to work with regional partners and local people to increase the prosperity of the region, promote sustainable development and tackle social exclusion.
Greenfield land	Land where there has been no previous development or where any remains of development have blended into the landscape in the process of time.
Impacts	The effects or outcomes, either positive or negative, of an action or actions
Index of Deprivation	An official measure used by the government to target regeneration policies to the most deprived areas.

Term/Acronym	Definition
Local Development Document (LDD)	Comprising two main types, Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Together LDDs form the Local Development Framework.
Local Development Framework (LDF)	A portfolio of Local Development Documents which sets out the planning policy framework for the District.
Local Development Scheme (LDS)	A three year project plan setting out the Council's programme for the preparation of Local Development Documents, reviewed annually in the light of the Annual Monitoring Report.
Monitoring	Regular collection and analysis of input, output and outcome data, along with information concerning the problems being tackled.
Office of the Deputy Prime Minister (ODPM)	The government department responsible for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal .
Outcome	The longer term, often qualitative, impact of a project, plan or programme
Output	An immediate result of a project, plan or programme that should contribute to longer term outcomes or impacts.
Regional Development Agency (RDA)	Nine government agencies set up to co-ordinate regional economic development and regeneration, enable the English regions to improve their relative competitiveness and reduce imbalances within and between regions. Yorkshire Forward is the RDA for Yorkshire and the Humber.
Regional Economic Strategy (RES)	A 10-year plan that provides a framework of common priorities for businesses, public agencies, voluntary groups and communities in the region to focus their investment on. It highlights a number of strategic objectives, themes and priority actions for the region and is co-ordinated by Yorkshire Forward.
Regional Planning Guidance (RPG)	Non-statutory guidance prepared by the Yorkshire and Humber Assembly and issued by the First Secretary of State in October 2001 which has been replaced by the Regional Spatial Strategy (RSS).
Regional Planning Bodies	Prepare Regional Spatial Strategies for the regions. Yorkshire and Humber Assembly is the Regional Planning body for the Yorkshire and Humber region.
Regional Spatial Strategy (RSS)	The statutory replacement for Regional Planning Guidance prepared by the Yorkshire and Humber Assembly and issued by the First Secretary of State. It forms part of the Council's statutory development plan.
Registered Social Landlords (RSL)	Landlords of social housing that are registered with the Housing Corporation. Most are housing associations but they also include trusts, co-operatives and companies.
Section 106 Agreements	A legal agreement between the local planning authority and a developer to provide facilities such as affordable housing or open space, made necessary by the granting of a planning permission.
Statement of Community Involvement (SCI)	The SCI sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents and in decisions on planning applications.
Strategic Environmental Assessment (SEA)	Part of the sustainability appraisal that specifically covers the impact of policies and proposals on the environment.

Term/Acronym	Definition
Supplementary Planning Document (SPD)	A Local Development Document which is part of the Local Development Framework but does not form part of the statutory development plan. Supplementary Planning Documents elaborate upon policies and proposals in a Development Plan Document or the saved Unitary Development Plan and include development briefs and guidance documents.
Supplementary Planning Guidance (SPG)	Guidance which elaborates upon policies and proposals in the Unitary Development Plan. Supplementary Planning Guidance can not be 'saved' but can still be relevant if related to a policy or proposal in a saved plan or a Development Plan Document. Supplementary Planning Guidance will need to be replaced by Supplementary Planning Documents.
Sustainable Construction	Sustainable methods are incorporated from inception through construction and use to re-use and demolition.
Sustainable Development	Activity which achieves mutually reinforcing economic, social and environmental benefits without compromising the needs of future generations.
Sustainability Appraisal (including Environmental Appraisal)	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Unitary Development Plan (UDP) First Alteration	The statutory development plan for the District adopted by the Council in 2003 which will be 'saved' until at least September 2007. Its policies and proposals will be replaced eventually by the new Development Plan Documents.
Urban Capacity Study (UCS)	A study produced for a local planning authority area examining the potential capacity of urban areas to accommodate extra housing on new or redeveloped sites at various densities, or by the conversion of existing buildings.
Yorkshire Forward	The regional development agency (RDA) responsible for the sustainable economic development and regeneration of the Yorkshire and Humber region.
Yorkshire & Humber Assembly (YHA)	Acts as the Regional Planning Body and strategic regional partnership for the Yorkshire and Humber region. The Assembly prepares the Regional Spatial Strategy for the region.

Appendix 5. Bibliography - list of documents and publications used in production of this report

- Advancing Together: Progress in the Region 2004 Yorkshire Futures 2004*
- Advancing Together: Progress in the Region 2005' Yorkshire Futures 2005*
- Annual Monitoring Manual for RSS AMR 2005 - Local Authority Data Request Yorkshire & Humber Assembly, September 2005 and supplements*
- Developing Alignment in RSS and LDF Monitoring Frameworks, Jacobs Babbie, July 2005*
- Exempted Composting Sites - Yorkshire and Humber Region Environment Agency, March 2005*
- Fast Forward: the Wakefield District Community Strategy WMDC 2003*
- Local Development Framework Core Output Indicators Update 1/2005 ODPM October 2005*
- Local Development Framework Monitoring: A Good Practice Guide ODPM 2005*
- Planning and Compulsory Purchase Act 2004 HMSO 2004*
- Planning Policy Statement 6 Planning for Town Centres (PPS6) HMSO 2005*
- Planning Policy Statement 10 Planning for Sustainable Waste (PPS10) HMSO 2005*
- Planning Policy Statement 12 Preparation of a Local Development Document (PPS12) HMSO 2004*
- Regional Spatial Strategy for Yorkshire and the Humber Annual Monitoring Report 2004 Yorkshire and Humber Assembly 2005*
- Statutory Instrument 2004 no 2204 The Town and Country Planning (Local Development) (England) Regulation 2004 HMSO 2004*
- Treescaping - A Tree and Woodland Strategy for Wakefield District 2004 - 2009 WMDC 2004*
- Unitary Development Plan First Alteration WMDC January 2003.*
- Wakefield District Greenspace Strategy 2004 - 2009 WMDC 2004*
- Yorkshire and the Humber Region Aggregates Working Party Annual Report Aggregates Monitoring Regional Aggregates Working Party 2003*