



Office of the
Deputy Prime Minister

Creating sustainable communities

Core Output Indicators for Regional Planning

March 2005

Office of the Deputy Prime Minister: London

The Office of the Deputy Prime Minister
Eland House
Bressenden Place
London SW1E 5DU
Telephone 020 7944 4400
Web site www.odpm.gov.uk

© Crown copyright 2005

Copyright in the typographical arrangement rests with the Crown.

This publication, excluding logos, may be reproduced free of charge in any format or medium for research, private study or for internal circulation within an organisation. This is subject to it being reproduced accurately and not used in a misleading context. The material must be acknowledged as Crown copyright and the title of the publication specified.

For any other use of this material, please write to HMSO Licensing, St Clements House,
2-16 Colegate, Norwich NR3 1BQ Fax: 01603 723000 or e-mail: licensing@hmso.gov.uk.

Further copies of this guidance are available from:

ODPM Publications
PO Box 236
Wetherby
West Yorkshire
LS23 7NB
Tel: 0870 1226 236
Fax: 0870 1226 237
Email: odpm@twoten.press.net

Printed in Great Britain on material comprising 75% post-consumer waste and 25% ECF pulp (cover) and 100% post-consumer waste (text).

March 2005

Product code: 04PD02937/1

Core Output Indicators for Regional Planning

Core indicators for regional planning are set out below. These core indicators are closely aligned with the core indicators for Local Development Frameworks. This is to help ensure a consistent and cost-effective approach to monitoring implementation of key national objectives and targets at the regional and local levels. Please note that these indicators may be revised in the light of new Planning Policy Statements and related documents. Regional planning bodies should refer to the latest version of the core output indicators which will be maintained on the ODPM website.

For three of the output indicators (business development, transport and regional services) thresholds are defined for those regional planning bodies who would find it difficult to collect the data for all sites and who will need to apply thresholds for an interim period. Any thresholds should be clearly set out in the annual monitoring report.

Business Development

- 1a. Amount of land developed for employment by type: by local authority area.
- 1b. Amount of land developed for employment by type, which is in development and/or regeneration areas defined in the Regional Spatial Strategy (RSS).
- 1c. Percentages of 1a by type, which is on previously developed land: by local authority area.
- 1d. Employment land supply by type: by local authority area.

Explanatory Notes

- Employment land type: defined by Use Class Orders (UCOs) B1b & c, B2 and B8.
- 1a, 1b and 1c: measured in terms of completed sq metres floorspace (gross).
- 1a and 1b: gross floorspace should be measured as gross internal floorspace, including all internal areas but excluding internal walls.
- 1b: depending on the level of detail in the RSS, the precise boundaries of the designated areas may need to be defined in the Local Development Framework.
- 1c: comparing (in percentage terms) amount of completed land (sq metres gross floorspace) developed for employment upon previously developed land as defined in Annex C of PPG3 (March 2000) against total completed employment gross floorspace (1a).
- 1d: employment land supply is defined as the total amount of land available for employment use measured by site area (hectares).
- Thresholds (where a RPB finds it necessary):
 - (i) 1a, 1b and 1c minimum floorspace 1000 sq. metres and above; and
 - (ii) 1d minimum site area 0.4 hectares.

Housing

2a Housing trajectory showing:

- (i) net additional dwellings over the previous five year period or since the start of the RSS period, whichever is the longer;
- (ii) net additional dwellings for the current year;
- (iii) projected net additional dwellings up to the end of the RSS period or over a ten year period from its publication, whichever is the longer;
- (iv) the annual net additional dwelling requirement; and
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.

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

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: by local authority area.

2d Affordable housing completions: by local authority area.

Explanatory Notes

- The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address.
- Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current' means the previous financial year which the AMR is reporting upon.
- 2a (iii): projected dwellings relate to the sources of net additional dwellings to meet the requirement in the RSS. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. These can include: (a) outstanding planning permissions; (b) adopted allocations (without planning permission) (c) windfall estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.

- 2a (iv): annual net additional dwelling requirement should reflect the annual rate of housing provision required in the RSS.
- 2a (v): this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the RSS. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- 2b: comparing (in percentage terms) numbers of completed dwellings (gross), and through conversions of existing dwellings, provided on previously developed land (as defined in Annex C of PPG3) against total completed dwellings (gross).
- 2c: (i) total new dwellings (gross) in terms (percentages) of three net density ranges; (ii) net density is defined in Annex C of PPG3 (March 2000).
- 2d: gross and net additions of affordable housing completed, defined as: (i) wholly funded through registered RSL and or local authorities; (ii) wholly funded through developer contribution; and (iii) funded through a mix of public subsidy and developer contribution.

Transport

- 3 Percentage of completed non-residential development complying with the car-parking standards set out in the Regional Transport Strategy (RTS): by local authority area.

Explanatory Notes

- Comparison (in percentage terms) of completed non-residential schemes that comply with RTS parking standards against total numbers of schemes.
- If there are no regionally distinctive standards in an RTS, those set out in PPG13 should be used.
- Non-residential development UCOs: A, B and D.
- Threshold (where a RPB finds it necessary): minimum floorspace 1,000 sq. metres.

Regional Services

- 4a Amount of completed retail, office and leisure development respectively: by local authority area.
- 4b Percentage of completed retail, office and leisure development respectively in town centres.

Explanatory Notes

- 4a: completed development defined by UCOs B1a, A1, A2 and D2.
- Thresholds (where a RPB finds it necessary): A1 minimum 2,500 sq. metres; A2, B1a and D2 minimum 1000 sq. metres.
- For office and leisure development, figures should be given as sq. metres gross internal floorspace. This should include all internal areas but excluding external walls. For retail, the net and gross internal floorspace should be given. Net internal area should be measured by the amount of tradeable sales space which customers have access to (excluding areas like storage) in sq. metres. The difference between gross external area and gross internal floorspace is typically between 2.5% and 5%.

Minerals

- 5a The production of primary land won aggregates (tonnes): by minerals planning authority.
- 5b The production of secondary/recycled aggregates (tonnes): by minerals planning authority.

Waste

- 6a Capacity of new waste management facilities by type: by waste planning authority.
- 6b Amount of municipal waste arising and managed by management type and the percentage each management type represents of the total waste managed: by waste planning authority.

Explanatory Notes

- 6a: 'capacity' can be measured either in cubic metres or tonnes per annum, depending on the particular waste management facility involved. For example, capacity at landfill sites is traditionally measured in cubic metres, while at waste to energy plants, tonnes per annum are more normally used.
- Capacity of new waste management facilities should be those which have received planning permission and are operable.
- 6b: considering (in percentage terms) how the total amount of municipal waste is dealt with by different management types (e.g. recycling, landfill). Capacity can be measured in either cubic metres or tonnes as above.

Flood Protection and Water Quality

- 7 Number of planning permissions, by local authority area, granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality.

Explanatory Notes

- These indicators are proxies for (i) inappropriate development in the flood plain; and (ii) that adversely affect water quality.

Biodiversity

8 Change in areas and populations of biodiversity importance, including:

- (i) priority habitats and species (by type); and
- (ii) areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

Explanatory Notes

- Regional targets for biodiversity priorities are compiled by Regional Biodiversity Partnerships, reflecting those in the National Biodiversity Action Plan and those agreed by Local Biodiversity Partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape.
- “Change” to be considered in terms of impact of completed development management programmes and planning agreements. Measurement includes additions and subtractions to priority habitats and species. They are measured by hectares and numbers respectively.
- Areas of environmental value should be measured in hectares.

Renewable Energy

9 Renewable energy capacity (MW) installed by type: by local authority area.

Explanatory Notes

- Types: defined as energy generated from:
 - (a) bio fuels;
 - (b) onshore wind;
 - (c) water;
 - (d) solar energy; and
 - (e) geothermal energy.
- Outputs should be in megawatts.
- ‘Installed’ means completed and available for operation.